



# **Community Infrastructure Levy: Viability Study (2016 update)**

Prepared for  
Warwick District Council

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# 1 Executive Summary

- 1.1 This report updates the results of our 2013 'Community Infrastructure Levy Viability Study'. The report tests the ability of a range of development types (including a sample of strategic sites) within Warwick District to yield contributions to infrastructure requirements through the Community Infrastructure Levy ('CIL') having regard to changes in key appraisal inputs since the 2013 study was completed. As was the case in the original report, levels of CIL has been tested in combination with the Council's other planning requirements, including the provision of affordable housing.

## Methodology

- 1.2 The study methodology compares the residual land values of a range of hypothetical developments and a sample of five strategic sites to a range of benchmark land values. If a development incorporating a given level of CIL generates a higher value than the benchmark land value, 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. The 2013 study was undertaken at a time when values had fallen below their peak and had subsequently recovered. During the following three years to 2016, that recovery has strengthened, although the result of the recent referendum on the UK's membership of the European Union has resulted in a degree of uncertainty. We have allowed for this by running a sensitivity analysis which decreases sales values by 5%, to enable the Council to take a view on the impact of any adverse movements in sales values in the short term. Our commercial appraisals incorporate sensitivity analyses on rent levels and yields.

## 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 monitors the viability situation on a regular basis. Should substantial changes in market conditions occur, the Council may then consider it appropriate to undertake a review of its CIL rates<sup>1</sup>.
  - The ability of **residential schemes** to make CIL contributions varies between different parts of the District. Having regard to the need to set rates that are not at the margins of viability, our appraisals indicate that the following levels of CIL should not adversely impact on viability of development and delivery of the plan as a whole:
    - Much of Leamington Spa and higher value rural areas: £190 - £200 per square metre (Zones B and D on the charging zones map);
    - Kenilworth: £140 per square metre (Zone C on the charging zones map);
    - Warwick, East Leamington Spa and lower value rural areas (Zone A on the charging zones map): £70 per square metre.
  - Our appraisals of strategic sites (i.e. larger sites that make up a significant proportion of the Council's housing supply and subsequently of strategic importance) reflect the likely scale of on-site infrastructure requirements, including community infrastructure secured through Section

<sup>1</sup> The CIL regulations do not require charging authorities to publish specific dates or timescales for reviews of their charging schedules.

106 obligations (our appraisals incorporate an allowance of £13,000 per unit, which is broadly equivalent to a CIL charge of between £130 to £216 per square metre (depending on the percentage of affordable housing secured). As a result of these requirements, strategic sites will not be able to absorb the same levels of CIL as other residential developments, but they are providing community infrastructure on site in any event.

- At current rent levels, **Office development** is unlikely to come forward in the short to medium term as the capital values generated are insufficient to cover development costs. We therefore recommend that the Council sets a **nil rate** for office development.
  - 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 **nil rate** for industrial and warehousing floorspace.
  - Retail developments in Leamington Spa's prime retail area generate sufficient surpluses to absorb a CIL of **£65 per square metre**, after allowing for a discount below the maximum rate.
  - Although the 2013 CIL Viability Study recommended a CIL be applied to hotels, our updated appraisals indicate that this will no longer be possible due to rising costs and relatively static capital values over the intervening period.
  - Residual values generated by **retail developments elsewhere** are unlikely to be sufficiently high to absorb a CIL charge. In any case, it is likely that a significant proportion of retail development will involve the re-use of existing retail space, so the differential in value between current and newly developed space is modest in areas where rents are low. We therefore recommend a nil rate on retail development outside the prime Leamington Spa area.
  - **Superstores, supermarket and retail parks**<sup>2</sup> are capable of generating greater surplus value and could absorb a CIL of £151 per square metre. After allowing for a discount below the maximum rate, we suggest a CIL of **£105 per square metre**.
  - **Student housing** developments have capacity to absorb a CIL charge of up to £148 per square metre and we recommend a charge of £100 per square metre. This would apply to speculative private developments only, as the University would qualify for charitable relief for any residences that it develops itself.
  - **D1 and D2** uses often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. This type of facility is very unlikely to be built by the private sector. We therefore suggest that a nil rate of CIL be set for D1 uses.
- 1.6 For residential schemes, the application of CIL is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme value, CIL will be a modest amount, typically accounting for less than 3% of value. Some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these schemes as they are unlikely to come forward during the life of the Charging Schedule.

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<sup>2</sup> See definition in Table 1.6.1.

**Table 1.6.1: Suggested CIL rates for DCS**

Type of development	Zones B and D Much of Leamington Spa and rural higher value	Zone C Kenilworth	Zone A Warwick, East Leamington Spa & rural lower value
Residential	£190 - £200	£140	£70
Strategic residential	£50 - £60	£25	Nil
Retail development – prime Leamington Spa	£65	Nil	Nil
Convenience based supermarkets <sup>3</sup> and superstores and retail parks <sup>4</sup>	£105		
Student housing	£100		
Hotels	Nil		
Offices	Nil		
Industrial and warehousing	Nil		
D1 and D2 uses	Nil		

<sup>3</sup> Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

<sup>4</sup> Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

## 2 Introduction

- 2.1 This study has been commissioned to contribute towards an evidence base to inform Warwick District Council's ('the Council') CIL Charging Schedule ('CS'), as required by Regulation 14 of the CIL Regulations April 2010 (as subsequently amended). The aims of the study are summarised as follows:
- to test the impact upon the economics of residential development of a range of levels of CIL;
  - for residential schemes, to test CIL alongside the Council's requirements for 40% affordable housing on sites of 10 or more units within urban areas and on sites of 5 or more units in rural areas; as well as other planning obligations; and
  - to test the ability of commercial schemes to make a contribution towards infrastructure through CIL.

- 2.2 Our methodology, adopts a standard residual valuation approach to test the impact on viability of a range of levels of CIL. 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 conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis. As CIL is fixed at the point of adoption, it is essential that levels of CIL are set so as to allow a sufficient margin to allow for these site specific variations.

### Policy Context

- 2.3 The CIL regulations state that in setting a charge, local authorities must aim to strike the "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.
- 2.4 The Statutory Guidance places emphasis on setting rates of CIL that do not threaten "the ability to develop viably the sites and the scale of development identified in the Local Plan". This guidance also suggests that charging authorities can treat major strategic sites as separate geographical zones "where it is supported by robust evidence on economic viability".
- 2.5 Local authorities must consult relevant stakeholders on the nature and amount of any proposed CIL at two stages; after publication of the Preliminary Draft Charging Schedule ('PDCS') and the Draft Charging Schedule ('DCS'). Following consultation, a charging schedule must be submitted for independent examination.
- 2.6 The regulations allow a number of reliefs and 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 choose, 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.
- 2.7 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 choose 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

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## Economic and housing market context

### GDP

- 2.8 The UK's first official growth figures since the referendum on the UK's future membership of the European Union have exceeded initial estimates. Office for National Statistics GDP release indicates that growth for Q3 of 2016 reached 0.5%, higher than many analysts' predictions of 0.3%. The ONS observes that "*the pattern of growth continues to be broadly unaffected following the EU referendum*". Initial expectations are that the better than expected GDP figures will deter the Bank of England Monetary Policy Committee from more monetary easing through a reduction in interest rates from the current base rate of 0.25%. The Economy has slowed slightly from Q2 figure of 0.7% and the pattern is a slightly unbalanced one with only the services sector showing higher growth at 0.8%.
- 2.9 The Chancellor, Phillip Hammond, has suggested that "*the fundamentals of the UK economy are strong and today's data show that the economy is resilient*". Data from the construction and manufacturing sectors indicate continuing stagnation and decline, with construction contracting by 1.4% and manufacturing 0.4%. Analysts had expected that manufacturing would be bolstered by the unprecedented fall in the value of the pound but this has failed to materialise. Overall the figures are better than analysts had expected, but forecasts for 2017 are less optimistic, as Britain begins the formal process of exiting the EU through the process of invoking article 50, which is due before the end of March 2017. Any economic impact of leaving the European Union is only likely to be take effect once the nature of Britain's relationship is established through negotiations with the other European governments. Nevertheless, the Bank of England's November Inflation report has revised GDP forecasts for 2017 upwards from 0.8% to 1.4%, but downgraded growth in 2018 from 1.8% to 1.5%. The revisions indicate that the Bank now considers the impact of the UK's decision to leave the European Union will be felt later than expected.

### Inflation

- 2.10 The Consumer Prices Index ('CPI') increased to 1.0% in the year to September 2016, compared with 0.6% in the year to August. The rate of inflation is the highest since November 2014, when it was also 1.0%. The main upward contributors to the change in rate were rising prices for clothing, overnight stays in hotels, motor fuels and prices for gas. This has been largely attributable to the falling value of the pound which has made domestic prices in real terms more expensive. This figure was somewhat offset by the falling prices of air fares and food. Looking forward analysts expect that prices will continue to increase in the New Year with National Institute for Economic and Social Research expecting inflation to increase to 4% next year.
- 2.11 The Bank of England inflation forecast for November indicates that inflation is on an upward trajectory, but remains on course to be lower than its historical 2% target. The contribution to inflation from petrol prices is expected to turn increasingly positive, in part reflecting rises in oil prices since January. In addition, sterling has depreciated by 21% since its peak in November 2015, which will continue to push up the prices of energy and other imported goods and services.
- 2.12 The precise path for inflation will depend on the speed and degree to which companies pass through rising external costs to consumer prices, given domestic conditions. Subdued domestic demand growth is likely to weigh somewhat on companies' margins and wage growth, and offset slightly the upward pressure from external costs on inflation. The influence of domestic pressure on inflation will also depend on companies' and households' inflation expectations, insofar as they influence wage and price-setting behaviour.

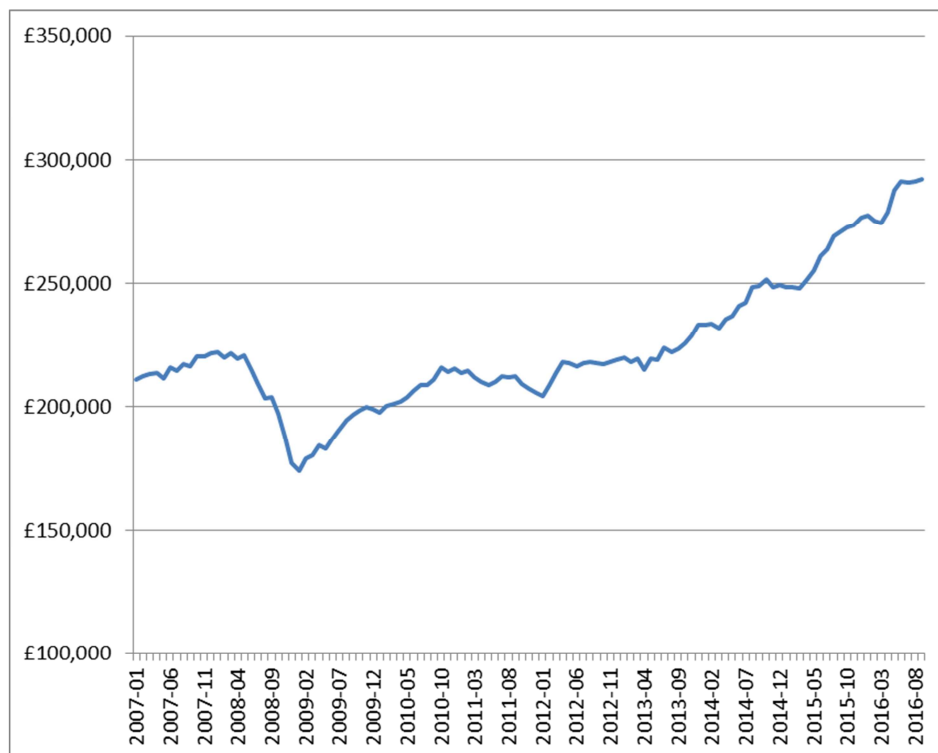
### Housing Market

- 2.13 The most recent Halifax HPI report indicates that house prices in the three months to September were 5.8% higher on average than the equivalent three months of 2015, with the annual rate of growth easing from 6.9% in August to 5.8%. Prices in the last three months were however 0.1% lower than the preceding quarter. House prices have followed a steady downward trend in the last six months with clear evidence of a dampening in both activity levels and house price inflation. A lengthy period where house prices have outstripped earnings has put pressure on levels of

affordability. The HPI however indicates that low mortgage rates and a lack of supply in the market are likely to sustain price levels for the moment.

- 2.14 Looking to the New Year it is uncertain where prices will move, and any significant changes will be wholly dependent on the UK's terms of exit from the EU. That said the consensus in the market is that UK housing market will be more subdued for the next 2-3 years, as uncertainty in the economy will begin to have a dampening effect on the levels of activity.
- 2.15 According to Land Registry data, residential sales values in Warwickshire have recovered since the lowest point in the cycle in January 2009. Prices increased by 67.8% between January 2009 and September 2016, the most recent published data. In September 2016, sales values were 31.6% above their January 2008 peak value.
- 2.16 The future trajectory of house prices is currently uncertain, although Savills' current prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream West Midlands markets will grow over the period between 2017 to 2021<sup>5</sup>. Savills predict that values in mainstream West Midlands markets (i.e. non-prime) will remain unchanged in 2017, increase by 1.0% in 2018, 5.0% in 2019, 3.0% in 2020 and 4.0% in 2021. This equates to cumulative growth of 14% between 2017-2021 inclusive, compared to a UK average of 21% cumulative growth over the same period.

**Figure 2.16.1: House prices in Warwick District**

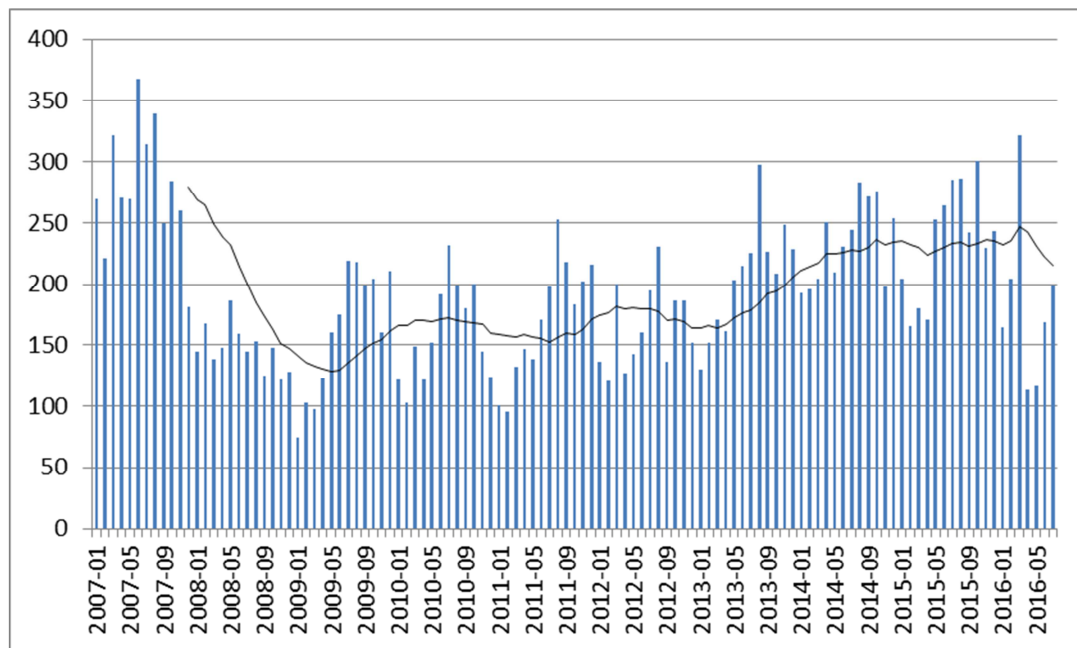


Source: Land Registry

<sup>5</sup> Savills Research: Residential Property Focus, Qtr 4 2016 (October 2016)



**Figure 2.16.2: Sales volumes in Warwickshire**



Source: Land Registry

## Local Policy context – affordable housing

- 2.17 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. The Council's *Local Plan – Publication Draft* states that residential development on sites of 10 or more units/0.3 hectares (urban areas) or 5 or more units/0.17 hectares (rural areas) should provide 40% affordable housing, subject to negotiation and scheme viability.
- 2.18 The Local Plan – Publication Draft does not specify a tenure mix of the affordable housing. For modelling purposes, we have assumed a mix that reflects that adopted Local Plan requirement of 80% rented housing and 20% intermediate housing.

## Development context

- 2.19 The District is a predominantly rural area, with three main settlements (Warwick and Royal Leamington Spa to the south and Kenilworth to the north). The District is adjacent to Coventry to the northern boundary. Developments in Warwick District range from small in-fill sites in rural areas to urban extensions attached mainly to the three main settlements and to Coventry across the District's boundary.
- 2.20 The District is dissected to the south by the M40, which provides road access via junction 15 to Birmingham and London. The A46 provides access into Coventry.
- 2.21 The Council's Strategic Housing Land Availability Assessment ('SHLAA') indicates that most new development will be located in urban extensions adjacent to the three main urban centres within the District, and adjacent to Coventry across the District boundary. The Local Plan – Publication Draft indicates that the Council will allocate land for 12,860 new homes and a minimum of 66 hectares of employment land over the plan period. The Council expects 6,188 of the homes to be on newly allocated sites, with the balance being from completions, commitments and windfalls.
- 2.22 The Local Plan – Publication Draft indicates that strategic housing sites (those exceeding 200 units) should not be developed at a density lower than 30 units per hectare on average. No upper limit on density is set in the Plan, but as noted in the 2013 CIL Viability Study, development is expected at densities of 25 to 33 units per hectare in rural areas and between 30 to 40 units per

hectare in suburban areas. In town centres, a higher density of 65 units per hectare is anticipated.

- 2.23 Residential sales values for new developments vary significantly between different parts of Warwick District. Our research indicates that there are higher values in some of the rural settlements (e.g. Barford, Norton Lindsey and Shrewley) than in the main settlements of Warwick, Leamington Spa and Kenilworth. Among the three main settlements, properties in Leamington Spa attract higher average sales values than Warwick and Kenilworth.
- 2.24 The District's main employment centre is at Leamington Spa, with some companies located in Warwick. Employers in the District include financial and business services companies, such as Merrill Lynch, Millward Brown and IBM. The University of Warwick is also a major employer in the District.
- 2.25 The retail market in Leamington Spa is understood to be performing reasonably well, with higher levels of expenditure on comparison goods than average retail centres and lower vacancy rates than average levels. The retail offer includes House of Fraser and two Marks and Spencer stores.

### **Sites in the Strategic Housing Land Availability Assessment**

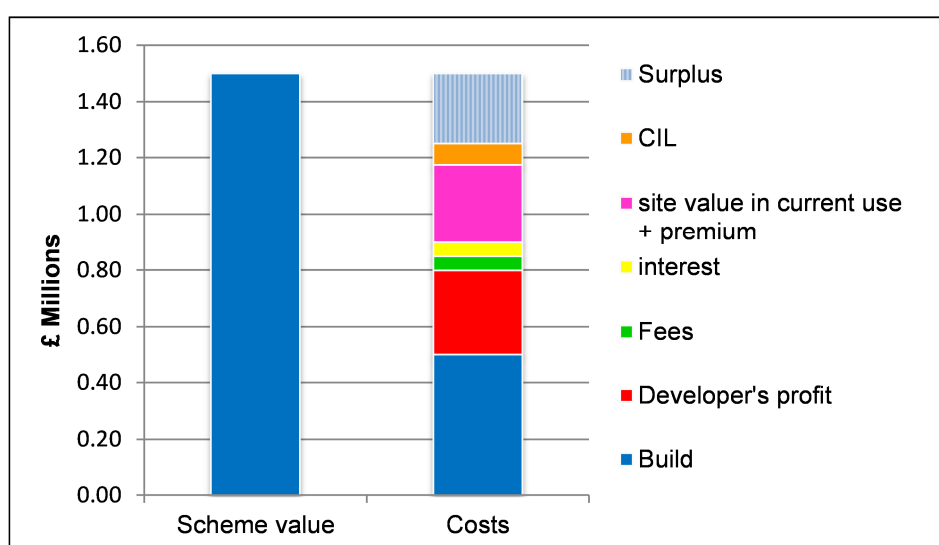
- 2.26 The Council's SHLAA identifies potential sites for development of new housing over the plan period. The sites are, in the main, urban extensions to the three main settlements and extensions adjacent to Coventry, which lies adjacent to the Council's northern boundary.
- 2.27 The sites are predominantly greenfield, with very few readily identifiable opportunities for intensification of previously developed land. However, since the Core Strategy - Preferred Options was published, the Council is developing a proactive approach to brownfield sites, which is shifting the emphasis slightly. The bulk of housing will, however, come from greenfield sites.
- 2.28 The SHLAA identifies some substantial urban extensions, including the following examples, which we appraise as part of this viability study:
- L09 Land at Grove Farm (extension to Leamington Spa);
  - L48 Land at Blackdown (extension to Leamington Spa);
  - W26 Gallows Hill/ Europa Way (extension to Warwick);
  - K17 Southcrest Farm, Glasshouse Lane (extension to Kenilworth);
  - C13 Lodge Farm Westwood Heath (extension to Coventry).

## 3 Methodology and appraisal inputs

- 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 Warwick District and reflects the Council's planning policy requirements.

### 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 Landlord ('RP') for the completed affordable housing units. 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 hatched 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 current 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 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. The margin above current use value 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.
- 3.5 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current 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.

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## Viability benchmark

- 3.6 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 published by the Local Housing Delivery Group<sup>6</sup>, alongside appeal decisions that assist in guiding planning authorities on how they should approach viability testing for planning policy purposes.
- 3.7 The appropriate starting point for the assessment (as accepted in numerous planning appeal decisions and Secretary of State decisions, as well as the approach advocated by the HCA and CLG sponsored guidance 'Viability Testing Local Plans' published on 22 June 2012, is the current use of sites (often referred to as 'Existing Use Value' or 'Current Use Value'), rather than the value arising from the site if it is redeveloped.
- 3.8 We note that The National Planning Practice Guidance (NPPG) on Viability with regard to Viability and Plan Making sets out details on land or site values in relation to assessing viability at Paragraph: 014 Reference ID: 10-014-20140306. This identifies that:
- 'Central to the consideration of viability is the assessment of land or site value. The most appropriate way to assess land or site value will vary but there are common principles which should be reflected. In all cases, estimated land or site value should reflect emerging policy requirements and planning obligations and, where applicable, any Community Infrastructure Levy charge.'*
- 3.9 The NPPG goes on to define the meaning of 'a competitive return' at Paragraph: 015 Reference ID: 10-015-20140306. It identifies that:
- 'A competitive return for the land owner is the price at which a reasonable land owner would be willing to sell their land for the development. The price will need to provide an incentive for the land owner to sell in comparison with the other options available. Those options may include the current use value of the land or its value for a realistic alternative use that complies with planning policy.'*
- 3.10 Further, the GLA's Housing Supplementary Planning Guidance document identifies at paragraph 4.4.28 that,
- 'it should be noted that the NPPF's benchmark for viability appraisal is that it should "take account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable". In light of inference to the contrary, either 'Market Value' or 'Existing Use Value plus' based approaches can address this requirement; their appropriate application depends on specific circumstances. On balance, the GLA has found that the 'Existing Use Value plus' based approach is generally more helpful for planning purposes and supports this approach'.*
- 3.11 The question of appropriate benchmarks was also considered in detail at the Mayoral CIL examination. The Examiner's report confirmed that existing use value plus a margin is an entirely acceptable basis for assessing levels of CIL. The examiner's report helpfully states that "...[a] reduction in development land value is an inherent part of the CIL concept". The Council will need to make a judgement as to how far land values can be reduced before landowners decide not to sell. This judgement is complex in urban areas where almost all sites are previously developed.
- 3.12 It is clear from the above that 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 range of benchmark land values. It is important to stress, however, 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.

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<sup>6</sup> 'Viability testing local plans: Advice for planning practitioners' 2012

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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. This will ultimately be a matter of judgement for each individual Planning Authority.

- 3.13 The issue of an appropriate benchmark land value is more complex in regards to greenfield/agricultural sites, where the current use value is low (typically circa £21,000 per hectare) and the uplift arising from planning permission can be very high. An element of judgement is required as to the uplift required, but it will typically be a multiple of the current use value (e.g. ten times current use value).

## 4 Development appraisals

### Residential development

- 4.1 In the 2013 Viability Study, we appraised a series of hypothetical developments, reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the District. In addition, we appraised five strategic sites contained with the Strategic Housing Land Availability Assessment. The inputs to the appraisals were based on research on the local housing market and data from other identified sources. We have repeated this analysis in this update study, but with contemporary inputs reflecting changes in market conditions over the intervening period.

### Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets. We have considered comparable evidence of transacted properties in the area. In the 2013 CIL Viability Study, our research indicated that developments in the District would at the time attract average sales values ranging from circa £214 per sq ft (£2,307 per square metre) to £295 per sq ft (£3,180 per square metre). Over the intervening period, the Land Registry House Price Index indicates that values in the District have increased by 33.2%.
- 4.3 We have applied the following average sales values in our appraisals, reflecting the range above (see Table 4.4.3).

**Table 4.4.3: Average sales values used in appraisals**

Area	Average values £s per sq m	Average values £s per sq ft
Warwick and East Leamington Spa	£3,073	£285
Most of Leamington Spa	£3,971	£369
Kenilworth	£3,584	£333
Rural areas (higher value – Rowington, Leek Wootton, Ashow, Hunningham, Cubbington, Norton Lindsey, Shrewley, Bishop's Tachbrook)	£4,236	£393
Rural areas (lower values)	£3,262	£304

- 4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term. However, as this growth cannot be relied upon, we recommend that the Council considers appropriate CIL rates based on current values only.

### Affordable housing tenure and values

- 4.5 The Council's policy position is set out in Local Plan – Publication Draft document. Affordable housing is required on sites within built up areas of 10 or more units; and on sites in rural areas of 5 or more units. 40% of units should be provided as affordable housing. The tenure split of the affordable housing requires the provision of 80% social rented housing and 20% intermediate housing, with the exact split determined to reflect individual site circumstances and local need.
- 4.6 For modelling purposes, we have assumed that 40% of units on qualifying sizes of development are provided as affordable housing, with a tenure split of 80% rented housing and 20% intermediate.
- 4.7 The Council's *Joint Tenancy Strategy* sets out the Council's position with regards to rent levels. Registered Providers are expected to set rents for Affordable Rent properties so that they do not

exceed 60% of market rents. For modelling purposes, we have adopted a worst case scenario and assumed that all the rented housing is provided at Target Rents, thus ensuring that rents do not exceed those permitted by central government<sup>7</sup>.

- 4.8 The CLG/HCA 'Shared Ownership and Affordable Homes Programme 2016 to 2021 – Prospectus' document clearly states that RPs will not receive grant funding for any affordable housing provided through planning obligations. Consequently, all our appraisals assume nil grant. We recommend that the Council revisits this assumption when it next reviews its charging schedule, by which time a new funding programme may have been introduced by central government.
- 4.9 For shared ownership units, we have assumed that RPs will sell 40% initial equity stakes and charge a rent of 2.75% on the retained equity, capitalised at 5%.

#### Residential development types, density and mix

- 4.10 We have run appraisals using the range of densities that are typically encountered in the District. We have had regard to the density of development indicated by the Council's Local Plan – Publication Draft document. For modelling purposes, we have assumed densities ranging from (30 to 60 dwellings per hectare), although we note that the Council considers it unlikely that densities as high as 60 dwellings per hectare will be achieved.
- 4.11 Table 4.11.1 summarises the different development typologies selected for testing purposes. These are intended to reflect the range of developments across the District. Table 4.11.2 summarises the unit mix we have assumed for each of the development typologies.

**Table 4.11.1: Development typologies**

	Number of units	Housing type	Location type	Development density units per ha	Site area (ha) <sup>8</sup>
1	4	100% houses	Greenfield	35	0.17
2	8	100% houses	Urban	35	0.23
3	25	90% houses 10% flats	Greenfield	35	1.06
4	35	90% houses 10% flats	Greenfield	30	1.74
5	50	50% houses 50% flats	Urban	50	1.00
6	65	60% houses 40% flats	Urban	40	1.63
7	75	100% houses	Greenfield	20	5.60
8	75	100% houses	Greenfield	35	3.20
9	100	100% flats	Urban	60	1.67

<sup>7</sup> During 2015, the government imposed rent reductions of 1% per annum between 2016 to 2020 and also capped rents at Local Housing Allowance levels.

<sup>8</sup> The Council's SHLAA assumes that on sites of 10 or more hectares, 50% of the site will be developable for housing, with the remaining space used for supporting facilities (e.g. open space). For sites of less than 10 units, the SHLAA assumes that 67% of the site will be developable for residential. In urban areas, 100% of site is considered as developable area.

**Table 4.11.2: Unit mix**

	1B flat	2B flat	3B flat	2B house	3B house	4B house
1	-	-	-	30%	50%	20%
2	-	-	-	40%	45%	15%
3	5%	5%	-	36%	42%	12%
4	7%	3%	-	38%	42%	10%
5	20%	22%	7%	20%	23%	8%
6	16%	18%	6%	24%	27%	9%
7	-	-	-	20%	40%	40%
8	-	-	-	40%	40%	20%
9	40%	40%	20%	-	-	-

**Residential build costs**

- 4.12 We have sourced build costs for the residential schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. However, adjustments to the base costs are necessary to reflect other factors which are not included in BCIS (external works and sustainability requirements). In addition to the build costs outlined below, our appraisals include a contingency of 5% of build costs. Our approach is set out in the following paragraphs.
- 4.13 **Houses:** we have used the mean average BCIS 'Estate housing – generally' cost, adjusted for Warwick, which is currently £1,127 per square metre. In addition to this base cost, we have included an allowance which equates to an additional 15% of the base cost for external works.
- 4.14 Although Code for Sustainable Homes level 4 has now been scrapped as a separate standard, we have incorporated a 6% allowance in our build costs to reflect the sustainability requirements embedded into Part L of the Building Regulations.
- 4.15 **Flats:** we have used the mean average BCIS 'Flats – generally' cost, adjusted for Warwick, which is currently £1,330 per square metre. In addition to this base cost, we have included an allowance which equates to an additional 15% of the base cost for external works. Our appraisal assumes a gross to net ratio of 85% for flats.
- 4.16 A summary of build costs for each scheme type is provided in Table 4.16.1.

**Table 4.16.1: Build costs**

Type	BCIS base – quarter 4 2016	Base cost	External works and sustainability	All-in cost (gross)	All-in cost (net)
Houses	Estate housing – generally	£1,127	£242	£1,369	£1,369
Flats	Flats – generally	£1,330	£242	£1,572	£1,849

- 4.17 As noted above, an additional 6% allowance is included across all tenures for meeting the sustainability requirements embedded into Part L of the Building Regulations, which is reflective of the costs of Code for Sustainable Homes level 4.
- 4.18 On strategic sites, we have included an additional £12,000 per unit allowance for on-site infrastructure (site roads, sewers, utilities etc). This is based on average infrastructure costs on strategic greenfield sites across the south east.



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### **Development programme**

- 4.19 The development programme for each development typology is summarised in Figure 4.19.1 (overleaf). This assumes a 6 month period for pre-commencement and varying build and sales periods, depending on the number of units in the scheme. We have assumed a sales rate of 3 private units per month. On the largest strategic sites, we have assumed that the development is undertaken by two developers, which effectively increases the sales rate to 6 per month from both sales outlets.

### **Professional fees**

- 4.20 In addition to base build costs, schemes will incur professional fees, covering design, valuation, highways consultants and so on. Our appraisals incorporate an allowance of 10% (strategic sites include an allowance of 12%). This allowance incorporates all professional inputs and planning fees, Energy Performance Certificate and NHBC costs.
- 4.21 Our appraisals incorporate an allowance of 3% of GDV to cover marketing costs. An additional 0.5% of GDV is included for legal costs on sales.

### **Finance costs**

- 4.22 Our appraisals incorporate finance costs on land and build at 7%.

### **Stamp duty and acquisition costs**

- 4.23 We include stamp duty at 5% of land costs, agents fees of 1% and legal fees on acquisition of 0.8%.

### **Section 278 and residual Section 106 costs**

- 4.24 Our appraisals incorporate an allowance of £1,500 per unit to address any Section 278 and residual Section 106 costs. This is an estimate only and actual sums sought will vary according to site specific circumstances.
- 4.25 On strategic sites, we have assumed a higher allowance of £13,000 per unit to reflect the costs of on-site community infrastructure that will typically be sought by the Council. This is an estimate only and the actual amount sought on application schemes will be determined by specific needs and through negotiation between the Council and the Applicant.

### **Developer's profit**

- 4.26 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% of GDV. 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).
- 4.27 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.
- 4.28 Prior to the result of the referendum on the UK's membership of the European Union, risk associated with residential had receded to a degree, resulting in profit margins falling slightly. However, the uncertainty caused by the result of the referendum and the nature of the UK's future

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relationship with the EU has increased risk and profit margins have increased back to 20% of private housing GDV.

- 4.29 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 RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

**Figure 4.19.1 – Development Programmes (smaller schemes)**

DEVELOPMENT PROGRAMMES		Year 1				Year 2				Year 3				Year 4			
		Quarter															
Site type	Activity	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Type 1 - 4 units, houses, GF	Pre-construction																
	Construction																
	Sales																
	S106 payment																
	CL payment 1																
	CL payment 2																
CL payment 3																	
Type 2 - 8 units, houses, UB	Pre-construction																
	Construction																
	Sales																
	S106 payment																
	CL payment 1																
	CL payment 2																
CL payment 3																	
Type 3 - 25 units, houses & flats, GF	Pre-construction																
	Construction																
	Sales																
	S106 payment																
	CL payment 1																
	CL payment 2																
CL payment 3																	
Type 4 - 35 units, houses & flats, GF	Pre-construction																
	Construction																
	Sales																
	S106 payment																
	CL payment 1																
	CL payment 2																
CL payment 3																	
Type 5 - 50 units, houses & flats, UB	Pre-construction																
	Construction																
	Sales																
	S106 payment																
	CL payment 1																
	CL payment 2																
CL payment 3																	

Note: GF = Greenfield, UB = Urban

Site type	Activity	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Type 6 - 65 units, houses & flats, UB	Pre-construction																
	Construction																
	Sales																
	S106 payment																
	CL payment 1																
	CL payment 2																
	CL payment 3																
Type 7 - 75 units, houses, GF	Pre-construction																
	Construction																
	Sales																
	S106 payment																
	CL payment 1																
	CL payment 2																
	CL payment 3																
Type 8 - 75 units, houses, GF	Pre-construction																
	Construction																
	Sales																
	S106 payment																
	CL payment 1																
	CL payment 2																
	CL payment 3																
Type 9 - 100 units, flats, UB	Pre-construction																
	Construction																
	Sales																
	S106 payment																
	CL payment 1																
	CL payment 2																
	CL payment 3																



## Benchmark land values for the residential analysis

- 4.30 Benchmark land values, based on the current use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. 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 current use value. Current 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. Current use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.31 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, 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 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 market rent to come forward for development, as residual value may not exceed current use value in these circumstances.
- 4.32 Redevelopment proposals that generate residual land values below current use values 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. If proven current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.33 The benchmark land values used in this study have been selected to provide a broad indication of likely land values across the District, having regard to the predominant types of sites in the Strategic Housing Land Availability Assessment. 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, especially in urban areas.
- 4.34 It is also necessary to recognise that a landowner will require an additional incentive to release the site for development<sup>9</sup>. The premium above current use value would be reflective of specific site circumstances (the primary factors being the occupancy level and strength of demand from alternative occupiers). For policy testing purposes it is not possible to reflect the circumstances of each individual site, so a blanket assumption of a 20% premium has been adopted to reflect the 'average' situation.
- 4.35 The majority of new housing supply will be on greenfield sites, which has a very low existing use value. However, it is recognised that landowners of greenfield sites have expectations that exceed current values and adding a percentage premium is unlikely to provide a sufficient land value.

### Benchmark land values

- 4.36 A majority of land identified for development in the District is greenfield, with some development in urban areas expected to come forward on former community buildings, car parks and former employment land. Our appraisals compare the value of each scheme to four benchmark land values. These benchmark land value are indicative of the 'threshold values' which will be required for land to be released for development.

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<sup>9</sup> This approach is therefore consistent with the National Planning Policy Framework, which indicates that development should provide "competitive returns" to landowners. A 20% return above current use value is a competitive return when compared to other forms of investment.

- 4.37 Land values will inevitably vary, depending on their location and their existing use, as outlined in the preceding sections. Some sites will be in commercial use and will have a higher value than greenfield sites. This is recognised in the 2013 CIL Viability Study, which adopted a ‘threshold land value’ of £1.05 million per hectare, using an average of alternative uses. We have taken this as the highest benchmark. Other sites will have lower values, such as those owned by the Council or are in use as community facilities.
- 4.38 Values for greenfield sites are considerably lower if they are currently used as agricultural land; typically £20 - £22,000 per hectare. Landowners are unlikely, however, to trade their land for development at these values. The extent of ‘uplift’ required is often a matter of debate and has been considered by CLG research on land values. This research indicates a range of £247,000 to £371,000 per hectare<sup>10</sup>. The four benchmark land values used in our appraisals are as follows:
- Commercial sites: £1.05 million per hectare;
  - Former community sites: £0.5 million per hectare;
  - Greenfield (CLG high end of range): £0.37 million per hectare;
  - Greenfield (CLG lower end of range): £0.25 million per hectare.
- 4.39 Land values are not fixed and can (and should) flex to accommodate planning requirements. We would draw readers’ attention to the comments on land values in Examiner’s report on the Mayor of London’s CIL<sup>11</sup>, which indicates that owners will need to adjust their expectations to accommodate allowances for infrastructure. This is also made clear in the National Planning Practice Guidance, which states that “*land or site value should... reflect emerging policy requirements and planning obligations and, where applicable, any Community Infrastructure Levy charge*”<sup>12</sup>.

## Commercial development

- 4.40 We have appraised a series of hypothetical commercial developments, reflecting a range of use classes at average rent levels achieved on lettings of commercial space in actual developments. In each case, our assessment assumes an intensification of the existing use on the site, based on the same type of commercial development. In each case, the existing use value assumes that the existing building is no more than half the size of the new development, with a lower rent and higher yield reflecting the secondary nature of the existing building.

## Commercial rents and yields

- 4.41 Our research on lettings of commercial floorspace indicates a range of rents achieved, as summarised in Table 4.41.1. This table also includes our assumptions on appropriate yields to arrive at a capital value of the commercial space. The yields adopted in our appraisals are summarised in Table 4.41.1.
- 4.42 Our appraisals of commercial floorspace test the viability of developments on existing commercial sites. For these developments, 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. This reflects 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 is allowed for to reflect costs that would be incurred to secure a letting of the existing space. A 20% landowner premium is added to the resulting existing use value as an incentive for the site to come forward for

<sup>10</sup> CLG ‘Cumulative impacts of regulations on house builders and landowners Research paper’ 2011

<sup>11</sup> Para 32: “the price paid for development land may be reduced... a reduction in development land value is an inherent part of the CIL concept... in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges.”

<sup>12</sup> PPG Para 014 Reference ID 10-014-20140306

development. The actual premium would vary between sites, and be determined by site-specific circumstances, so the 20% premium has been adopted as a 'top of range' scenario for testing purposes.

#### **Commercial build costs**

- 4.43 We have sourced build costs for the commercial schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. These costs vary between different uses and exclude external works and fees (our appraisals include separate allowances for these costs). Costs for each type of development are shown in Table 4.41.1.

#### **Profit**

- 4.44 In common with residential schemes, commercial schemes need to show a risk adjusted profit to secure funding. Profit levels are typically around 20% of developments costs and we have incorporated this assumption into our appraisals.



**Table 4.41.1: Commercial appraisal assumptions for each use**

Appraisal input	Source/Commentary	Hotels	Offices (Prime Warwick)	Industrial and warehouses	Retail –Prime Leamington	Retail - elsewhere	Retail – superstores, retail parks	Student housing
Total floor area (sq ft)	Hypothetical scheme	35,000	30,000	30,000	3,000	3,000	30,000	142,500
Rent (£s per sq ft)	Based on average lettings sourced from EGI and Focus	Cap val £103k per room	£15	£6	£48	£25	£25	£180 pw 51 wk term
Rent free/void period (years)	BNPPRE assumption	0.5	2	1	1	1	1	n/a
Yield	BNPPRE prime yield schedule	6%	6.9%	7.0%	5.9%	6.7%	5.25%	6.25%
Purchaser's costs (% of GDV)	Stamp duty 5%, plus agent's and legal fees	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%	6.8%
Demolition costs (£s per sq ft of existing space)	Based on experience from individual schemes	£7	£7	£7	£7	£7	£7	£7
Gross to net (net as % of gross)	Based on experience from individual schemes	70%	82%	90%	82%	82%	82%	75%
Base construction costs (£s per sq ft)	BCIS costs. Offices – 'generally' for air conditioned offices with adjustment for quality. 'Generally' figure for industrial, supermarkets and retail.	£164	£156	£76	£115	£115	£73	£152
External works (% of build costs)	BNPPRE assumption	10%	10%	10%	10%	10%	20%	10%
Contingency (% of build costs)	BNPPRE assumption	5%	5%	5%	5%	5%	5%	5%
Letting agent's fee	(% of first year's rent)	10%	10%	10%	10%	10%	10%	-
Agent's fees and legal fees	(% of capital value)	1%	1%	1%	1%	1%	1%	-
Interest rate	BNPPRE assumption	7%	7%	7%	7%	7%	7%	7%
Professional fees (% of build)	BNPPRE assumption, relates to complexity of scheme	10%	10%	10%	10%	10%	10%	10%
Profit (% of costs)	BNPPRE assumption based on schemes submitted for planning	20%	20%	20%	20%	20%	20%	20%

**Table 4.41.1 (continued) Commercial appraisal assumptions for each use – existing uses**

Appraisal input	Source/Commentary	Hotels	Offices (Prime Warwick)	Industrial and warehouses	Retail –Prime Leamington	Retail - elsewhere	Retail – super- stores, retail parks	Student housing
Existing floorspace (sq ft)	Assumed to be between 25% to 50% of new space	5,000	9,000	15,000	1,500	1,500	15,000	42,750
Rent on existing floorspace	Reflects poor quality second hand space of same use, low optimisation of site etc and ripe for redevelopment	£19 - £21	£5 - £10	£3.50 - £5	£33 - £34	£12 - £17	£17 - £18	£7
Yield on existing floorspace	BNPPRE assumption, reflecting lower covenant strength of potential tenants, poor quality building etc	7%	8% - 8.5%	9% - 10%	6.5%	7%	7%	8.5%
Rent free on existing space	Years	2	3	3	1.5	1.5	1.5	3
Refurbishment costs (£s per sq ft)	General allowance for bringing existing space up to lettable standard	£50	£50	£30	£50	£50	£50	£50
Fees on refurbishment (% of refurb cost)	BNPPRE assumption	7%	7%	7%	7%	7%	7%	7%
Landowner premium	BNPPRE assumption – in reality the premium is likely to be lower, therefore this is a conservative assumption	20%	15 - 20%	15%	20%	20%	20%	20%

## 5 Appraisal outputs

### Residential appraisals

- 5.1 The full outputs from our appraisals of residential development are attached as Appendix 3 (smaller sites) and Appendix 4 (strategic sites). We have modelled nine hypothetical site types, reflecting different densities and types of development, which are tested in the six broad housing market areas identified in Section 4 and against the typical land value benchmarks for the District. The development typologies are summarised in table 5.1.1 below.

**Table 5.1.1: Development typologies**

	Number of units	Housing type	Location type	Development density units per ha	Site area (ha) <sup>13</sup>
1	4	100% houses	Greenfield	35	0.17
2	8	100% houses	Urban	35	0.23
3	25	90% houses 10% flats	Greenfield	35	1.06
4	35	90% houses 10% flats	Greenfield	30	1.74
5	50	50% houses 50% flats	Urban	50	1.00
6	65	60% houses 40% flats	Urban	40	1.63
7	75	100% houses	Greenfield	20	5.60
8	75	100% houses	Greenfield	35	3.20
9	100	100% flats	Urban	60	1.67

- 5.2 In addition, we have tested the viability of five strategic sites, summarised in Table 5.2.1.

**Table 5.2.1: Strategic sites**

SHLAA code	Location	Major settlement	Gross site area (ha)	Estimated no of units @ 35 dph
L09	Land at Grove Farm	Extension to Leamington Spa	62.18	664
L48	Land at Blackdown	Extension to Leamington Spa	66.74	1,165
W26	Gallows Hill/ Europa Way	Extension to Warwick	21.53	377
K17	Southcrest Farm, Glasshouse Lane	Extension to Kenilworth	16.79	319
C13	Lodge Farm, Westwood Heath	Extension to Coventry	30.48	324

- 5.3 For schemes above the affordable housing threshold, we have tested with 40% affordable housing (the Council's strategic target) with a tenure mix of 80% rented and 20% intermediate housing. We have run sensitivities analyses using 30%, 20% and 10% affordable housing.

<sup>13</sup> The Council's SHLAA assumes that on sites of 10 or more hectares, 50% of the site will be developable for housing, with the remaining space used for supporting facilities (e.g. open space). For sites of less than 10 units, the SHLAA assumes that 67% of the site will be developable for residential. In urban areas, 100% of site is considered as developable area.

- 5.4 The residual land values from each of the scenarios above in each housing market areas are then compared to the benchmark land value based on the assumptions set out in paragraphs 4.30 to 4.37. 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 BLV 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 BLV 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

- 5.5 Our research on rents achieved on commercial lettings indicates a range of rents within each main use class. Our commercial appraisals therefore model base position and test the range of rates (higher and lower than the base level) and changes to yields. This enables us to draw conclusions on maximum potential rates of CIL. For each type of development tested, 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

- 5.6 The results for each site type are presented in tables showing the CIL rate and the corresponding RLV (which is then converted into a RLV per hectare). The RLV per hectare is then compared to the four benchmark land values, which are also expressed as a per hectare value. Where the RLV exceeds the benchmark, the amount of CIL entered into the appraisal is considered viable.
- 5.7 A sample of the format of the results is provided below. This sample relates to strategic site L09 (Land at Grove Farm).

Community Infrastructure Levy  
Warwick District Council

#### Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Greenfield 1	Greenfield 2	Greenfield 3	Greenfield 4
£1,049,750	£500,000	£371,000	£247,000

Site type 2	
Houses	
No of units	664 units
Density:	35 dph
CSH level:	4

Affordable %	30%
% rented	80%
% intermed	20%

Site area	37.94 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Rural areas (higher value)

Private values £3180 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,328,725	641,194	-408,556	141,194	270,194	394,194
20	23,732,308	625,475	-424,275	125,475	254,475	378,475
40	23,135,890	609,756	-439,994	109,756	238,756	362,756
60	22,539,473	594,037	-455,713	94,037	223,037	347,037
80	21,943,055	578,318	-471,432	78,318	207,318	331,318
100	21,346,637	562,600	-487,150	62,600	191,600	315,600
120	20,749,393	546,859	-502,891	46,859	175,859	299,859
140	20,139,651	530,789	-518,961	30,789	159,789	283,789
160	19,526,027	514,617	-535,133	14,617	143,617	267,617
180	18,912,402	498,444	-551,306	-1,556	127,444	251,444
200	18,290,350	482,050	-567,700	-17,950	111,050	235,050
210	17,976,516	473,779	-575,971	-26,221	102,779	226,779
220	17,659,899	465,434	-584,316	-34,566	94,434	218,434
230	17,340,932	457,028	-592,722	-42,972	86,028	210,028
240	17,021,965	448,621	-601,129	-51,379	77,621	201,621
250	16,701,679	440,180	-609,570	-59,820	69,180	193,180

### Commercial appraisal results

- 5.8 The appraisals include a ‘base’ rent level, with sensitivity analyses which model rents above and below the base level (an illustration is provided in Chart 5.9.1). The maximum CIL rates are then shown per square metre, against three different current use values (see Table 4.40.1). Chart 5.9.2

provides an **illustration** of the outputs in numerical format, while Chart 5.9.3 shows the data in graph format. In this example, the scheme could viably absorb a CIL of between £0 and £275 per square metre, depending on the current use value. The analysis demonstrates the significant impact of very small changes in yields (see appraisals 4 and 6, which vary the yield by 0.25% up or down) on the viable levels of CIL.

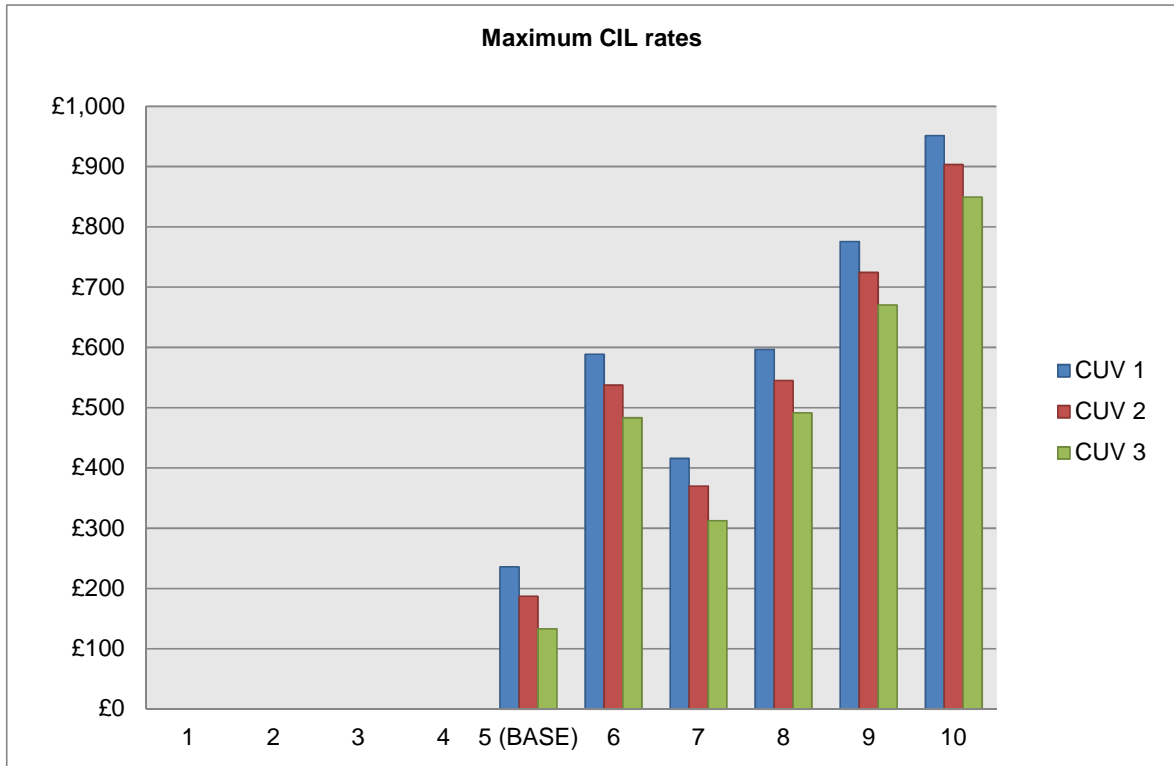
**Chart 5.8.1: Illustration of sensitivity analyses**

	£s per sqft	Yield	Rent free
Appraisal 1	£21.00	6.50%	2.00 years
Appraisal 2	£22.00	6.50%	2.00 years
Appraisal 3	£23.00	6.50%	2.00 years
Appraisal 4	£24.00	6.75%	2.00 years
<b>Appraisal 5 (base)</b>	<b>£24.00</b>	<b>6.50%</b>	<b>2.00 years</b>
Appraisal 6	£24.00	6.25%	2.00 years
Appraisal 7	£25.00	6.50%	2.00 years
Appraisal 8	£26.00	6.50%	2.00 years
Appraisal 9	£27.00	6.50%	2.00 years
Appraisal 10	£28.00	6.50%	2.00 years

**Chart 5.8.2: Maximum CIL rates – numerical format**

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-14%	£0	£0	£0
Appraisal 2	-9%	£0	£0	£0
Appraisal 3	-4%	£100	£23	£0
Appraisal 4	0%	£99	£21	£0
<b>Appraisal 5 (base)</b>	<b>-</b>	<b>£275</b>	<b>£197</b>	<b>£0</b>
Appraisal 6	0%	£465	£387	£38
Appraisal 7	4%	£449	£371	£23
Appraisal 8	8%	£624	£546	£197
Appraisal 9	11%	£798	£720	£371
Appraisal 10	14%	£972	£894	£546

**Chart 5.8.3: Maximum CIL rates – graph format**



## 6 Assessment of the results

- 6.1 This section should be read in conjunction with the full results attached at Appendix 3 (residential appraisal results – urban areas), Appendix 4 (strategic sites results) and Appendix 5 (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 District. These RLVs are then compared to appropriate benchmark land values.
- 6.2 The CIL regulations state that in setting a charge, local authorities must “*strike the appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact of CIL upon the viability of development across the whole area on the other. Our recommendations are that:
- Firstly, the Council 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, the Council 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, the Council should not set their rates of CIL at the limits of viability. A margin or contingency below the maximum rate should be allowed for to account for market change and site specific viability issues.
- 6.3 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 authority 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* (including a nil rate) 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 factor that comes into play in the developer’s/landowner’s decision making. We have therefore disregarded the ‘unviable’ schemes in recommending an appropriate level of CIL. 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 for particular sites in the short term<sup>14</sup>.

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<sup>14</sup> However, as shown by the sensitivity analyses (which reduce affordable housing to 30%, 20% and 10%) even a reduction in affordable housing does not *always* remedy viability issues. In these situations, it is not the presence or

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### **Determining maximum viable rates of CIL for residential development**

- 6.6 As noted in paragraph 6.5, where a scheme is unviable the imposition of CIL at a zero level will not make the scheme viable. Other factors (i.e. sales values, build costs or benchmark land values) would need to change to make the scheme viable. For the purposes 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. All the results summarised below assume, firstly, that current affordable housing requirements are met in full. Sensitivity analyses which adopt reduced levels of affordable housing are also provided. This shows the relationship between CIL and affordable housing and the amounts that could be secured by changing the other requirement.
- 6.7 Tables 6.71 to 6.7.9 summarise the results of our residential appraisals of smaller sites (the full results are attached as Appendix 3). For each development typology, the tables show the highest CIL rate (within the testing range of £0 to £300 per square metre) that is viable against each of the four benchmark land values.
- 6.8 Site typologies 1, 3, 4, 7 and 8 are located on greenfield sites, while site typologies 2, 5, 6 and 9 are developments in urban areas. The relevant parts of the tables are shaded either green or brown to focus on the results that are most pertinent for each particular development typology. For example, for Site typology 1, BLV 3 and BLV 4 are shaded green, as these are the most relevant benchmarks for greenfield sites.
- 6.9 It is also important to note that Site typology 1 is a 4 unit scheme that falls below the Council's affordable housing threshold of 5 units in a rural area. Similarly, Site typology 2 is an 8 unit scheme that falls below the 10 unit threshold for urban areas. Although the tables show the results for a range of affordable housing percentages (up to 40%), the current policy position does not require any contribution from these types of sites. The relevant results for site types 1 and 2 is therefore the '0%' affordable housing column.

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absence of planning obligations that is the primary viability driver – it is simply that the value generated by residential development is lower than some existing use values. In these situations, sites would remain in their existing use.



**Table 6.7.1: Site type 1 – 4 units, 100% houses, greenfield (35 dph) – below Aff Hsg threshold**

	BLV1					BLV2					BLV3					BLV4				
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	40	160	<i>nv</i>	80	220	300	300	0	180	300	300	300	100	260	300	300	300
Leamington Spa	200	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Kenilworth	<i>nv</i>	120	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Rural areas (higher value)	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	40	180	300	60	240	300	300	300	160	300	300	300	300	260	300	300	300	300

**Table 6.7.2: Site type 2 – 8 units, 100% houses, urban area (35 dph) – below Aff Hsg threshold**

	BLV1					BLV2					BLV3					BLV4				
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%
Warwick	<i>nv</i>	<i>nv</i>	60	180	280	<i>nv</i>	160	280	300	300	40	220	300	300	300	120	280	300	300	300
Leamington Spa	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Kenilworth	80	280	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Rural areas (higher value)	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Rural areas (lower value)	<i>nv</i>	40	200	300	300	140	300	300	300	300	200	300	300	300	300	280	300	300	300	300

**Table 6.7.3: Site type 3 – 25 units, 90% houses and 10% flats, greenfield (35 dph)**

	BLV1					BLV2					BLV3					BLV4				
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	40	<i>nv</i>	<i>nv</i>	120	240	300	<i>nv</i>	60	200	300	300	<i>nv</i>	160	280	300	300
Leamington Spa	0	240	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Kenilworth	<i>nv</i>	<i>nv</i>	140	280	300	160	300	300	300	300	280	300	300	300	300	300	300	300	300	300
Rural areas (higher value)	220	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	40	180	<i>nv</i>	100	260	300	300	20	200	300	300	300	140	300	300	300	300

*nv* = not viable at zero CIL

**Table 6.7.4: Site type 4: 35 units, 90% houses and 10% flats, greenfield (30 dph)**

	BLV1					BLV2					BLV3					BLV4					
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	60	180	280	<i>nv</i>	0	160	280	300	<i>nv</i>	120	260	300	300	
Leamington Spa	<i>nv</i>	100	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Kenilworth	<i>nv</i>	<i>nv</i>	0	180	300	80	280	300	300	300	220	300	300	300	300	300	300	300	300	300	300
Rural areas (higher value)	40	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	<i>nv</i>	40	200	300	300	<i>nv</i>	160	300	300	300	100	260	300	300	300	300

**Table 6.7.5: Site type 5: 50 units, 50% houses and 50% flats, urban area (50 dph)**

	BLV1					BLV2					BLV3					BLV4					
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	100	<i>nv</i>	<i>nv</i>	20	160	260	<i>nv</i>	<i>nv</i>	80	200	300	<i>nv</i>	<i>nv</i>	120	240	300	
Leamington Spa	100	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Kenilworth	<i>nv</i>	40	220	300	300	60	260	300	300	300	120	300	300	300	300	180	300	300	300	300	
Rural areas (higher value)	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	120	240	<i>nv</i>	0	160	300	300	<i>nv</i>	60	220	300	300	<i>nv</i>	120	260	300	300	

**Table 6.7.6: Site type 6: 65 units, 60% houses and 40% flats, urban area (40 dph)**

	BLV1					BLV2					BLV3					BLV4					
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	<i>nv</i>	<i>nv</i>	40	180	280	<i>nv</i>	<i>nv</i>	100	220	300	<i>nv</i>	20	160	260	300	
Leamington Spa	80	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Kenilworth	<i>nv</i>	0	180	300	300	80	280	300	300	300	160	300	300	300	300	220	300	300	300	300	
Rural areas (higher value)	280	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	100	220	<i>nv</i>	40	180	300	300	<i>nv</i>	100	240	300	300	<i>nv</i>	160	300	300	300	

*nv* = not viable at zero CIL

**Table 6.7.7: Site type 7: 75 units, 100% houses, greenfield area (lower density – 20 dph)**

	BLV1					BLV2					BLV3					BLV4					
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	60	180	<i>nv</i>	<i>nv</i>	60	180	280	<i>nv</i>	60	180	280	300	
Leamington Spa	<i>nv</i>	<i>nv</i>	40	220	300	240	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Kenilworth	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	<i>nv</i>	160	300	300	300	120	300	300	300	300	280	300	300	300	300	
Rural areas (higher value)	<i>nv</i>	0	240	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	200	300	<i>nv</i>	60	200	300	300	20	200	300	300	300	

**Table 6.7.8: Site type 8: 75 units, 100% houses, greenfield area (standard density – 35 dph)**

	BLV1					BLV2					BLV3					BLV4				
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	<i>nv</i>	<i>nv</i>	100	200	300	<i>nv</i>	40	180	280	300	<i>nv</i>	140	260	300	300
Leamington Spa	0	220	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Kenilworth	<i>nv</i>	<i>nv</i>	120	260	300	160	300	300	300	300	260	300	300	300	300	300	300	300	300	300
Rural areas (higher value)	200	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	40	140	<i>nv</i>	100	240	300	300	20	180	300	300	300	120	280	300	300	300

**Table 6.7.9: Site type 9: 100 units, 100% flats, urban area (60 dph)**

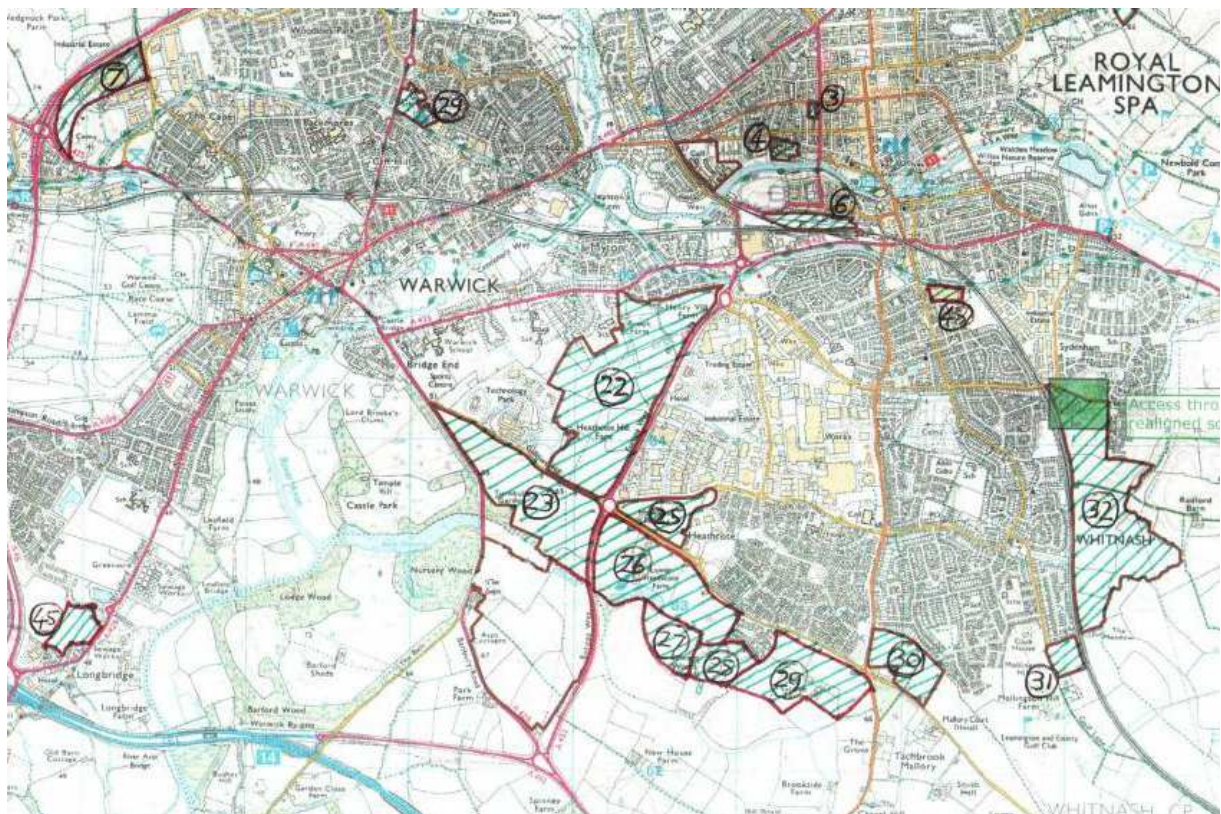
	BLV1					BLV2					BLV3					BLV4				
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>
Leamington Spa	<i>nv</i>	<i>nv</i>	<i>nv</i>	160	300	<i>nv</i>	<i>nv</i>	180	300	300	<i>nv</i>	40	240	300	300	<i>nv</i>	100	280	300	300
Kenilworth	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	40	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	200	<i>nv</i>	<i>nv</i>	<i>nv</i>	120	240	<i>nv</i>	<i>nv</i>	0	160	280
Rural areas (higher value)	<i>nv</i>	<i>nv</i>	160	300	300	<i>nv</i>	180	300	300	300	<i>nv</i>	240	300	300	300	40	280	300	300	300
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	60

*nv* = not viable at zero CIL

## Strategic sites

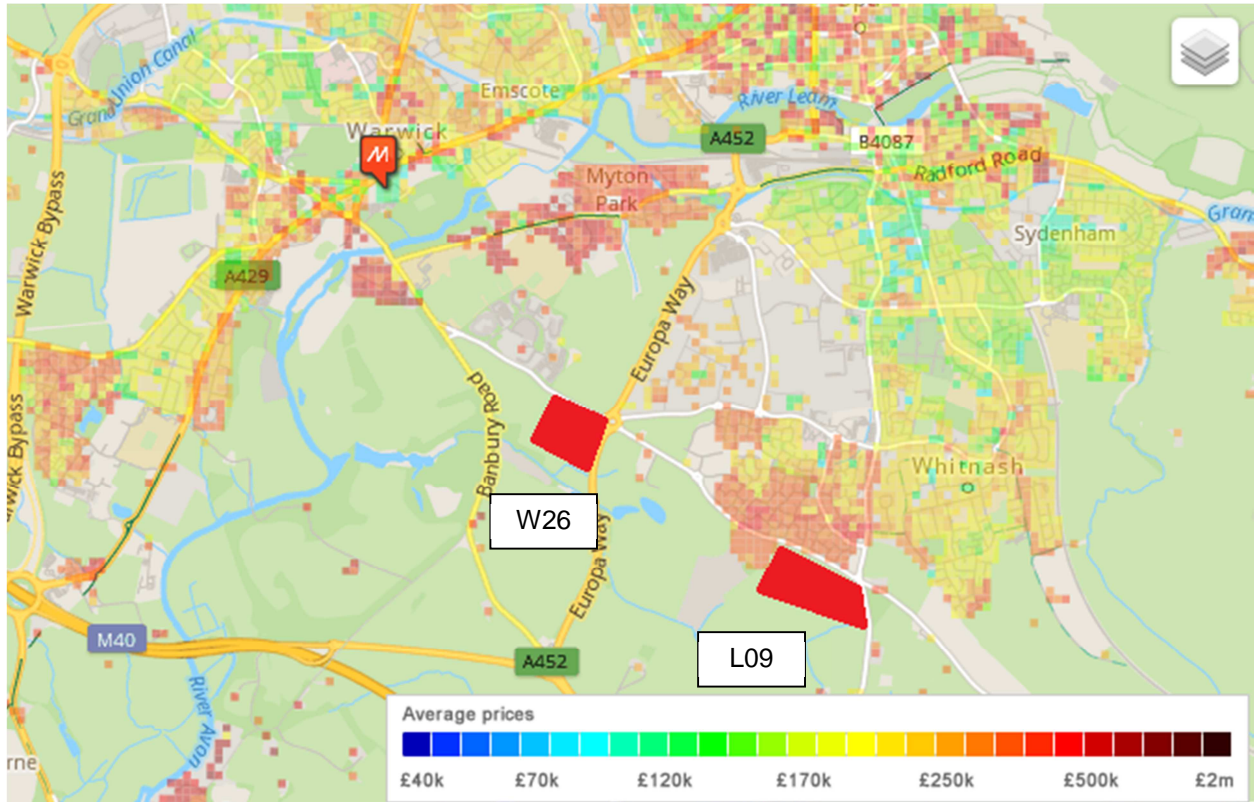
- 6.10 Tables 6.10.1 to 6.10.5 summarise the results from our appraisals of five strategic sites in the District, located adjacent to the three main settlements and neighbouring Coventry. The results are displayed in the same format as the smaller sites, but with all five strategic sites being greenfield, benchmark land values 3 and 4 are the most pertinent when considering a rate of CIL for these types of development.
- 6.11 As noted previously, the strategic sites carry higher costs than other developments, most notably on-site infrastructure (utilities, drainage, site roads etc) and on-site community infrastructure (schools, community facilities etc). For each unit, our appraisals assume a £12,000 allowance for on-site infrastructure (i.e. roads, utilities etc) and a further £13,000 to contribute towards on-site community infrastructure (through Section 106 obligations). Other relevant factors to consider are the long build out rate, which means that developers are carrying costs for a much longer period of time than is the case with small schemes. These factors combine to make these types of development more challenging, at least in principle.
- 6.12 Although each of the five strategic sites is clearly located adjacent to a particular settlement, we have also appraised them using sales values from each of the main value areas (i.e. Warwick, Leamington Spa, Kenilworth, higher value rural area and lower value rural area). As well as reflecting the viability conditions in their 'actual' area, the sites also provide an indication of the viability of a development of those characteristics in the other areas. This helps give more depth to the results and an indication of the likely viability of other strategic sites.
- 6.13 Although strategic site W26 (Gallows Hill) is identified in the SHLAA as being located in Warwick, it actually lies to the south of Myton, which attracts significantly higher values than those in Warwick. There is a cluster of strategic sites in this area, as shown in Figure 6.13.1 below. These sites are more likely to benefit from the higher values in Myton and Heathcote

**Figure 6.13.1: Location of strategic sites between Warwick and Leamington Spa**



- 6.14 Figure 6.14.1 shows average house prices in 'heat map' format. This shows the location of two sites we have tested in this study (W26 – Gallows Hill and L09 – Land at Grove Farm) shaded in red. This shows that both of these sites (and others adjacent to them) are likely to attract higher values than those found in the urban areas. In the results tables (6.10.1 to 6.10.5), the results for the Leamington Spa area are likely to apply to both sites.

**Figure 6.14.1: Average values heat map**



Source: Mouseprice

- 6.15 The results of our appraisals for Land at Blackdown, Leamington Spa, show lower residual land values than for the other strategic sites at Leamington. This is because this site is considerably large than the other sites, with a longer build out period. This longer build period means that costs are carried for a longer period of time before sales income is received, resulting in higher finance costs.

**Table 6.10.1: K17 Southcrest Farm, Kenilworth (35dph)**

	BLV1					BLV2					BLV3					BLV4					
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	100	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	180	
Leamington Spa	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	180	<i>nv</i>	180	250	250	250	100	250	250	250	250	250	250	250	250	250	250
Kenilworth	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	240	250	<i>nv</i>	20	210	250	250	<i>nv</i>	160	250	250	250	
Rural areas (higher value)	<i>nv</i>	<i>nv</i>	0	220	250	140	250	250	250	250	250	250	250	250	250	250	250	250	250	250	
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	120	<i>nv</i>	<i>nv</i>	<i>nv</i>	120	230	<i>nv</i>	<i>nv</i>	80	220	250	

**Table 6.10.2: L09 Land at Grove Farm, Leamington Spa (35dph)**

	BLV1					BLV2					BLV3					BLV4					
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	100	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	180	
Leamington Spa	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	180	<i>nv</i>	180	250	250	250	100	250	250	250	250	250	250	250	250	250	250
Kenilworth	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	240	250	<i>nv</i>	20	210	250	250	<i>nv</i>	160	250	250	250	
Rural areas (higher value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	200	250	140	250	250	250	250	250	250	250	250	250	250	250	250	250	250	
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	120	<i>nv</i>	<i>nv</i>	<i>nv</i>	100	230	<i>nv</i>	<i>nv</i>	80	220	250	

**Table 6.10.3: C13 Lodge Farm, Coventry border (35 dph)**

	BLV1					BLV2					BLV3					BLV4					
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	100	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	180	
Leamington Spa	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	180	<i>nv</i>	180	250	250	250	100	250	250	250	250	250	250	250	250	250	250
Kenilworth	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	230	250	<i>nv</i>	20	210	250	250	<i>nv</i>	160	250	250	250	
Rural areas (higher value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	200	250	140	250	250	250	250	250	250	250	250	250	250	250	250	250	250	
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	120	<i>nv</i>	<i>nv</i>	<i>nv</i>	100	230	<i>nv</i>	<i>nv</i>	80	220	250	

*nv* = not viable at zero CIL

**Table 6.10.4: W26 Gallows Hill, Warwick**

	BLV1					BLV2					BLV3					BLV4					
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	80	<i>nv</i>	<i>nv</i>	<i>nv</i>	60	180	
Leamington Spa	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	120	<i>nv</i>	140	250	250	250	80	250	250	250	250	240	250	250	250	250	250
Kenilworth	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	60	210	250	<i>nv</i>	0	180	250	250	<i>nv</i>	140	250	250	250	
Rural areas (higher value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	140	250	100	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	100	<i>nv</i>	<i>nv</i>	<i>nv</i>	100	210	<i>nv</i>	<i>nv</i>	80	210	250	

**Table 6.10.5: L48 Land at Blackdown, Leamington Spa**

	BLV1					BLV2					BLV3					BLV4				
	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%	40%	30%	20%	10%	0%
Warwick	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	<i>nv</i>	<i>nv</i>	<i>nv</i>	40	160
Leamington Spa	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	210	250	250	<i>nv</i>	210	250	250	250	180	250	250	250	250
Kenilworth	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	100	240	<i>nv</i>	<i>nv</i>	100	250	250	<i>nv</i>	100	250	250	250
Rural areas (higher value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	60	<i>nv</i>	200	250	250	250	160	250	250	250	250	250	250	250	250	250
Rural areas (lower value)	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	<i>nv</i>	0	<i>nv</i>	<i>nv</i>	<i>nv</i>	20	160	<i>nv</i>	<i>nv</i>	40	180	250

*nv* = not viable at zero CIL

## CIL rate setting considerations

- 6.16 The results indicate that residential development should be able to absorb a CIL payment in all areas across the District, subject to allowing for a buffer or margin to address risks to delivery. There are four key risk factors:
- the first is that individual sites might incur exceptional costs (decontamination, difficult ground conditions etc) and as a result the residual land value could fall. Developers will try and reflect such costs in their offer to the landowner, but the extent of any issues is not always fully apparent until the land value is fixed. Where sites have an existing use, an owner will not be prepared to accept a reduction below the value of the current building to accommodate exceptional costs upon redevelopment;
  - Secondly, current use values on individual sites will inevitably vary and will fall somewhere between the values used in our appraisals. As a result, the ability of schemes to absorb high rates of CIL could be adversely affected;
  - Thirdly, sales values could fall or normal build costs could rise over the life of the Charging Schedule, adversely affecting scheme viability. While the Council could change its rates to adapt to these changes, this cannot be done quickly due to the need to develop a refreshed evidence base and follow the statutory consultation and examination process; and
  - Fourthly, imposing a high rate of CIL (that vastly exceeds the current levels of Section 106 obligations) in the Council's first Charging Schedule could result in a more than modest reduction in land values and a consequential risk that land supply falls. This factor has led many charging authorities to seek to limit their CIL rates to no more than around 3-5% of development costs, or to set their CIL rates so that they are broadly comparable to existing Section 106 contributions<sup>15</sup>.
- 6.17 It is also important to consider that where a scheme is shown as unviable before the application of CIL, it will be other factors such as sales values, build costs and the percentage of affordable housing that will need to adjust for the scheme to become viable.

### Suggested CIL rates – smaller (non-strategic) sites

- 6.18 Our appraisals indicate that smaller sites below the affordable housing threshold are viable with high levels of CIL against the relevant benchmark land values. In most situations, the maximum rate within the testing range (£300 per square metre) is achievable. The Council could potentially set a separate rate for these types of scheme, perhaps with a higher CIL rate than schemes which are required to provide on-site affordable housing.
- 6.19 Schemes located in **Warwick** and the surrounding **lower value rural areas** are unlikely to be able to make substantial CIL contributions as well as making a meaningful affordable housing contribution. We therefore suggest that the Council considers a relatively modest CIL rate in this area. The maximum rate varies according to the affordable housing percentage secured, but is generally in the range of £60 to £280 per square metre when secured alongside 20% affordable housing. We therefore suggest a rate of **£70 per square**, which allows some headroom for the factors listed at section 6.16.
- 6.20 Schemes in the **Kenilworth** area are more viable than those in Warwick, but the trade-off between high levels of CIL and affordable housing at levels of around 40% is very clear in our appraisal results. To ensure an optimum balance between maximising affordable housing and infrastructure requirements, we consider that the maximum CIL level is in the region of £180 to £200 per square metre. At this level of CIL, most scheme types can provide 30% affordable housing. After allowing a discount for the factors outlined at section 6.16, this would result in a CIL of around **£140 per square metre**.

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<sup>15</sup> For example, Wandsworth Council has adopted this approach in the Vauxhall Nine Elms Opportunity Area, where the existing tariff has been converted into a per square metre CIL rate.



- 6.21 Schemes in **Leamington Spa** and the **higher value rural areas** are the most viable in the District, with a maximum CIL in region of £220 - £300 per square metre achievable in most scenarios. After allowing for a discount for the factors outlined in section 6.16, we suggest a CIL of **£190 to £200 per square metre**.

#### **Suggested CIL rates – strategic sites**

- 6.22 The results of our strategic site appraisals indicate that major schemes adjacent to Warwick are likely to be challenging to bring forward in the short term if they are required to provide policy levels of affordable housing, on-site infrastructure and CIL. When tested against benchmark land value 3 and 4, all five strategic sites are unviable at policy levels of affordable housing. When affordable housing is provided at 10% of units, CIL starts to become viable. However, it should be noted that all the major sites identified by the Council to the south of Warwick and Leamington Spa are in areas of higher value in comparison to average Warwick values.
- 6.23 Requiring anything but a modest level of CIL (e.g. £20 per square metre) on these sites is likely to reduce opportunities for securing a reasonable affordable housing contribution from major sites adjacent to Warwick. However, given that no major sites are identified in or around the Warwick area, levying a slightly higher CIL would not adversely impact of delivery of the scale of development identified in the Plan.
- 6.24 A similar result emerges for strategic sites that might be located in the ‘rural’ lower value area, to a lesser degree than in Warwick. However, we understand that strategic sites adjacent to the main urban settlements are to be prioritised over large sites in rural areas. The Council may therefore decide to place limited weight on these results.
- 6.25 Strategic sites that might be located in the rural higher value area should be able to absorb relatively high levels of CIL as well as meeting the full 40% affordable housing target.
- 6.26 Strategic sites adjacent to Leamington Spa appear to be reasonably viable and able to accommodate CIL contributions as well as affordable housing percentages relatively close to the policy target. We would suggest, however, that the Council adopts a cautious approach, as the affordable housing percentage appears to be very sensitive to the level of CIL. The Council would therefore maximise the potential for securing 40% affordable housing if the rates of CIL are set at a modest level.
- 6.27 We would suggest the following approach for strategic sites that optimises opportunities for securing a meaningful affordable housing contribution alongside a contribution towards infrastructure through CIL:
- **Leamington Spa and Rural higher value area:** ‘Maximum’ rate - £100 per square metre (taking the results somewhere between BLV3 and BLV4); suggested rate £50 to £60 per square metre;
  - **Kenilworth,** ‘Maximum’ rate - £50 per square metre (taking the results as lying somewhere between BLV3 and BLV4 and 30% to 40% affordable housing); suggested rate £25 per square metre;
  - **Warwick and rural ‘lower’ value area:** ‘Maximum’ rate – nil with any meaningful proportion of affordable housing; suggested rate nil per square metre.

#### **Assessment – commercial development**

- 6.28 Our appraisals indicate that the potential for commercial schemes to be viably delivered will be limited in current market conditions. Retail rents vary to some degree, but differences in yields are likely to be a more important factor in determining capital values of completed retail developments. For other types of development, such as offices, there is unlikely to be much, if any, net additional floorspace in the short term.
- 6.29 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 adopt a ‘base’ position based on average rents for each type of development and show the results of appraisals with lower and higher rents. This analysis will enable the Council to consider the

robustness of potential CIL charges on commercial uses, including the impact that changes in rents might have on viability.

### **Office development**

- 6.30 The results of our office appraisals indicate that new developments are unlikely to be viable, unless rents increase significantly over the life of the Charging Schedule (see Appendix 5). Short term demand for offices is likely to be relatively weak due to changing patterns of working and slower employment growth. It is therefore unlikely that any significant level of new office development will come forward in the District in the short term. In some parts of the District, there is a surplus second hand office buildings that owners may seek to redevelop for other uses. Once this space is converted to other uses, rents for the remaining space may increase, which could stimulate more development.
- 6.31 Office rents currently average £15 per sq ft (an increase since the 2013 CIL Viability Study) but a further increase would be required to make development of new space economically viable. Whilst it is possible that new development might attract higher rents, there is currently insufficient evidence to demonstrate that this might be the case. If any significant schemes do come forward for development, the Council could seek to negotiate Section 106 obligations with developers, although clearly these would be restricted by Regulation 122.
- 6.32 A **nil CIL rate** is recommended for any office development that comes forward.

### **Industrial and warehouse development**

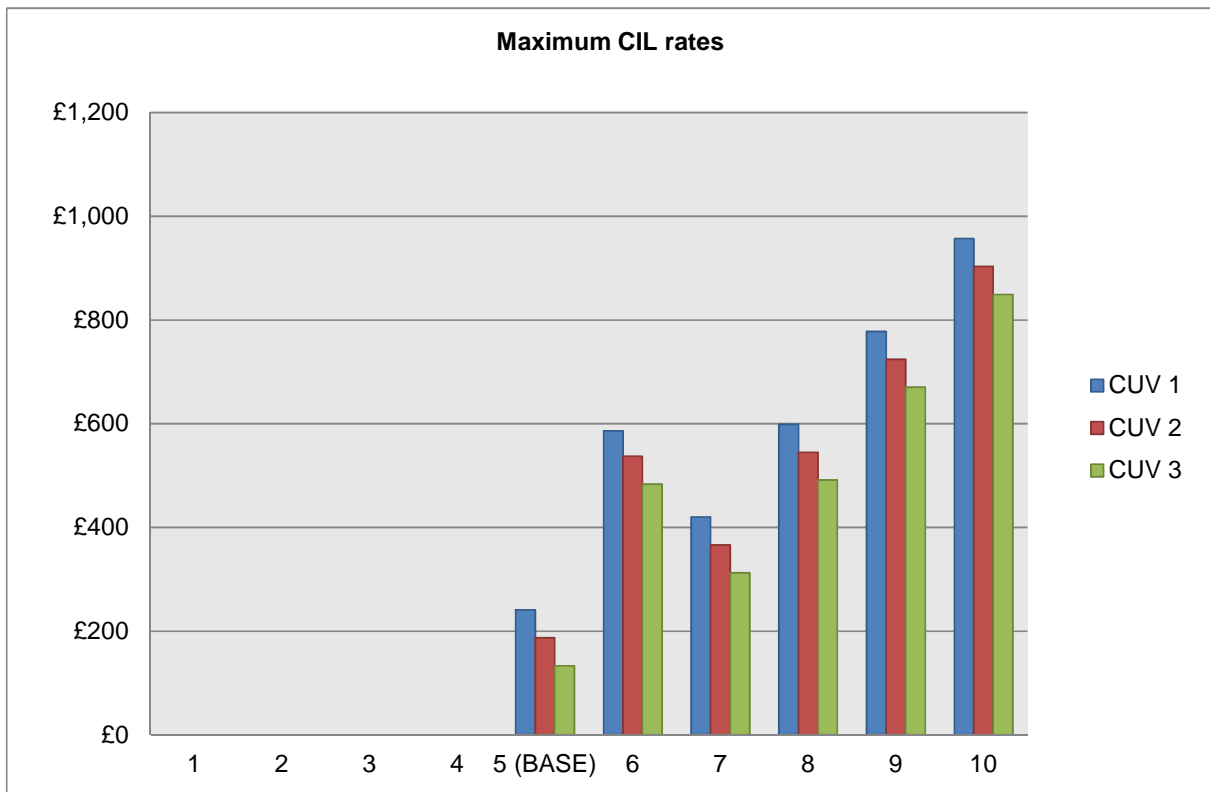
- 6.33 Our appraisals of industrial development indicate that residual values are likely to be too low to absorb any level of CIL (see Appendix 4). A considerable increase in new build industrial rents would be required before any CIL could be absorbed. Rents would need to increase from their current level of around £7.50 per sq ft to over £15 per sq ft before developments would become sufficiently viable to absorb a CIL.
- 6.34 We note that the Council has received applications for logistics parks and other commercial development. It is possible that some or all of the warehouse floorspace will be sold to owner occupiers. In light of this, the Council may wish to consider adopting a modest rate on industrial and warehouse development. This rate would recognise that speculative development for rent is unlikely to come forward, but would capture schemes that are occupied by major national owner occupiers.
- 6.35 A **nil CIL rate** is recommended for any industrial and warehousing development that comes forward.
- 6.36 Alternatively, if any significant industrial and distribution schemes do come forward for development, the Council could seek to negotiate Section 106 obligations with developers, subject to the restrictions in CIL Regulation 122<sup>16</sup>.

### **Retail development – Prime Leamington (Central Parade and Royal Priors)**

- 6.37 Our appraisals of development in the prime retail areas in Leamington (Central Parade and Royal Priors) indicate that they are sufficiently viable to absorb a CIL. The results vary depending on the current or existing use value selected. When viability is considered against the highest current use value, a CIL of up to £133 per square metre could be absorbed. We would suggest a CIL rate of around 50% of this maximum level (around **£65 per square metre**).

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<sup>16</sup> CIL Regulation 122 restricts the use of planning obligations. A planning obligation may only constitute a reason for granting planning permission if the obligation is (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.

**Table 6.37.1: Prime retail development**


6.38 The existing retail market in the District is predominantly characterised by district centres arranged in traditional high street form. Consequently, a significant proportion of development activity involves recycling existing retail floorspace, rather than the creation of additional space. Consequently, it is unlikely that retail development would generate very substantial amounts of net additional floorspace that would be liable to pay CIL.

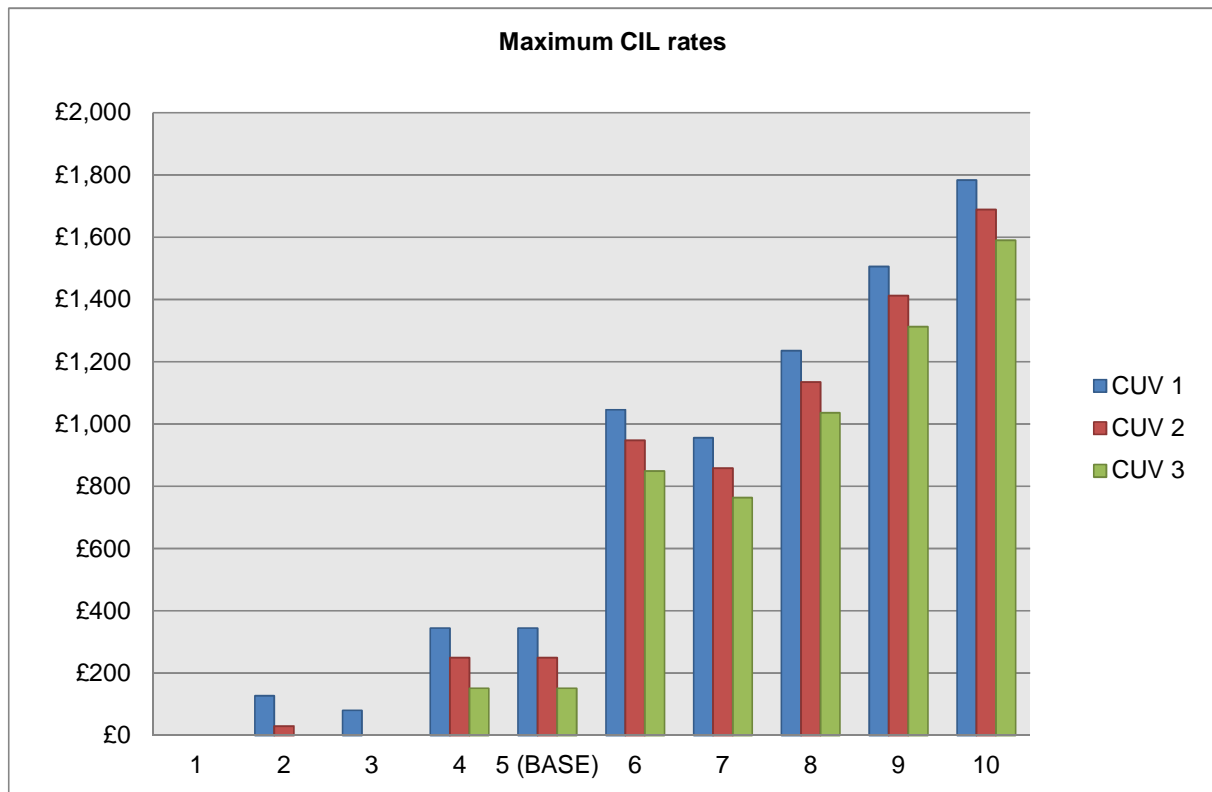
#### **Retail elsewhere in Leamington Spa and other settlements**

6.39 Rents for retail floorspace in other parts of Leamington Spa and the rest of the District are lower than in the prime retail area. Consequently, development of new retail floorspace on existing sites is unlikely to generate significant surpluses that could fund CIL. This is because rents for new build floorspace are only slightly higher than rents for existing floorspace. Our appraisals indicate that a CIL would not be viable until rents increased substantially from their current levels. We therefore recommend a **nil rate** on retail outside the Leamington Spa prime retail area.

#### **Superstores, supermarkets and retail parks**

6.40 Our appraisals of superstores, supermarkets and retail parks indicate a greater degree of viability than for other types of retail. This is associated largely with the lower yield attached to floorspace occupied by the large national retail chains, due to their perceived greater covenant strength in comparison to smaller operators. Chart 6.40.1 summarises the rates of CIL that large retail development could absorb. Based on the lowest of the three current use values, large retail development could absorb a CIL of up to £151 per square metre. To allow a sufficient buffer below the maximum rate, we suggest a CIL rate of **£105 per square metre**.

**Chart 6. 40.1: Supermarket and retail park development**



### Hotel development

- 6.41 In the 2013 CIL Viability Study, our appraisals indicated that hotel developments could fund a CIL contribution of £100 per square metre. However, since that time rising costs and static capital values mean that hotel development is no longer as viable as was previously the case. Hotel developments will not generate a sufficient surplus to make a CIL contribution.

### Student housing

- 6.42 Our appraisals of student housing assume a halls of residence type development with ensuite bathrooms and communal kitchens and living space. Assuming rents charged by University of Warwick for its own accommodation<sup>17</sup>, our appraisals indicate that student housing developments could viably absorb a CIL of up to £148 per square metre. After allowing for a discount below the maximum rate, we would suggest a CIL rate of **£100 per square metre**.
- 6.43 If the University continues to develop its own student accommodation, developments would be exempt from CIL under Regulation 43, providing the provision of student accommodation is consistent with the University's charitable objectives. Consequently, only speculative student housing built by the private sector would be liable.

### D1 and D2 floorspace development

- 6.44 D1 and D2 floorspace typically includes uses that do not accommodate revenue generating operations, such as schools, health centres, museums and places of worship. Other uses that do generate an income stream (such as swimming pools) have operating costs that are far higher than the income and require public subsidy. Many D1 uses will be infrastructure themselves, which CIL will help to provide. It is therefore unlikely that D1 and D2 uses will be capable of generating any

<sup>17</sup> Based on higher priced accommodation for postgraduates for 2017 (e.g. Benefactors Ensuite £180 per week for a 51 week year tenancy or Benefactors single duplex studio £199 per week for a 51 week tenancy).

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contribution towards CIL. D1 and D2 uses will sometimes include developments that are operated commercially (such as gyms) but with many new operations opening in existing floorspace, very little, if any CIL income could be secured.

## 7 Conclusions and recommendations

- 7.1 The results of our analysis indicate a degree of variation in viability of development in terms of different uses. 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 District, having regard to the least viable types of development 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 types of development. 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 *the* critical factor in determining whether a scheme is viable or not (with the relationship between scheme value, costs and land value benchmarks being far more important).
- 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.
- 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 continually monitors the market so that levels of CIL can be adjusted to reflect any future changes.
  - The ability of **residential schemes** to make CIL contributions varies between different parts of the District. Having regard to the need to set rates that are not at the margins of viability, our appraisals indicate that the following levels of CIL should not adversely impact on viability of development and delivery of the plan as a whole:
    - Leamington Spa and higher value rural areas (Zones B and D on the charging zones map): £190 - £200 per square metre;
    - Kenilworth (Zone C on the charging zones map): £140 per square metre;
    - Warwick, East Leamington Spa and lower value rural areas (Zone A on the charging zones map): £70 per square metre.
  - At current rent levels, **Office development** is unlikely to come forward in the short to medium term as the capital values generated are insufficient to cover development costs. We therefore recommend that the Council sets a **nil rate** for office development.
  - 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 **nil rate** for industrial and warehousing floorspace.
  - Retail developments in Leamington Spa's prime retail area generate sufficient surpluses to absorb a CIL of **£65 per square metre**, after allowing for a discount below the maximum rate.
  - Although the 2013 CIL Viability Study recommended a CIL be applied to **hotels**, our updated appraisals indicate that this will no longer be possible due to rising costs and relatively static capital values over the intervening period.
  - Residual values generated by **retail developments elsewhere** are unlikely to be sufficiently high to absorb a CIL charge. In any case, it is likely that a significant proportion of retail development will involve the re-use of existing retail space, so the differential in value between current and newly

developed space is modest in areas where rents are low. We therefore recommend a nil rate on retail development outside the prime Leamington Spa area.

- **Student housing** developments have capacity to absorb a CIL charge of up to £148 per square metre and we recommend a charge of £100 per square metre. This would apply to speculative private developments only, as the University would qualify for charitable relief for any residences that it develops itself.
- **Superstores, supermarket and retail parks** are capable of generating greater surplus value and could absorb a CIL of £151 per square metre. After allowing for a discount below the maximum rate, we suggest a CIL of **£105 per square metre**.
- **D1 and D2** uses often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. This type of facility is very unlikely to be built by the private sector. We therefore suggest that a nil rate of CIL be set for D1 uses.

7.4 For residential schemes, the application of CIL of is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme value, CIL will be a modest amount, typically accounting for less than 3% of value. Some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these schemes as they are unlikely to come forward during the life of the current Charging Schedule.

**Table 7.4.1: Suggested rates for DCS consultation**

Type of development	Zones B and D Much of Leamington Spa and rural higher value zone	Zone C Kenilworth	Zone A Warwick, East Leamington Spa and and rural lower value zone
Residential	£190 to £200	£140	£70
Strategic residential	£50 - £60	£25	Nil
Retail development – prime Leamington Spa	£65	Nil	Nil
Convenience based Superstores and supermarkets <sup>18</sup> and retail parks <sup>19</sup>	£105		
Student housing	£100		
Hotels	Nil		
Offices	Nil		
Industrial and warehousing	Nil		
D1 and D2 uses	Nil		

7.5 While there is no requirement for charging authorities to commit to a formal timescale for reviewing its CIL charging schedule, we recommend that the Council monitors the market on a regular basis. The proposed rates above allow a margin for movements in key variables, but if there are substantial movements in costs and values, a formal review of the CIL rates may be required. The Council may need to amend the rates in the future if significant changes occur.

7.6 The Council may also wish to consider developing an instalments policy which makes provision for distributing CIL payments over the development period of a scheme. This would help to minimise the cashflow impact of CIL in comparison to upfront payments.

<sup>18</sup> Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

<sup>19</sup> Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

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## Appendix 1 - SHLAA sites



**SITES WITHIN OR ON THE EDGE OF LEAMINGTON SPA AND WHITNASH**

<b>Site Ref</b>	<b>Site Name</b>	<b>Site Area</b>
L01	Lime Avenue	0.36
L02	R/O 22 Llewelyn Road	0.14
L03	R/O Bamburgh Grove	1.79
L04	Former Factory, Clarendon Street	0.10
L05	Trinity Storage Site, Queensway	1.50
L07	Land North of Milverton	83.30
<b>L09</b>	<b>Land at Grove Farm</b>	<b>62.18</b>
L10	Land South of Sydenham	7.56
L11	Golf Lane/ Fieldgate Lane	4.01
L12	Land at Golf Lane	0.26
L13	Soans Site & Land Adjacent	2.49
L14	Land at Woodside Farm	10.99
L15	Court Street/ Cumming Street	0.10
L16	77 Lillington Road	0.13
L17	Cubbington East	11.00
L18	Allotment Land, Rugby Road	2.23
L19	Land at North Cubbington	51.40
L20	Land at South Cubbington	16.00
L21	St Mary's Allotments, Radford Road	7.80
L22	Allotment Gardens, Coventry Road	1.50
L23	Land at Red House Farm, Champion Hills	11.53
L24	Confidential Site	0.27
L25	Confidential Site	0.24
L26	Confidential Site	0.67
L27	R/O Homebase	2.00
L28	Off Princes Drive	1.00
L30	Telephone Exchange	0.32
L31	Garage Site, Russell Street	0.37
L32	Jewsons & Quarry Street Dairy	1.60
L33	Court Street Opportunity Site	0.86
L34	Wise Street Opportunity Site	1.60
L35	Land at Station Approach	4.47
L36	Warwickshire College	5.78
L37	Riverside House	1.75
L38	Glebe Farm	53.20
L39	Land at Champion School/ S. Sydenham	51.49
L40	Leamington Cricket Club	3.19
L41	Castel Froma	1.14
L43	Waverley Equestrian Centre	1.72
L44	Confidential Site	0.40
L45	Leamington Fire Station	0.52
L46	Confidential Site	0.45
L47	Former Bath Place Community Venture	0.14
<b>L48</b>	<b>Land at Blackdown</b>	<b>66.74</b>

**SITES WITHIN OR ON THE EDGE OF WARWICK**

<b>Site Ref</b>	<b>Site Name</b>	<b>Site Area</b>
W01	Tamlea Building, Nelson Lane	0.48
W02	2-22 Northgate Street & Offices to Rear	0.54
W03	Heathcote Sewage Works	13.10
W04	Former Car Park at IBM	4.35
W05	Hintons Nursery, Coventry Road	1.61
W06	Land at Stratford Road	4.44
W07	Lower Heathcote Farm	122.90
W08	Land West of Europa Way	38.86
W09	Ponderosa, Wedgenock Lane	0.72
W10	Land to the South of Gallows Hill	14.90
W11	Campbell House, Stratford Road	1.70
W12	Home Farm, Longbridge	18.42
W13	Darsons Yard, Miller Road	0.84
W14	Land at Corner of Cross Street and Priory Road	0.02
W15	Confidential Site	0.37
W16	Confidential Site	0.29
W17	Confidential Site	0.16
W18	Land at Montague Road	3.49
W19	Land at Gogbrook Farm	2.50
W20	Warwick Gates Employment Land	9.77
W21	County Land Europa Way	24.43
W23	R/O Cherry Street	0.33
W24	64 West Street	0.06
W25	Nelson Club Car Park	0.12
<b>W26</b>	<b>Gallows Hill/ Europa way</b>	<b>21.53</b>
W27	The Asps, Europa Way	94.46
W28	Loes Farm, Guy's Cliffe	28.54
W29	Heathcote Farmhouse	0.46
W30	Confidential Site	0.98
W31	Confidential Site	0.78
W32	Warwick Fire Station	0.16
W33	Confidential Site	22.26
W34	Confidential Site	0.53
W35	West of Warwick Racecourse	

**SITES WITHIN OR ON THE EDGE OF KENILWORTH**

<b>Site Ref</b>	<b>Site Name</b>	<b>Site Area</b>
K01	Land at Thickthorn	16.51
K02	Crackley Triangle and east of Kenilworth Road	14.26
K03	North of Highland Road	3.26
K04	East of Inchbrook Road	3.67
K05	Kenilworth RFC Land off Rocky Lane	11.30
K06	Kenilworth Rugby Club	1.76
K07	Kenilworth Golf Club, Dalehouse Lane	4.02
K08	Common Lane Industrial Estate	2.97
K09	Jersey Farm, Glasshouse Lane	15.47
K10	Land to the West of Clinton Lane	1.54
K11	Land at New Street	1.83
K12	Land at Clinton Road	16.54
K13	Land at Crackley Lane/ Coventry Road	9.01
K14	Playing Fields at Coventry Road/ Princes Drive	3.13
K15	Talisman Theatre Site	0.13
<b>K17</b>	<b>Southcrest Farm, Glasshouse lane</b>	<b>16.79</b>
K18	Glasshouse Lane/ Crewe Lane	37.28
K19	Woodside Training Centre	15.01
K20	Kenilworth Wardens Cricket Club	4.75
K21	Oaks Farm	102.26
K22	Former Magistrates Court	0.21
K23	Confidential Site	0.65
K24	Confidential Site	0.34
K25	East of Warwick Road	5.68

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**SITES ON THE EDGE OF COVENTRY**

<b>Site Ref</b>	<b>Site Name</b>	<b>Site Area</b>
C01	Russells Garden Centre Baginton	7.87
C02	Land SW of Westwood Heath Road Burton Green	2.44
C03	Westwood Heath Road/Bockendon Road Westwood Heath	14.40
C04	Land at Oak Lea, Howes Lane Coventry	1.77
C05	Land off Cromwell Lane Burton Green	3.21
C06	King's Hill Lane, Finham Coventry	269.24
C07	Land at Mill Hill Baginton	9.97
C08	Russells Garden Centre East Baginton	2.34
C09	Lodge Farmhouse Westwood Heath	0.13
C10	Land south of Baginton Baginton	62.26
C12	Seven Acre Egg Farm Coventry	3.91
<b>C13</b>	<b>Lodge Farm Westwood Heath</b>	<b>30.48</b>
C14	Land North of Baginton - Junction A45/A46 Baginton	13.59
C15	Land off Church Road Baginton	2.75
C18	Hurst Farm South Burton Green	99.19
C19	Land at Baginton Baginton	363.00

**SITES IN THE RURAL AREA**

<b>Site Ref</b>	<b>Site Name</b>	<b>Site Area</b>
R01	The Valley, Radford Semele Radford Semele	0.14
R02	Hill Farm Bishops Tachbrook	18.54
R03	Tinkers Close Radford Semele	0.73
R04	Land adjacent to The Meadow House Lapworth	0.11
R06	Land South of Baddesley Clinton Baddesley Clinton	3.49
R07	Adjacent to Oak Gable Cottage Baddesley Clinton	0.38
R08	Land North of Oakley Cottage, Bedlam's End Chadwick End	0.78
R09	Barford House Barford	4.39
R10	South of Barford House Barford	0.83
R11	South of School Bishops Tachbrook	4.11
R12	Land north of Croft Close Bishops Tachbrook	1.84
R13	Shrewley Gate Nursery Shrewley	1.35
R14	Land east of Oakley Wood Road Bishops Tachbrook	2.54
R15	Land west of Wellesbourne Road Barford	0.17
R16	Sherbourne Nursery Barford	2.59
R17	Land at Brickyard Cottage Bishops Tachbrook	3.66
R18	Land NW of Rye Fields Bishops Tachbrook	0.61
R19	Land at Brickyard Farm Bishops Tachbrook	35.34
R20	Land at Brickyard Barn Bishops Tachbrook	0.28
R21	Land South of Radford Semele Radford Semele	2.62
R22	Land West of Bishop's Tachbrook Bishops Tachbrook	2.41
R23	Low Hill, Oakley Wood Road Bishops Tachbrook	0.37
R25	Ward's Hill & Snitterfield Lane Norton Lindsey	0.25
R26	Land West of Old Budbrooke Road Budbrooke	1.50
R27	Land Fronting Ward's Hill Norton Lindsey	0.90
R28	Land adj. Hall Farm Cottages Hunningham	0.20
R29	R/O 65 Lewis Road & Thornley Close Radford Semele	0.17
R30	Land south of Westham Lane Leamington Spa	1.25
R31	Land at Tachbrook Hill Farm Bishops Tachbrook	18.43
R33	South East of Convent Farm Baddesley Clinton	0.76
R34	Land West of Baddesley Clinton Baddesley Clinton	20.66
R35	Land at the Plough Eathorpe	0.20
R39	Land at Hatton Green Hatton	0.34
R40	Land at the Gatehouse Shrewley	0.42
R41	Land at Southam Road Radford Semele	7.78
R42	Land at Village Farm Offchurch	0.67
R43	Sydon's Piece Offchurch	3.84
R44	Canal Field, Offchurch Lane Radford Semele	2.58
R45	Canal Wharf, Offchurch Lane Radford Semele	1.14
R46	Land West of School Lane Radford Semele	14.06
R47	Land R/O Rectory Barford	0.28
R48	West of School Hill Offchurch	0.26
R49	Land off Green Lane, Little Shrewley Shrewley	0.32
R50	Land at Convent Farm Baddesley Clinton	0.28

<b>Site Ref</b>	<b>Site Name</b>	<b>Site Area</b>
R51	Land SE of Shrewley Common Shrewley	0.27
R52	New House Farm Bishops Tachbrook	47.60
R53	R/O The Hamlet Leek Wootton	3.36
R54	Land N of Hill Wootton Road Leek Wootton	1.80
R55	West of Mill Lane Barford	0.54
R56	South West Radford Semele Radford Semele	5.94
R57	Land off Moat Close, Bubbenhall Bubbenhall	1.00
R58	Land at Red Lane Burton Green	0.43
R59	Land off Pit Hill/ Church Road Bubbenhall	3.02
R60	Land R/O Lower End Bubbenhall	3.82
R61	Land off Ryton Road Bubbenhall	1.73
R62	Land Off Warwick Road Leek Wootton	4.59
R63	Land NW of Leek Wootton Leek Wootton	25.50
R64	Land NE of Leek Wootton (1&2) Leek Wootton	46.90
R65	R/O Savages Close Bishops Tachbrook	2.44
R66	Land fronting Old Warwick Road Lapworth	0.19
R67	Land Fronting Southam Road Radford Semele	3.38
R68	Sunnyside, Valley Road Radford Semele	2.23
R69	South of Elmdene Close Hatton	1.25
R70	North of Hatton Station Hatton	2.06
R71	West of Station Road Hatton	1.20
R72	Cubbington Wood Yard Cubbington	1.04
R73	Land off Starmer Place Hatton	0.60
R74	Land South of Arras Boulevard Hampton Magna	6.45
R75	407 Birmingham Road & Land to West Hatton	1.15
R76	Confidential Site Kenilworth	19.63
R77	Former Storage Depot Hatton	1.16
R78	Village Field (North) Eathorpe	0.60
R79	Village Field (South) Eathorpe	0.38
R80	Penns Lane Eathorpe	0.72
R81	Confidential Site Pinley Green	0.81

Note: highlighted sites have been tested as the five strategic sites in this study.

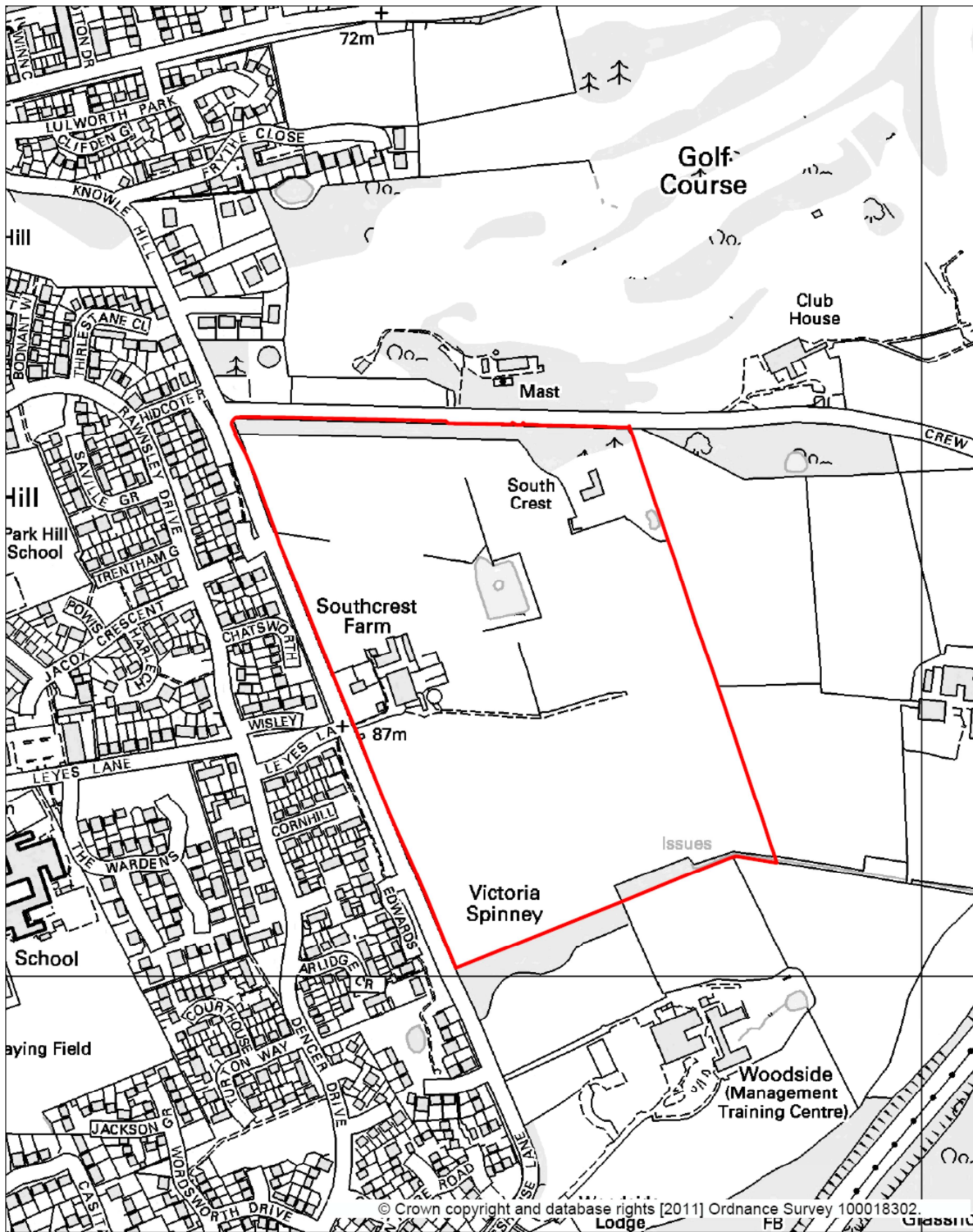
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## Appendix 2 - Strategic sites details from SHLAA

<b>Site Ref</b>	K17	<b>Site Name</b>	Southcrest Farm
<b>Site Size (Hectares)</b>	18.27	<b>Settlement</b>	Kenilworth
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	K18 Glasshouse Lane/ Crewe Lane; K19 Woodside Training Centre & K07 Kenilworth Golf Club		

<b>Suitability for Housing</b>						
<b>Location</b>	Adjacent to Kenilworth urban area					
<b>Policy Restrictions</b>	Green Belt					
<b>Physical Constraints</b>	Site slopes down towards A46. Surface water drainage potentially a problem in eastern part of site. Part of River Avon Local Wildlife Site traverses south eastern corner of the site					
<b>Potential Impacts</b>						
<b>Environmental Conditions</b>	Satisfactory, subject to mitigation against potential noise from A46					
<b>Overall Suitability</b>	Potentially suitable, subject to Green Belt amendment and significant buffer to contain surface water and protect properties from noise.					
<b>Availability</b>						
Available - the site is in the control of a developer						
<b>Achievability</b>						
Achievable with a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	50%	<b>Other Uses</b>	50%		
<b>Potential Capacity</b>	<b>30dph</b>	273	<b>40dph</b>	364	<b>50dph</b>	455
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	200	<b>2019/24</b>	115	<b>2024/29</b>	0





**WARWICK DISTRICT COUNCIL**

**K17 Southcrest Farm**

**LOCATION PLAN**

Scale: 1:5000	Drawn By: CP	Date: 21 October 2011	Grid Reference: 430570 E, 272355 N	North:
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

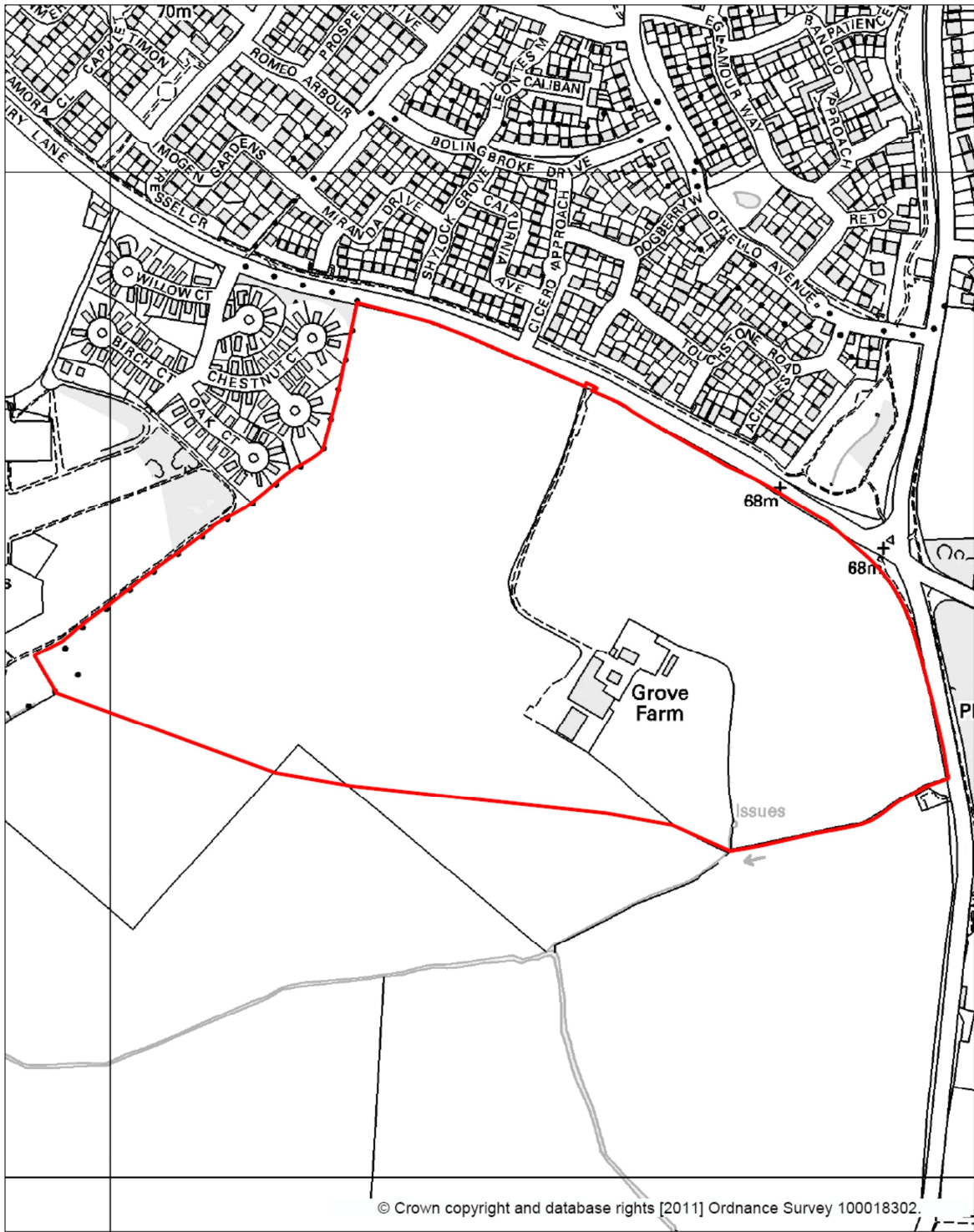
<b>Site Ref</b>	L09	<b>Site Name</b>	Land at Grove Farm
<b>Site Size (Hectares)</b>	62.18*	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	W07 Lower Heathcote Farm		

<b>Suitability for Housing</b>	
<b>Location</b>	Adjacent to Warwick/Leamington urban area
<b>Policy Restrictions</b>	Open Countryside
<b>Physical Constraints</b>	Adjacent to former sewage works – likely to require ground remediation works.
<b>Potential Impacts</b>	Impact on open countryside of medium/ high landscape value
<b>Environmental Conditions</b>	Satisfactory
<b>Overall Suitability</b>	Potentially suitable, subject to amendment to open countryside designation, landscaped buffer zone north of the Tach Brook and ground remediation.

<b>Availability</b>
*Landowners have expressed willingness to release 28.29ha of land for development with a further 19.93ha for open space.


<b>Achievability</b>
This site is understood to be achievable although the scale of development will require significant contributions towards improved infrastructure and services, including transport, education and health, and parks and open spaces. This may require third party land and the agreement of statutory bodies. Employment areas may also be required to provide the opportunity for people to live and work in close proximity.

<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	67%	<b>Other Uses</b>	33%		
<b>Potential Capacity</b>	<b>30dph</b>	569	<b>40dph</b>	758	<b>50dph</b>	948
<b>Timescale (in terms of practicality only)</b>	<b>2014/19</b>	200	<b>2019/24</b>	460	<b>2024/29</b>	0



**L09 Land at Grove Farm**

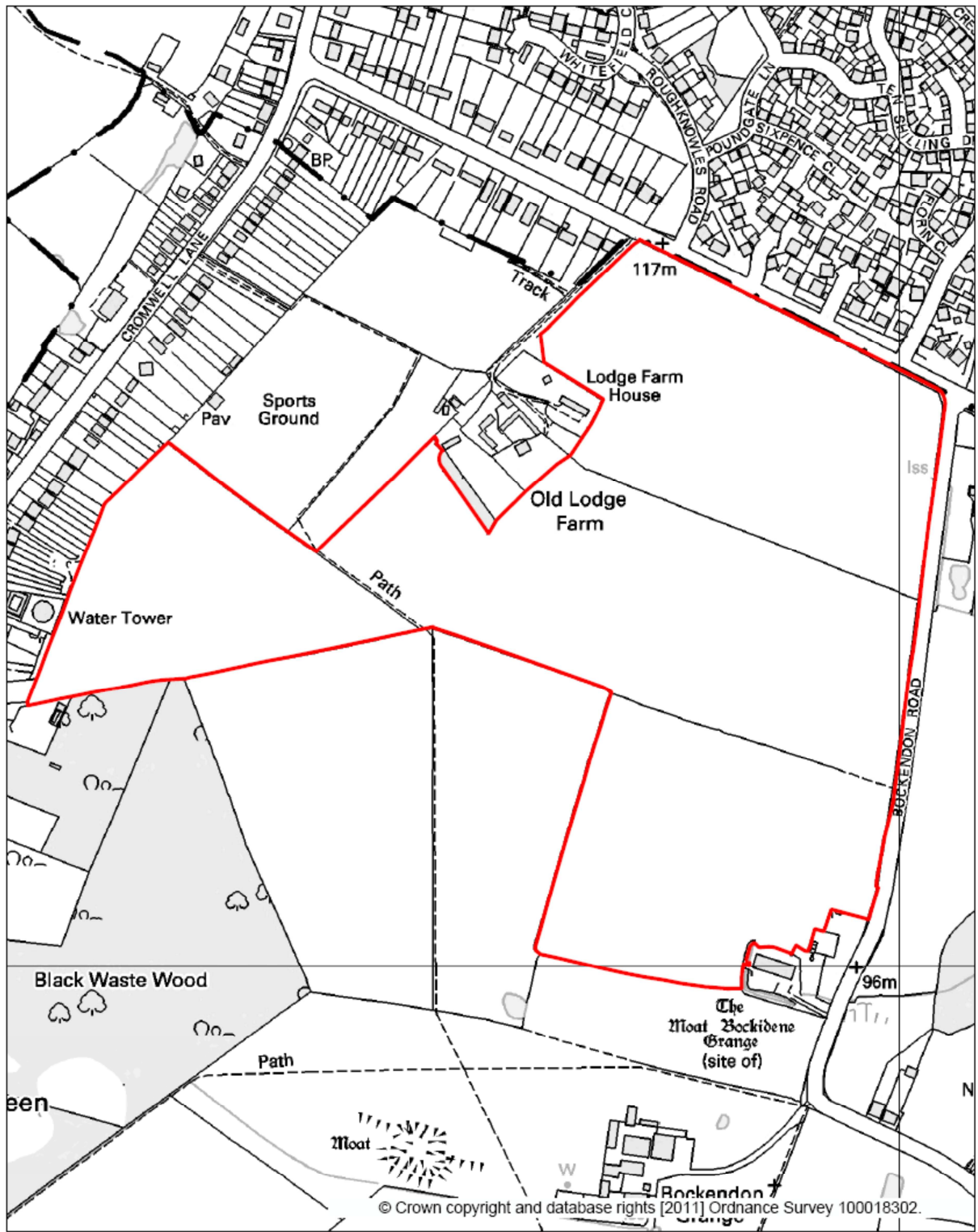
**LOCATION PLAN**

Scale: 1:5000      Drawn By: CP      Date: 20 October 2011      Grid Reference: 431376 E, 262556 N      North: 

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	C13	<b>Site Name</b>	Lodge Farm, Westwood Heath Road
<b>Site Size (Hectares)</b>	30.48	<b>Settlement</b>	Coventry
<b>Source</b>	SHLAA08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	C02, C03, C05, C09		

<b>Suitability for Housing</b>						
<b>Location</b>	Adjacent to Coventry urban area					
<b>Policy Restrictions</b>	Green Belt					
<b>Physical Constraints</b>	Public footpaths through site					
<b>Potential Impacts</b>	Extending development beyond a definable boundary into an area of high landscape value with no strong recognisable boundary to south. Brockendon Grange Pond & Black Waste Wood are potential SINC Loss of Grade 2 Agricultural Land					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable in part only (18.5 hectares) excluding southern extensions to site which could impact upon potential SINC. Any development would be subject to satisfactory measures to mitigate against impact on area of high landscape value					
<b>Availability</b>						
The owners have expressed a willingness to release the site for development						
<b>Achievability</b>						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	50%	<b>Other Uses</b>	50%		
<b>Potential Capacity</b>	<b>30dph</b>	278	<b>40dph</b>	370	<b>50dph</b>	462
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	325	<b>2024/29</b>	0



**C13 Lodge Farm, Westwood Heath Road**

**LOCATION PLAN**

Scale:  
1:5000

Drawn By:  
CP

Date:  
27 October 2011

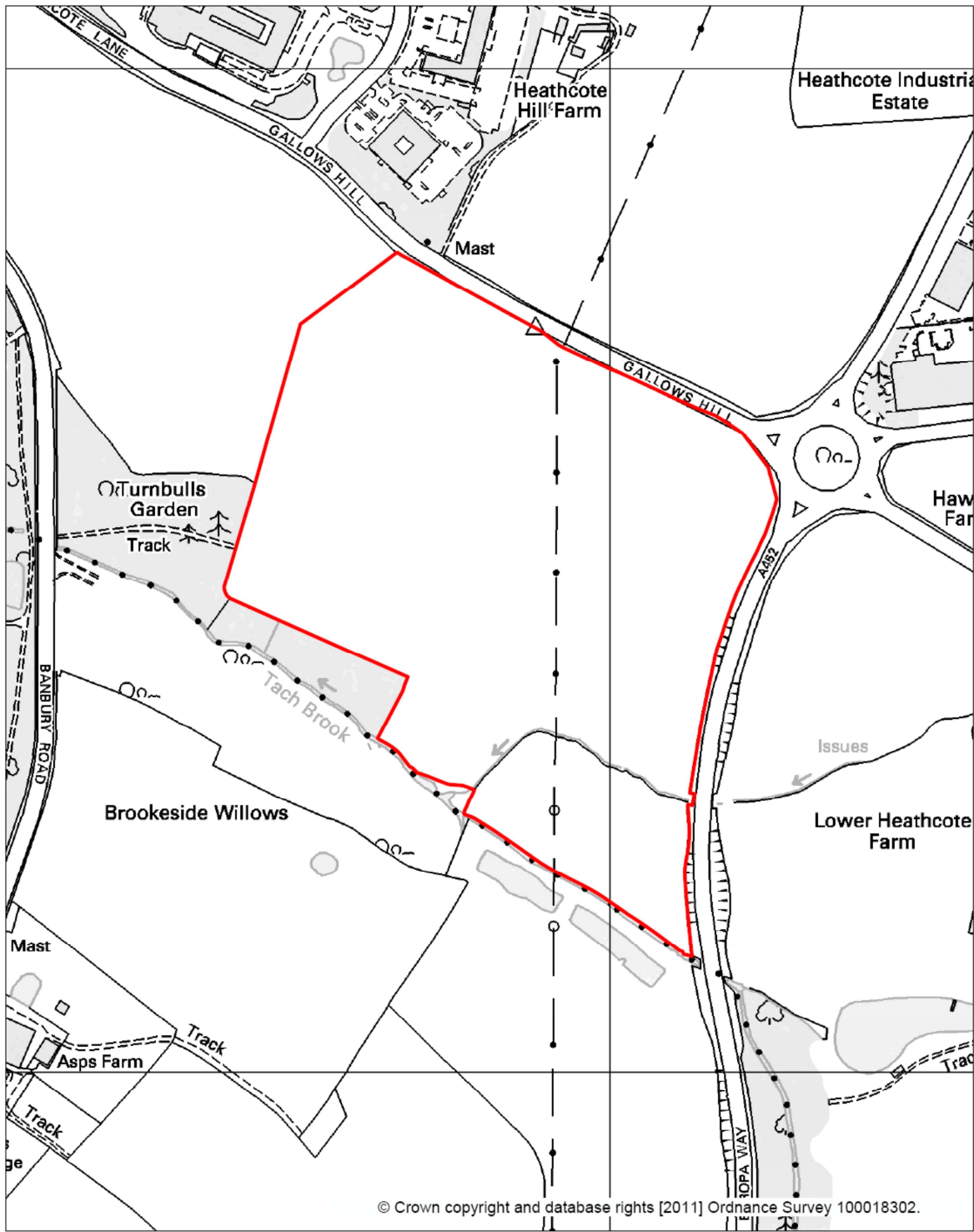
Grid Reference:  
427592 E, 276346 N

North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	W26	<b>Site Name</b>	Gallows Hill/ Europa Way
<b>Site Size (Hectares)</b>	21.53	<b>Settlement</b>	Warwick
<b>Source</b>	SHLAA 08	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>	W10 Land South of Gallows Hill; W27 The Asps		

<b>Suitability for Housing</b>						
<b>Location</b>	Open countryside and not adjacent to built up area					
<b>Policy Restrictions</b>	Open Countryside					
<b>Physical Constraints</b>	Small section of Flood Zones 2 and 3A to south of site. Overhead power lines 33kV and 132kV traverse the site. The site is classified as ALC Grade 2					
<b>Potential Impacts</b>	Impact on nearby Warwick Castle Registered Park and Garden of Special Historic Interest to the west of site. Impact on Potential SINC to south of site (New Waters & Nursery Wood) Impact on area of high landscape value Loss of Grade 2 Agricultural Land					
<b>Environmental Conditions</b>	Landfill to south of site – land remediation may be required					
<b>Overall Suitability</b>	Potentially suitable, subject to mitigation of impact on historic park and open countryside within an area of high landscape value.					
<b>Availability</b>						
Site promoter has expressed willingness to bring the site forward for development						
<b>Achievability</b>						
Achievable within a strong housing market and subject to appropriate contributions being made towards improving infrastructure and services.						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	50%	<b>Other Uses</b>	50%		
<b>Potential Capacity</b>	<b>30dph</b>	323	<b>40dph</b>	430	<b>50dph</b>	538
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	380	<b>2024/29</b>	0



**WARWICK DISTRICT COUNCIL**

**W26 Gallow's Hill/ Europa Way**

**LOCATION PLAN**

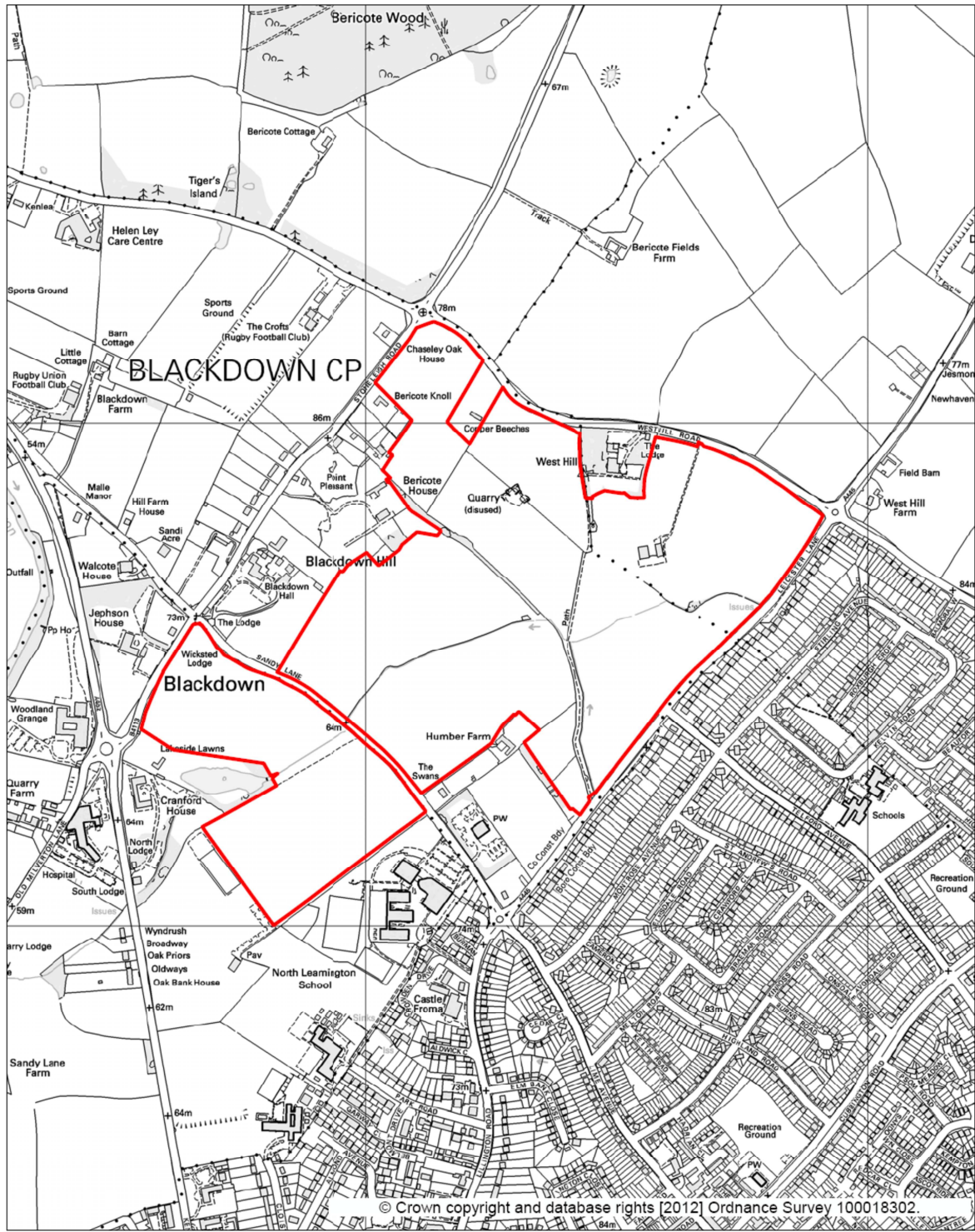
Scale: 1:5000	Drawn By: CP	Date: 21 October 2011	Grid Reference: 429880 E, 263451 N	North:
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Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

<b>Site Ref</b>	L48	<b>Site Name</b>	Land at Blackdown
<b>Site Size (Hectares)</b>	66.74	<b>Settlement</b>	Leamington Spa
<b>Source</b>	SHLAA11	<b>Land Type</b>	Greenfield
<b>Adjacent/ Overlapping Site</b>			

<b>Suitability for Housing</b>						
<b>Location</b>	On the edge of Leamington Spa built up area					
<b>Policy Restrictions</b>	Green Belt					
<b>Physical Constraints</b>	The site is within a Water Source Protection Zone and an Area of Groundwater Vulnerability. A minor watercourse traverses the site. A public footpath traverses the site. Topography – site slopes up to north east.					
<b>Potential Impacts</b>	Loss of Grade 2 agricultural land over large area of site Area of High Landscape Value No recent detailed information on bio-diversity but previous surveys suggest that none of the findings give cause for concern. Further work will be undertaken.					
<b>Environmental Conditions</b>	Satisfactory					
<b>Overall Suitability</b>	Potentially suitable subject to alteration of Green Belt boundary.					
<b>Availability</b>						
Owner of large part of site has expressed willingness to make the site available						
<b>Achievability</b>						
Development is understood to be achievable, subject to the market, although the scale of the development will require significant contributions towards improved infrastructure and services, including transport, education, health, parks and open spaces. Employment areas may also be required to provide the opportunity for people to live and work in close proximity						
<b>Housing Capacity</b>						
<b>Development Mix</b>	<b>Housing</b>	50%	<b>Other Uses</b>	50%		
<b>Potential Capacity</b>	<b>30dph</b>	1,000	<b>40dph</b>	1,330	<b>50dph</b>	1,670
<b>Timeframe (in terms of practicality only)</b>	<b>2014/19</b>	0	<b>2019/24</b>	470	<b>2024/29</b>	700





**L48 Land at Blackdown**

**LOCATION PLAN**

Scale:  
1:10000

Drawn By:  
DR

Date:  
17 May 2012

Grid Reference:  
432248 E, 268612 N

North:

Development Services: P.O. Box 2178, Riverside House, Milverton Hill, Royal Leamington Spa. CV32 5QH.  
Telephone: (01926) 450000. Facsimile: (01926) 456542.

## Appendix 3 - Residential appraisal results

**Community Infrastructure Levy Viability**  
**Warwick District Council**  
**Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.  
**40% affordable housing**

**Site type** **Type 1 - 4 units, houses, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	0	100
Leamington Spa	200	300	300	300
Kenilworth	#N/A	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	60	160	260

**Site type** **Type 2 - 8 units, houses, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	40	120
Leamington Spa	300	300	300	300
Kenilworth	80	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	140	200	280

**Site type** **Type 3 - 25 units, houses & flats, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	0	300	300	300
Kenilworth	#N/A	160	280	300
Rural areas (higher value)	220	300	300	300
Rural areas (lower value)	#N/A	#N/A	20	140

**Site type** **Type 4 - 35 units, houses & flats, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	300	300	300
Kenilworth	#N/A	80	220	300
Rural areas (higher value)	40	300	300	300
Rural areas (lower value)	#N/A	#N/A	#N/A	100

**Site type** **Type 5 - 50 units, houses & flats, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	100	300	300	300
Kenilworth	#N/A	60	120	180
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy Viability  
Warwick District Council  
Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.  
**40% affordable housing**

**Site type Type 6 - 65 units, houses & flats, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	80	300	300	300
Kenilworth	#N/A	80	160	220
Rural areas (higher value)	280	300	300	300
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

**Site type Type 7 - 75 units, houses, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	240	300	300
Kenilworth	#N/A	#N/A	120	280
Rural areas (higher value)	#N/A	300	300	300
Rural areas (lower value)	#N/A	#N/A	#N/A	20

**Site type Type 8 - 75 units, houses, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	0	300	300	300
Kenilworth	#N/A	160	260	300
Rural areas (higher value)	200	300	300	300
Rural areas (lower value)	#N/A	#N/A	20	120

**Site type Type 9 - 100 units, flats, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	#N/A	#N/A	#N/A
Kenilworth	#N/A	#N/A	#N/A	#N/A
Rural areas (higher value)	#N/A	#N/A	#N/A	40
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 1

100% houses
No of units 4 units
Density: 35 dph
CSH level: 4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	0.17 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	66,002	386,938	-662,812	-113,062	15,938	139,938
20	60,591	355,215	-694,535	-144,785	-15,785	108,215
40	56,315	330,145	-719,605	-169,855	-40,855	83,145
60	52,039	305,076	-744,674	-194,924	-65,924	58,076
80	47,762	280,006	-769,744	-219,994	-90,994	33,006
100	43,486	254,937	-794,813	-245,063	-116,063	7,937
120	39,210	229,868	-819,882	-270,132	-141,132	-17,132
140	34,934	204,798	-844,952	-295,202	-166,202	-42,202
160	30,657	179,729	-870,021	-320,271	-191,271	-67,271
180	26,381	154,660	-895,090	-345,340	-216,340	-92,340
200	22,105	129,590	-920,160	-370,410	-241,410	-117,410
220	17,829	104,521	-945,229	-395,479	-266,479	-142,479
240	13,552	79,451	-970,299	-420,549	-291,549	-167,549
260	9,276	54,382	-995,368	-445,618	-316,618	-192,618
280	5,000	29,313	-1,020,437	-470,687	-341,687	-217,687
300	724	4,243	-1,045,507	-495,757	-366,757	-242,757

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£100

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£227,334	1,332,746	282,996	832,746	961,746	1,085,746
20	219,149	1,284,759	235,009	784,759	913,759	1,037,759
40	214,872	1,259,689	209,939	759,689	888,689	1,012,689
60	210,596	1,234,620	184,870	734,620	863,620	987,620
80	206,320	1,209,551	159,801	709,551	838,551	962,551
100	202,044	1,184,481	134,731	684,481	813,481	937,481
120	197,767	1,159,412	109,662	659,412	788,412	912,412
140	193,491	1,134,342	84,592	634,342	763,342	887,342
160	189,215	1,109,273	59,523	609,273	738,273	862,273
180	184,939	1,084,204	34,454	584,204	713,204	837,204
200	180,663	1,059,134	9,384	559,134	688,134	812,134
220	176,386	1,034,065	-15,685	534,065	663,065	787,065
240	172,110	1,008,996	-40,754	508,996	637,996	761,996
260	167,834	983,926	-65,824	483,926	612,926	736,926
280	163,558	958,857	-90,893	458,857	587,857	711,857
300	159,281	933,787	-115,963	433,787	562,787	686,787

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	157,807	925,144	-124,606	425,144	554,144	678,144
20	150,817	884,163	-165,587	384,163	513,163	637,163
40	146,540	859,093	-190,657	359,093	488,093	612,093
60	142,264	834,024	-215,726	334,024	463,024	587,024
80	137,988	808,955	-240,795	308,955	437,955	561,955
100	133,712	783,885	-265,865	283,885	412,885	536,885
120	129,436	758,816	-290,934	258,816	387,816	511,816
140	125,159	733,746	-316,004	233,746	362,746	486,746
160	120,883	708,677	-341,073	208,677	337,677	461,677
180	116,607	683,608	-366,142	183,608	312,608	436,608
200	112,331	658,538	-391,212	158,538	287,538	411,538
220	108,054	633,469	-416,281	133,469	262,469	386,469
240	103,778	608,399	-441,351	108,399	237,399	361,399
260	99,502	583,330	-466,420	83,330	212,330	336,330
280	95,226	558,261	-491,489	58,261	187,261	311,261
300	90,949	533,191	-516,559	33,191	162,191	286,191

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	274,944	1,611,858	562,108	1,111,858	1,240,858	1,364,858
20	265,939	1,559,066	509,316	1,059,066	1,188,066	1,312,066
40	261,663	1,533,996	484,246	1,033,996	1,162,996	1,286,996
60	257,386	1,508,927	459,177	1,008,927	1,137,927	1,261,927
80	253,110	1,483,858	434,108	983,858	1,112,858	1,236,858
100	248,834	1,458,788	409,038	958,788	1,087,788	1,211,788
120	244,558	1,433,719	383,969	933,719	1,062,719	1,186,719
140	240,281	1,408,650	358,900	908,650	1,037,650	1,161,650
160	236,005	1,383,580	333,830	883,580	1,012,580	1,136,580
180	231,729	1,358,511	308,761	858,511	987,511	1,111,511
200	227,453	1,333,441	283,691	833,441	962,441	1,086,441
220	223,176	1,308,372	258,622	808,372	937,372	1,061,372
240	218,900	1,283,303	233,553	783,303	912,303	1,036,303
260	214,624	1,258,233	208,483	758,233	887,233	1,011,233
280	210,348	1,233,164	183,414	733,164	862,164	986,164
300	206,072	1,208,094	158,344	708,094	837,094	961,094

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 1

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	99,958	586,002	-463,748	86,002	215,002	339,002
20	93,962	550,852	-498,898	50,852	179,852	303,852
40	89,686	525,782	-523,968	25,782	154,782	278,782
60	85,409	500,713	-549,037	713	129,713	253,713
80	81,133	475,644	-574,106	-24,366	104,644	228,644
100	76,857	450,574	-599,176	-49,426	79,574	203,574
120	72,581	425,505	-624,245	-74,495	54,505	178,505
140	68,305	400,436	-649,314	-99,564	29,436	153,436
160	64,028	375,366	-674,384	-124,634	4,366	128,366
180	59,752	350,297	-699,453	-149,703	-20,703	103,297
200	55,476	325,227	-724,523	-174,773	-45,773	78,227
220	51,200	300,158	-749,592	-199,842	-70,842	53,158
240	46,923	275,089	-774,661	-224,911	-95,911	28,089
260	42,647	250,019	-799,731	-249,981	-120,981	3,019
280	38,371	224,950	-824,800	-275,050	-146,050	-22,050
300	34,095	199,880	-849,870	-300,120	-171,120	-47,120

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£160	£260

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site	Fmr Community/LA	Greenfield higher	Greenfield lower
£1,049,750	£500,000	£371,000	£247,000

Site type	2
	100% houses
No of units	8 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	0.23 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £9073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	110,865	485,033	-564,717	-14,967	114,033	238,033
20	100,870	441,306	-608,444	-58,694	70,306	194,306
40	92,782	405,921	-643,829	-94,079	34,921	158,921
60	84,695	370,540	-679,210	-129,460	-460	123,540
80	76,607	335,155	-714,595	-164,845	-35,845	88,155
100	68,519	299,770	-749,980	-200,230	-71,230	52,770
120	60,431	264,385	-785,365	-235,615	-106,615	17,385
140	52,343	229,000	-820,750	-271,000	-142,000	-18,000
160	44,255	193,615	-856,135	-306,385	-177,385	-53,385
180	36,167	158,230	-891,520	-341,770	-212,770	-88,770
200	28,079	122,846	-926,904	-377,154	-248,154	-124,154
220	19,991	87,461	-962,289	-412,539	-283,539	-159,539
240	11,904	52,076	-997,674	-447,924	-318,924	-194,924
260	3,816	16,691	-1,033,059	-483,309	-354,309	-230,309
280	-4,342	-18,996	-1,068,444	-518,694	-389,696	-265,696
300	-12,562	-54,958	-1,104,708	-554,958	-425,958	-301,958

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£40	£120

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	414,490	1,813,392	763,642	1,313,392	1,442,392	1,566,392
20	399,403	1,747,389	697,639	1,247,389	1,376,389	1,500,389
40	391,446	1,712,576	662,826	1,212,576	1,341,576	1,465,576
60	383,464	1,677,653	627,903	1,177,653	1,306,653	1,430,653
80	375,376	1,642,688	592,518	1,142,688	1,271,688	1,395,688
100	367,288	1,607,683	557,133	1,107,683	1,236,683	1,360,683
120	359,200	1,572,638	521,748	1,072,638	1,201,638	1,325,638
140	351,112	1,537,553	486,363	1,037,553	1,166,553	1,290,553
160	343,024	1,502,428	450,978	1,002,428	1,131,428	1,255,428
180	334,936	1,467,263	415,593	967,263	1,096,263	1,220,263
200	326,848	1,432,058	380,208	932,058	1,061,058	1,185,058
220	318,760	1,396,813	344,823	896,813	1,025,813	1,149,813
240	310,672	1,361,528	309,438	861,528	990,528	1,114,528
260	302,584	1,326,203	274,053	826,203	955,203	1,079,203
280	294,496	1,290,838	238,668	790,838	919,838	1,043,838
300	286,408	1,255,433	203,283	755,433	884,433	1,008,433

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	283,853	1,241,855	192,105	741,855	870,855	994,855
20	270,882	1,185,111	135,361	685,111	814,111	938,111
40	262,794	1,149,726	99,976	649,726	778,726	902,726
60	254,706	1,114,341	64,591	614,341	743,341	867,341
80	246,618	1,078,956	29,206	578,956	707,956	831,956
100	238,530	1,043,571	-6,179	543,571	672,571	796,571
120	230,443	1,008,186	-41,560	508,186	637,186	761,186
140	222,355	972,801	-76,945	472,801	601,801	725,801
160	214,267	937,416	-112,330	437,416	566,416	690,416
180	206,179	902,031	-147,715	402,031	531,031	655,031
200	198,092	866,646	-183,100	366,646	495,646	619,646
220	190,004	831,261	-218,485	331,261	460,261	584,261
240	181,916	795,876	-253,870	295,876	424,876	548,876
260	173,828	760,491	-289,255	260,491	389,491	513,491
280	165,740	725,106	-324,640	225,106	354,106	478,106
300	157,652	689,721	-360,024	189,721	318,721	442,721

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	503,177	2,201,399	1,151,649	1,701,399	1,830,399	1,954,399
20	486,565	2,128,722	1,078,972	1,628,722	1,757,722	1,881,722
40	478,607	2,093,905	1,044,155	1,593,905	1,722,905	1,846,905
60	470,649	2,059,091	1,009,341	1,559,091	1,688,091	1,812,091
80	462,691	2,024,273	974,523	1,524,273	1,653,273	1,777,273
100	454,734	1,989,460	939,710	1,489,460	1,618,460	1,742,460
120	446,776	1,954,647	904,897	1,454,647	1,583,647	1,707,647
140	438,818	1,919,834	870,079	1,419,829	1,548,829	1,672,829
160	430,861	1,885,021	835,265	1,385,015	1,514,015	1,638,015
180	422,903	1,850,208	800,448	1,350,198	1,479,198	1,603,198
200	414,945	1,815,395	765,634	1,315,384	1,444,384	1,568,384
220	406,987	1,780,582	730,817	1,280,567	1,409,567	1,533,567
240	398,930	1,745,769	696,004	1,245,754	1,374,754	1,498,754
260	390,972	1,710,956	661,191	1,210,941	1,339,941	1,463,941
280	382,915	1,676,143	626,378	1,176,128	1,305,128	1,429,128
300	374,858	1,641,330	591,565	1,141,315	1,270,315	1,394,315

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 2

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	174,847	764,954	-284,796	264,954	393,954	517,954
20	163,751	716,411	-333,339	216,411	345,411	469,411
40	155,664	681,030	-368,720	181,030	310,030	434,030
60	147,576	645,645	-404,105	145,645	274,645	398,645
80	139,488	610,260	-439,490	110,260	239,260	363,260
100	131,400	574,875	-474,875	74,875	203,875	327,875
120	123,312	539,490	-510,260	39,490	168,490	292,490
140	115,224	504,105	-545,645	4,105	133,105	257,105
160	107,136	468,720	-581,030	-31,280	97,720	221,720
180	99,048	433,335	-616,415	-66,665	62,335	186,335
200	90,960	397,950	-651,800	-102,050	26,950	150,950
220	82,873	362,570	-687,180	-137,430	-8,430	115,570
240	74,785	327,185	-722,565	-172,815	-43,815	80,185
260	66,697	291,800	-757,950	-208,200	-79,200	44,800
280	58,609	256,415	-793,335	-243,585	-114,585	9,415
300	50,521	221,030	-828,720	-278,970	-149,970	-25,970

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£140	£200	£280



Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 3

90/10% Hse/Flat	
No of units	25 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	1.07 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	253,938	238,194	-811,556	-261,806	-132,806	-8,806
20	225,571	211,586	-838,164	-288,414	-159,414	-35,414
40	201,572	189,074	-860,676	-310,926	-181,926	-57,926
60	177,572	166,562	-883,188	-333,438	-204,438	-80,438
80	153,572	144,051	-905,699	-355,949	-226,949	-102,949
100	129,573	121,539	-928,211	-378,461	-249,461	-125,461
120	105,573	99,027	-950,723	-400,973	-271,973	-147,973
140	81,573	76,516	-973,234	-423,484	-294,484	-170,484
160	57,574	54,004	-995,746	-445,996	-316,996	-192,996
180	33,574	31,492	-1,018,258	-468,508	-339,508	-215,508
200	9,574	8,981	-1,040,769	-491,019	-362,019	-238,019
220	-14,661	-13,752	-1,063,280	-513,531	-384,531	-260,531
240	-39,053	-36,632	-1,085,791	-536,042	-407,042	-283,042
260	-63,445	-59,512	-1,108,302	-558,553	-429,553	-305,553
280	-87,837	-82,391	-1,130,813	-581,064	-452,064	-328,064
300	-112,230	-105,272	-1,153,324	-603,575	-474,575	-350,575

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,146,118	1,075,059	25,309	575,059	704,059	828,059
20	1,102,406	1,034,057	-15,693	534,057	663,057	787,057
40	1,078,406	1,011,545	-38,205	511,545	640,545	764,545
60	1,054,407	989,033	-60,717	489,033	618,033	742,033
80	1,030,407	966,522	-83,228	466,522	595,522	719,522
100	1,006,407	944,010	-105,740	444,010	573,010	697,010
120	982,408	921,498	-128,252	421,498	550,498	674,498
140	958,408	898,987	-150,763	398,987	527,987	651,987
160	934,408	876,475	-173,275	376,475	505,475	629,475
180	910,409	853,963	-195,787	353,963	482,963	606,963
200	886,409	831,452	-218,298	331,452	460,452	584,452
220	862,409	808,940	-240,810	308,940	437,940	561,940
240	838,410	786,428	-263,322	286,428	415,428	539,428
260	814,411	763,917	-285,833	263,917	392,917	516,917
280	790,411	741,406	-308,344	241,406	370,406	494,406
300	766,411	718,894	-330,856	218,894	347,894	471,894

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	761,626	714,406	-335,344	214,406	343,406	467,406
20	724,527	679,606	-370,144	179,606	308,606	432,606
40	700,528	657,095	-392,655	157,095	286,095	410,095
60	676,528	634,584	-415,166	134,584	263,584	387,584
80	652,529	612,072	-437,678	112,072	241,072	365,072
100	628,529	589,560	-460,190	89,560	218,560	342,560
120	604,529	567,049	-482,701	67,049	196,049	320,049
140	580,530	544,537	-505,213	44,537	173,537	297,537
160	556,530	522,025	-527,725	22,025	151,025	275,025
180	532,530	499,514	-550,236	-486	128,514	252,514
200	508,531	477,002	-572,748	-22,998	106,002	230,002
220	484,531	454,490	-595,260	-45,510	83,490	207,490
240	460,531	431,978	-617,772	-68,022	60,978	184,978
260	436,532	409,467	-640,283	-90,533	38,467	162,467
280	412,532	386,955	-662,795	-113,045	15,955	139,955
300	388,532	364,443	-685,307	-135,557	-6,557	117,443

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£160	£280	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,406,464	1,319,264	269,514	819,264	948,264	1,072,264
20	1,358,661	1,274,424	224,674	774,424	903,424	1,027,424
40	1,338,048	1,252,275	202,525	752,275	881,275	1,005,275
60	1,311,435	1,230,126	180,376	730,126	859,126	983,126
80	1,287,821	1,207,976	158,226	707,976	836,976	960,976
100	1,264,208	1,185,827	136,077	685,827	814,827	938,827
120	1,240,595	1,163,678	113,928	663,678	792,678	916,678
140	1,216,980	1,141,528	91,778	641,528	770,528	894,528
160	1,193,367	1,119,378	69,628	619,378	748,378	872,378
180	1,169,754	1,097,228	47,478	597,228	726,228	850,228
200	1,146,141	1,075,078	25,328	575,078	704,078	828,078
220	1,122,528	1,052,928	3,178	552,928	681,928	805,928
240	1,098,915	1,030,778	-18,972	530,778	659,778	783,778
260	1,075,302	1,008,628	-40,822	508,628	637,628	761,628
280	1,051,689	986,478	-62,672	486,478	615,478	739,478
300	1,028,076	964,328	-84,522	464,328	593,328	717,328

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£220	£300	£300	£300

Site type 3

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	441,713	414,327	-635,423	-85,673	43,327	167,327
20	410,116	384,689	-665,061	-115,311	13,689	137,689
40	386,117	362,177	-687,573	-137,823	-8,823	115,177
60	362,117	339,666	-710,084	-160,334	-31,334	92,666
80	338,117	317,154	-732,596	-182,846	-53,846	70,154
100	314,119	294,643	-755,107	-205,357	-76,357	47,643
120	290,119	272,132	-777,618	-227,868	-98,868	25,132
140	266,119	249,620	-800,130	-250,380	-121,380	2,620
160	242,120	227,108	-822,642	-272,892	-143,892	-19,892
180	218,120	204,596	-845,154	-295,404	-166,404	-42,404
200	194,120	182,085	-867,665	-317,915	-188,915	-64,915
220	170,121	159,573	-890,177	-340,427	-211,427	-87,427
240	146,121	137,061	-912,689	-362,939	-233,939	-109,939
260	122,121	114,550	-935,200	-385,450	-256,450	-132,450
280	98,122	92,038	-957,712	-407,962	-278,962	-154,962
300	74,122	69,526	-980,224	-430,474	-301,474	-177,474

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£140

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 4

90/10% Hse/Flat	
No of units	35 units
Density:	30 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	1.74 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	352,995	202,720	-847,030	-297,280	-168,280	-44,280
20	313,833	180,230	-869,520	-319,770	-190,770	-66,770
40	280,743	161,226	-888,524	-338,774	-209,774	-85,774
60	247,652	142,223	-907,527	-357,777	-228,777	-104,777
80	214,561	123,219	-926,531	-376,781	-247,781	-123,781
100	181,471	104,216	-945,534	-395,784	-266,784	-142,784
120	148,380	85,212	-964,538	-414,788	-285,788	-161,788
140	115,289	66,209	-983,541	-433,791	-304,791	-180,791
160	82,199	47,205	-1,002,545	-452,795	-323,795	-199,795
180	49,107	28,202	-1,021,548	-471,798	-342,798	-218,798
200	16,016	9,198	-1,040,552	-490,802	-361,802	-237,802
220	-17,353	-9,966	-1,059,716	-509,966	-380,966	-256,966
240	-50,985	-29,280	-1,079,030	-529,280	-400,280	-276,280
260	-84,617	-48,594	-1,098,344	-548,594	-419,594	-295,594
280	-118,248	-67,908	-1,117,658	-567,908	-438,908	-314,908
300	-151,881	-87,223	-1,136,973	-587,223	-458,223	-334,223

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,583,131	909,170	-140,580	409,170	538,170	662,170
20	1,522,812	874,529	-175,221	374,529	503,529	627,529
40	1,480,721	855,526	-194,224	355,526	484,526	608,526
60	1,456,630	836,522	-213,228	336,522	465,522	589,522
80	1,423,540	817,519	-232,231	317,519	446,519	570,519
100	1,390,449	798,515	-251,235	298,515	427,515	551,515
120	1,357,358	779,512	-270,238	279,512	408,512	532,512
140	1,324,268	760,508	-289,242	260,508	389,508	513,508
160	1,291,177	741,505	-308,245	241,505	370,505	494,505
180	1,258,086	722,501	-327,249	222,501	351,501	475,501
200	1,224,996	703,498	-346,252	203,498	332,498	456,498
220	1,191,905	684,494	-365,256	184,494	313,494	437,494
240	1,158,814	665,490	-384,260	165,490	294,490	418,490
260	1,125,724	646,487	-403,263	146,487	275,487	399,487
280	1,092,633	627,484	-422,266	127,484	256,484	380,484
300	1,059,542	608,480	-441,270	108,480	237,480	361,480

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,052,994	604,720	-445,030	104,720	233,720	357,720
20	1,001,793	575,316	-474,434	75,316	204,316	328,316
40	968,702	556,312	-493,438	56,312	185,312	309,312
60	935,611	537,308	-512,442	37,308	166,308	290,308
80	902,521	518,305	-531,445	18,305	147,305	271,305
100	869,430	499,301	-550,449	-699	128,301	252,301
120	836,339	480,298	-569,452	-19,702	109,298	233,298
140	803,249	461,295	-588,455	-38,705	90,295	214,295
160	770,158	442,291	-607,459	-57,709	71,291	195,291
180	737,068	423,288	-626,462	-76,712	52,288	176,288
200	703,977	404,284	-645,466	-95,716	33,284	157,284
220	670,886	385,280	-664,470	-114,720	14,280	138,280
240	637,796	366,277	-683,473	-133,723	-4,723	119,277
260	604,705	347,274	-702,476	-152,726	-23,726	100,274
280	571,614	328,270	-721,480	-171,730	-42,730	81,270
300	538,524	309,267	-740,483	-190,733	-61,733	62,267

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£220	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,942,050	1,115,291	65,541	615,291	744,291	868,291
20	1,876,091	1,077,412	27,662	577,412	706,412	830,412
40	1,843,532	1,058,714	8,964	558,714	687,714	811,714
60	1,810,974	1,040,017	-9,733	540,017	669,017	793,017
80	1,778,416	1,021,319	-28,431	521,319	650,319	774,319
100	1,745,858	1,002,621	-47,129	502,621	631,621	755,621
120	1,713,299	983,923	-65,827	483,923	612,923	736,923
140	1,680,742	965,226	-84,524	465,226	594,226	718,226
160	1,647,948	946,393	-103,357	446,393	575,393	699,393
180	1,614,857	927,389	-122,361	427,389	556,389	680,389
200	1,581,766	908,385	-141,365	408,385	537,385	661,385
220	1,548,676	889,382	-160,368	389,382	518,382	642,382
240	1,515,585	870,379	-179,371	370,379	499,379	623,379
260	1,482,494	851,375	-198,375	351,375	480,375	604,375
280	1,449,404	832,372	-217,378	332,372	461,372	585,372
300	1,416,313	813,368	-236,382	313,368	442,368	566,368

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£300	£300	£300

Site type 4

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	611,899	351,405	-698,345	-148,595	-19,595	104,405
20	569,284	326,357	-723,393	-173,643	-44,643	79,357
40	535,194	307,354	-742,396	-192,646	-63,646	60,354
60	502,103	288,350	-761,400	-211,650	-82,650	41,350
80	469,012	269,347	-780,403	-230,653	-101,653	22,347
100	435,922	250,344	-799,406	-249,656	-120,656	3,344
120	402,831	231,340	-818,410	-268,660	-139,660	-15,660
140	369,740	212,336	-837,414	-287,664	-158,664	-34,664
160	336,650	193,333	-856,417	-306,667	-177,667	-53,667
180	303,559	174,329	-875,421	-325,671	-196,671	-72,671
200	270,468	155,326	-894,424	-344,674	-215,674	-91,674
220	237,378	136,323	-913,427	-363,677	-234,677	-110,677
240	204,287	117,319	-932,431	-382,681	-253,681	-129,681
260	171,196	98,315	-951,435	-401,685	-272,685	-148,685
280	138,106	79,312	-970,438	-420,688	-291,688	-167,688
300	105,015	60,308	-989,442	-439,692	-310,692	-186,692

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£100

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 5

50/50% Hse/Flat
No of units 50 units
Density: 50 dph
CSH level: 4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-223,827	-223,827	-1,273,577	-723,827	-594,827	-470,827
20	-262,040	-262,040	-1,311,790	-762,040	-633,040	-509,040
40	-304,101	-304,101	-1,353,851	-804,101	-675,101	-551,101
60	-346,163	-346,163	-1,395,913	-846,163	-717,163	-593,163
80	-388,225	-388,225	-1,437,975	-888,225	-759,225	-635,225
100	-430,287	-430,287	-1,480,037	-930,287	-801,287	-677,287
120	-472,349	-472,349	-1,522,099	-972,349	-843,349	-719,349
140	-514,410	-514,410	-1,564,160	-1,014,410	-885,410	-761,410
160	-556,472	-556,472	-1,606,222	-1,056,472	-927,472	-803,472
180	-598,533	-598,533	-1,648,283	-1,098,533	-969,533	-845,533
200	-640,595	-640,595	-1,690,345	-1,140,595	-1,011,595	-887,595
220	-682,657	-682,657	-1,732,407	-1,182,657	-1,053,657	-929,657
240	-724,719	-724,719	-1,774,469	-1,224,719	-1,095,719	-971,719
260	-766,781	-766,781	-1,816,531	-1,266,781	-1,137,781	-1,013,781
280	-808,842	-808,842	-1,858,592	-1,308,842	-1,179,842	-1,055,842
300	-850,904	-850,904	-1,900,654	-1,350,904	-1,221,904	-1,097,904

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,307,305	1,307,305	257,555	807,305	936,305	1,060,305
20	1,243,436	1,243,436	193,686	743,436	872,436	996,436
40	1,202,052	1,202,052	152,302	702,052	831,052	955,052
60	1,160,667	1,160,667	110,917	660,667	789,667	913,667
80	1,119,282	1,119,282	69,532	619,282	748,282	872,282
100	1,077,897	1,077,897	28,147	577,897	706,897	830,897
120	1,036,512	1,036,512	-13,238	536,512	665,512	789,512
140	995,127	995,127	-54,623	495,127	624,127	748,127
160	953,743	953,743	-96,007	453,743	582,743	706,743
180	912,357	912,357	-137,393	412,357	541,357	665,357
200	870,973	870,973	-178,777	370,973	499,973	623,973
220	829,588	829,588	-220,162	329,588	458,588	582,588
240	788,203	788,203	-261,547	288,203	417,203	541,203
260	746,818	746,818	-302,932	246,818	375,818	499,818
280	705,433	705,433	-344,317	205,433	334,433	458,433
300	664,048	664,048	-385,702	164,048	293,048	417,048

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	649,004	649,004	-400,746	149,004	278,004	402,004
20	596,457	596,457	-453,293	96,457	225,457	349,457
40	555,072	555,072	-494,678	55,072	184,072	308,072
60	513,688	513,688	-536,062	13,688	142,688	266,688
80	472,302	472,302	-577,448	-27,698	101,302	225,302
100	430,918	430,918	-618,832	-69,082	59,918	183,918
120	389,533	389,533	-660,217	-110,467	18,533	142,533
140	348,148	348,148	-701,602	-151,852	-22,852	101,148
160	306,763	306,763	-742,987	-193,237	-64,237	59,763
180	265,378	265,378	-784,372	-234,622	-105,622	18,378
200	223,993	223,993	-825,757	-276,007	-147,007	-23,007
220	182,609	182,609	-867,141	-317,391	-188,391	-64,391
240	141,223	141,223	-908,527	-358,777	-229,777	-105,777
260	99,839	99,839	-949,911	-400,161	-271,161	-147,161
280	58,454	58,454	-991,296	-441,546	-312,546	-188,546
300	17,069	17,069	-1,032,681	-482,931	-353,931	-229,931

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£120	£180

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,754,984	1,754,984	705,234	1,254,984	1,383,984	1,507,984
20	1,684,081	1,684,081	634,331	1,184,081	1,313,081	1,437,081
40	1,643,362	1,643,362	593,612	1,143,362	1,272,362	1,396,362
60	1,602,643	1,602,643	552,893	1,102,643	1,231,643	1,355,643
80	1,561,925	1,561,925	512,175	1,061,925	1,190,925	1,314,925
100	1,520,919	1,520,919	471,169	1,020,919	1,149,919	1,273,919
120	1,479,534	1,479,534	429,784	979,534	1,108,534	1,232,534
140	1,438,150	1,438,150	388,400	938,150	1,067,150	1,191,150
160	1,396,764	1,396,764	347,014	896,764	1,025,764	1,149,764
180	1,355,380	1,355,380	305,630	855,380	984,380	1,108,380
200	1,313,994	1,313,994	264,244	813,994	942,994	1,066,994
220	1,272,610	1,272,610	222,860	772,610	901,610	1,025,610
240	1,231,225	1,231,225	181,475	731,225	860,225	984,225
260	1,189,840	1,189,840	140,090	689,840	818,840	942,840
280	1,148,455	1,148,455	98,705	648,455	777,455	901,455
300	1,107,071	1,107,071	57,321	607,071	736,071	860,071

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 5

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	101,270	101,270	-948,480	-398,730	-269,730	-145,730
20	58,144	58,144	-991,606	-441,856	-312,856	-188,856
40	16,758	16,758	-1,032,992	-483,242	-354,242	-230,242
60	-25,029	-25,029	-1,074,779	-525,029	-396,029	-272,029
80	-67,091	-67,091	-1,116,841	-567,091	-438,091	-314,091
100	-109,152	-109,152	-1,158,902	-609,152	-480,152	-356,152
120	-151,214	-151,214	-1,200,964	-651,214	-522,214	-398,214
140	-193,275	-193,275	-1,243,025	-693,275	-564,275	-440,275
160	-235,337	-235,337	-1,285,087	-735,337	-606,337	-482,337
180	-277,400	-277,400	-1,327,150	-777,400	-648,400	-524,400
200	-319,461	-319,461	-1,369,211	-819,461	-690,461	-566,461
220	-361,523	-361,523	-1,411,273	-861,523	-732,523	-608,523
240	-403,585	-403,585	-1,453,335	-903,585	-774,585	-650,585
260	-445,646	-445,646	-1,495,396	-945,646	-816,646	-692,646
280	-487,708	-487,708	-1,537,458	-987,708	-858,708	-734,708
300	-529,769	-529,769	-1,579,519	-1,029,769	-900,769	-776,769

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 6

60/40% Hse/Flat	
No of units	65 units
Density:	40 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	1.63 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-87,772	-54,014	-1,103,764	-554,014	-425,014	-301,014
20	-143,033	-88,020	-1,137,770	-588,020	-459,020	-335,020
40	-199,803	-122,956	-1,172,706	-622,956	-493,956	-369,956
60	-256,573	-157,891	-1,207,641	-657,891	-528,891	-404,891
80	-313,343	-192,827	-1,242,577	-692,827	-563,827	-439,827
100	-370,113	-227,762	-1,277,512	-727,762	-598,762	-474,762
120	-426,884	-262,698	-1,312,448	-762,698	-633,698	-509,698
140	-483,654	-297,633	-1,347,383	-797,633	-668,633	-544,633
160	-540,424	-332,569	-1,382,319	-832,569	-703,569	-579,569
180	-597,194	-367,504	-1,417,254	-867,504	-738,504	-614,504
200	-653,964	-402,440	-1,452,190	-902,440	-773,440	-649,440
220	-710,735	-437,375	-1,487,125	-937,375	-808,375	-684,375
240	-767,505	-472,311	-1,522,061	-972,311	-843,311	-719,311
260	-824,275	-507,246	-1,556,996	-1,007,246	-878,246	-754,246
280	-881,045	-542,182	-1,591,932	-1,042,182	-913,182	-789,182
300	-937,815	-577,117	-1,626,867	-1,077,117	-948,117	-824,117

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,975,329	1,215,587	165,837	715,587	844,587	968,587
20	1,885,498	1,160,307	110,557	660,307	789,307	913,307
40	1,829,642	1,125,934	76,184	625,934	754,934	878,934
60	1,773,785	1,091,560	41,810	591,560	720,560	844,560
80	1,717,929	1,057,187	7,437	557,187	686,187	810,187
100	1,662,072	1,022,814	-26,936	522,814	651,814	775,814
120	1,606,215	988,440	-61,310	488,440	617,440	741,440
140	1,550,359	954,067	-95,683	454,067	583,067	707,067
160	1,494,502	919,694	-130,056	419,694	548,694	672,694
180	1,438,645	885,320	-164,430	385,320	514,320	638,320
200	1,382,789	850,947	-198,803	350,947	479,947	603,947
220	1,326,932	816,574	-233,176	316,574	445,574	569,574
240	1,271,076	782,201	-267,549	282,201	411,201	535,201
260	1,215,219	747,827	-301,923	247,827	376,827	500,827
280	1,159,362	713,454	-336,296	213,454	342,454	466,454
300	1,103,506	679,081	-370,669	179,081	308,081	432,081

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,086,829	688,818	-380,932	168,818	297,818	421,818
20	1,012,280	622,941	-426,809	122,941	251,941	375,941
40	956,423	588,568	-461,182	88,568	217,568	341,568
60	900,566	554,194	-495,556	54,194	183,194	307,194
80	844,710	519,821	-529,929	19,821	148,821	272,821
100	788,853	485,448	-564,302	-14,552	114,448	238,448
120	732,997	451,075	-598,675	-48,925	80,075	204,075
140	677,140	416,701	-633,049	-83,299	45,701	169,701
160	621,283	382,328	-667,422	-117,672	11,328	135,328
180	565,427	347,955	-701,795	-152,045	-23,045	100,955
200	509,570	313,581	-736,169	-186,419	-57,419	66,581
220	453,713	279,208	-770,542	-220,792	-91,792	32,208
240	397,857	244,835	-804,915	-255,165	-126,165	-2,165
260	342,000	210,461	-839,289	-289,539	-160,539	-36,539
280	286,144	176,089	-873,661	-323,911	-194,911	-70,911
300	230,287	141,715	-908,035	-358,285	-229,285	-105,285

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£160	£220

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,576,137	1,585,315	535,565	1,085,315	1,214,315	1,338,315
20	2,476,872	1,524,229	474,479	1,024,229	1,153,229	1,277,229
40	2,421,915	1,490,409	440,659	990,409	1,119,409	1,243,409
60	2,366,957	1,456,589	406,839	956,589	1,085,589	1,209,589
80	2,311,999	1,422,768	373,018	922,768	1,051,768	1,175,768
100	2,257,041	1,388,948	339,198	888,948	1,017,948	1,141,948
120	2,202,084	1,355,128	305,378	855,128	984,128	1,108,128
140	2,147,126	1,321,308	271,558	821,308	950,308	1,074,308
160	2,092,168	1,287,488	237,738	787,488	916,488	1,040,488
180	2,037,210	1,253,668	203,918	753,668	882,668	1,006,668
200	1,982,252	1,219,848	169,098	719,848	848,848	972,848
220	1,927,294	1,186,028	135,278	686,028	815,028	939,028
240	1,872,336	1,152,208	101,458	652,208	781,208	905,208
260	1,817,378	1,118,388	67,638	618,388	747,388	871,388
280	1,762,420	1,084,568	33,818	584,568	713,568	837,568
300	1,707,462	1,050,748	-1,002	550,748	679,748	803,748

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£280	£300	£300	£300

Site type 6

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	347,559	213,883	-835,867	-286,117	-157,117	-33,117
20	285,725	175,831	-873,919	-324,169	-195,169	-71,169
40	229,869	141,458	-908,292	-358,542	-229,542	-105,542
60	174,012	107,084	-942,666	-392,916	-263,916	-139,916
80	118,155	72,711	-977,039	-427,289	-298,289	-174,289
100	62,299	38,338	-1,011,412	-461,662	-332,662	-208,662
120	6,442	3,964	-1,045,786	-496,036	-367,036	-243,036
140	-50,223	-30,907	-1,080,657	-530,907	-401,907	-277,907
160	-106,994	-65,842	-1,115,592	-565,842	-436,842	-312,842
180	-163,764	-100,778	-1,150,528	-600,778	-471,778	-347,778
200	-220,534	-135,713	-1,185,463	-635,713	-506,713	-382,713
220	-277,304	-170,649	-1,220,399	-670,649	-541,649	-417,649
240	-334,074	-205,584	-1,255,334	-705,584	-576,584	-452,584
260	-390,844	-240,519	-1,290,269	-740,519	-611,519	-487,519
280	-447,614	-275,455	-1,325,205	-775,455	-646,455	-522,455
300	-504,384	-310,390	-1,360,140	-810,390	-681,390	-557,390

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A



Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type	7
	100% houses
No of units	75 units
Density:	20 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	5.60 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	913,110	163,142	-886,608	-336,858	-207,858	-83,858
20	812,804	145,221	-904,529	-354,779	-225,779	-101,779
40	728,202	130,105	-919,645	-369,895	-240,895	-116,895
60	643,601	114,990	-934,760	-385,010	-256,010	-132,010
80	558,999	99,875	-949,875	-400,125	-271,125	-147,125
100	474,397	84,759	-964,991	-415,241	-286,241	-162,241
120	389,796	69,644	-980,106	-430,356	-301,356	-177,356
140	305,194	54,528	-995,222	-445,472	-316,472	-192,472
160	220,592	39,412	-1,010,338	-460,588	-331,588	-207,588
180	135,991	24,297	-1,025,453	-475,703	-346,703	-222,703
200	51,390	9,182	-1,040,568	-490,818	-361,818	-237,818
220	-33,755	-6,031	-1,055,781	-506,031	-377,031	-253,031
240	-119,741	-21,394	-1,071,144	-521,394	-392,394	-268,394
260	-205,726	-36,756	-1,086,506	-536,756	-407,756	-283,756
280	-291,711	-52,119	-1,101,869	-552,119	-423,119	-299,119
300	-377,697	-67,482	-1,117,232	-567,482	-438,482	-314,482

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,924,908	701,250	-348,500	201,250	330,250	454,250
20	3,774,163	674,317	-375,433	174,317	303,317	427,317
40	3,690,923	659,445	-390,305	159,445	288,445	412,445
60	3,607,683	644,573	-405,177	144,573	273,573	397,573
80	3,524,443	629,700	-420,050	129,700	258,700	382,700
100	3,441,202	614,828	-434,922	114,828	243,828	367,828
120	3,357,962	599,956	-449,794	99,956	228,956	352,956
140	3,274,722	585,084	-464,666	85,084	214,084	338,084
160	3,191,482	570,211	-479,539	70,211	199,211	323,211
180	3,108,241	555,339	-494,411	55,339	184,339	308,339
200	3,025,002	540,467	-509,283	40,467	169,467	293,467
220	2,941,761	525,595	-524,155	25,595	154,595	278,595
240	2,858,521	510,722	-539,028	10,722	139,722	263,722
260	2,774,139	495,846	-554,104	-4,354	124,846	248,846
280	2,689,537	480,970	-569,219	-19,469	109,970	233,970
300	2,604,935	466,094	-584,335	-34,585	94,094	219,094

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£240	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,636,155	470,993	-578,757	-29,007	99,993	223,993
20	2,508,589	447,844	-601,906	-52,156	76,844	200,844
40	2,421,987	432,728	-617,022	-67,272	61,728	185,728
60	2,337,386	417,613	-632,137	-82,387	46,613	170,613
80	2,252,784	402,497	-647,253	-97,503	31,497	155,497
100	2,168,182	387,382	-662,368	-112,618	16,382	140,382
120	2,083,581	372,266	-677,484	-127,734	1,266	125,266
140	1,998,980	357,151	-692,599	-142,849	-13,849	110,151
160	1,914,377	342,035	-707,715	-157,965	-28,965	95,035
180	1,829,776	326,920	-722,830	-173,080	-44,080	79,920
200	1,745,175	311,805	-737,945	-188,195	-59,195	64,805
220	1,660,573	296,689	-753,061	-203,311	-74,311	49,689
240	1,575,971	281,574	-768,176	-218,426	-89,426	34,574
260	1,491,370	266,458	-783,292	-233,542	-104,542	19,458
280	1,406,768	251,343	-798,407	-248,657	-119,657	4,343
300	1,322,167	236,227	-813,523	-263,773	-134,773	-10,773

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£280

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,807,388	858,920	-190,830	358,920	487,920	611,920
20	4,641,465	829,275	-220,475	329,275	458,275	582,275
40	4,558,226	814,403	-235,347	314,403	443,403	567,403
60	4,474,985	799,531	-250,219	299,531	428,531	552,531
80	4,391,745	784,658	-265,092	284,658	413,658	537,658
100	4,308,505	769,786	-279,964	269,786	398,786	522,786
120	4,225,264	754,914	-294,836	254,914	383,914	507,914
140	4,142,024	740,042	-309,708	240,042	369,042	493,042
160	4,058,784	725,169	-324,581	225,169	354,169	478,169
180	3,975,544	710,297	-339,453	210,297	339,297	463,297
200	3,892,303	695,425	-354,325	195,425	324,425	448,425
220	3,809,064	680,553	-369,197	180,553	309,553	433,553
240	3,725,823	665,680	-384,070	165,680	294,680	418,680
260	3,642,583	650,808	-398,942	150,808	279,808	403,808
280	3,559,342	635,936	-413,814	135,936	264,936	388,936
300	3,476,103	621,064	-428,686	121,064	250,064	374,064

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£300	£300

Site type 7

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,550,541	277,030	-772,720	-222,970	-93,970	30,030
20	1,439,273	257,150	-792,600	-242,850	-113,850	10,150
40	1,354,670	242,034	-807,716	-257,966	-128,966	-4,966
60	1,270,069	226,919	-822,831	-273,081	-144,081	-20,081
80	1,185,468	211,804	-837,946	-288,196	-159,196	-35,196
100	1,100,866	196,688	-853,062	-303,312	-174,312	-50,312
120	1,016,264	181,573	-868,177	-318,427	-189,427	-65,427
140	931,663	166,457	-883,293	-333,543	-204,543	-80,543
160	847,061	151,342	-898,408	-348,658	-219,658	-95,658
180	762,459	136,226	-913,524	-363,774	-234,774	-110,774
200	677,858	121,111	-928,639	-378,889	-249,889	-125,889
220	593,256	105,995	-943,755	-394,005	-265,005	-141,005
240	508,655	90,880	-958,870	-409,120	-280,120	-156,120
260	424,053	75,764	-973,986	-424,236	-295,236	-171,236
280	339,451	60,649	-989,101	-439,351	-310,351	-186,351
300	254,850	45,533	-1,004,217	-454,467	-325,467	-201,467

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type	8
100% houses	
No of units	75 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	3.20 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £9073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	745,343	233,044	-816,706	-266,956	-137,956	-13,956
20	656,546	205,280	-844,470	-294,720	-165,720	-41,720
40	580,567	181,524	-868,226	-318,476	-189,476	-65,476
60	504,589	157,768	-891,982	-342,232	-213,232	-89,232
80	428,611	134,012	-915,738	-365,988	-236,988	-112,988
100	352,632	110,256	-939,494	-389,744	-260,744	-136,744
120	276,654	86,501	-963,249	-413,499	-284,499	-160,499
140	200,676	62,745	-987,005	-437,255	-308,255	-184,255
160	124,698	38,989	-1,010,761	-461,011	-332,011	-208,011
180	48,719	15,233	-1,034,517	-484,767	-355,767	-231,767
200	-27,705	-8,662	-1,058,273	-508,523	-379,523	-255,523
220	-104,926	-32,807	-1,082,029	-532,279	-403,279	-279,807
240	-182,146	-56,951	-1,105,785	-556,035	-427,035	-303,951
260	-259,367	-81,095	-1,129,541	-579,791	-450,791	-328,095
280	-336,588	-105,240	-1,153,297	-603,547	-474,547	-352,240
300	-413,809	-129,384	-1,177,053	-627,303	-498,303	-376,384

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,423,523	1,070,422	20,672	570,422	699,422	823,422
20	3,289,886	1,028,638	-21,112	528,638	657,638	781,638
40	3,212,131	1,005,264	-44,486	505,264	634,264	758,264
60	3,140,375	981,891	-67,859	481,891	610,891	734,891
80	3,068,619	958,517	-91,233	458,517	587,517	711,517
100	2,996,864	935,143	-114,607	435,143	564,143	688,143
120	2,919,109	911,770	-137,980	411,770	540,770	664,770
140	2,841,353	888,396	-161,354	388,396	517,396	641,396
160	2,763,597	865,023	-184,727	365,023	494,023	618,023
180	2,685,842	841,649	-208,101	341,649	470,649	594,649
200	2,608,086	818,276	-231,474	318,276	447,276	571,276
220	2,530,330	794,902	-254,848	294,902	423,902	547,902
240	2,452,574	771,528	-278,222	271,528	400,528	524,528
260	2,374,819	748,155	-301,595	248,155	377,155	501,155
280	2,297,064	724,781	-324,969	224,781	353,781	477,781
300	2,219,308	701,408	-348,342	201,408	330,408	454,408

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,275,155	711,365	-338,385	211,365	340,365	464,365
20	2,164,268	675,757	-373,993	175,757	304,757	428,757
40	2,086,513	652,383	-397,367	152,383	281,383	405,383
60	2,011,757	629,009	-420,741	129,009	258,009	382,009
80	1,937,002	605,636	-444,114	105,636	234,636	358,636
100	1,862,246	582,262	-467,488	82,262	211,262	335,262
120	1,787,491	558,888	-490,862	58,888	187,888	311,888
140	1,712,735	535,514	-514,236	34,514	163,514	287,514
160	1,637,980	512,140	-537,610	10,140	140,140	264,140
180	1,563,224	488,766	-560,984	-13,224	116,766	240,766
200	1,488,469	465,392	-584,358	-36,598	92,392	217,392
220	1,413,713	442,018	-607,732	-60,022	68,018	194,018
240	1,338,958	418,644	-631,106	-83,696	43,644	169,644
260	1,264,202	395,270	-654,480	-107,370	19,270	145,270
280	1,189,447	371,896	-677,854	-131,044	-7,896	121,896
300	1,114,691	348,522	-701,228	-154,718	-28,522	97,522

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£160	£260	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,209,874	1,316,287	266,537	816,287	945,287	1,069,287
20	4,062,713	1,270,275	220,525	770,275	899,275	1,023,275
40	3,981,957	1,246,901	197,151	746,901	875,901	999,901
60	3,913,201	1,223,528	173,777	723,528	852,528	976,528
80	3,838,446	1,200,154	150,404	700,154	829,154	953,154
100	3,763,690	1,176,781	127,031	676,781	805,781	929,781
120	3,688,935	1,153,407	103,657	653,407	782,407	906,407
140	3,614,180	1,130,033	80,283	630,033	759,033	883,033
160	3,539,424	1,106,660	56,910	606,660	735,660	859,660
180	3,464,669	1,083,286	33,536	583,286	712,286	836,286
200	3,389,913	1,059,912	10,162	559,912	688,912	812,912
220	3,315,157	1,036,539	-13,211	536,539	665,539	789,539
240	3,240,401	1,013,165	-36,585	513,165	642,165	766,165
260	3,165,645	989,792	-59,959	489,792	618,792	742,792
280	3,090,889	966,418	-83,332	466,418	595,418	719,418
300	3,016,133	943,045	-106,705	443,045	572,045	696,045

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£300	£300	£300

Site type 8

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,313,754	410,767	-638,983	-89,233	39,767	163,767
20	1,215,181	379,946	-669,804	-120,054	8,946	132,946
40	1,139,202	356,190	-693,560	-143,810	-14,810	109,190
60	1,063,224	332,435	-717,315	-167,565	-38,565	85,435
80	987,245	308,679	-741,071	-191,321	-62,321	61,679
100	911,268	284,923	-764,827	-215,077	-86,077	37,923
120	835,289	261,167	-788,583	-238,833	-109,833	14,167
140	759,311	237,411	-812,339	-262,589	-133,589	-9,589
160	683,333	213,655	-836,095	-286,345	-157,345	-33,345
180	607,355	189,900	-859,850	-310,100	-181,100	-57,100
200	531,376	166,144	-883,606	-333,856	-204,856	-80,856
220	455,398	142,388	-907,362	-357,612	-228,612	-104,612
240	379,420	118,632	-931,118	-381,368	-252,368	-128,368
260	303,441	94,876	-954,874	-405,124	-276,124	-152,124
280	227,463	71,120	-978,630	-428,880	-299,880	-175,880
300	151,484	47,364	-1,002,386	-452,636	-323,636	-199,636

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£120

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type	9
100% houses	
No of units	100 units
Density:	60 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	1.67 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,437,708	-1,462,625	-2,512,375	-1,962,625	-1,833,625	-1,709,625
20	-2,461,971	-1,477,183	-2,526,933	-1,977,183	-1,848,183	-1,724,183
40	-2,526,161	-1,516,896	-2,566,646	-2,016,896	-1,887,896	-1,763,896
60	-2,594,350	-1,556,610	-2,606,360	-2,056,610	-1,927,610	-1,803,610
80	-2,660,539	-1,596,323	-2,646,073	-2,096,323	-1,967,323	-1,843,323
100	-2,726,728	-1,636,037	-2,685,787	-2,136,037	-2,007,037	-1,883,037
120	-2,792,918	-1,675,751	-2,725,501	-2,175,751	-2,046,751	-1,922,751
140	-2,859,108	-1,715,465	-2,765,215	-2,215,465	-2,086,465	-1,962,465
160	-2,925,296	-1,755,178	-2,804,928	-2,255,178	-2,126,178	-2,002,178
180	-2,991,486	-1,794,891	-2,844,641	-2,294,891	-2,165,891	-2,041,891
200	-3,057,675	-1,834,605	-2,884,355	-2,334,605	-2,205,605	-2,081,605
220	-3,123,865	-1,874,319	-2,924,069	-2,374,319	-2,245,319	-2,121,319
240	-3,190,054	-1,914,032	-2,963,782	-2,414,032	-2,285,032	-2,161,032
260	-3,256,243	-1,953,746	-3,003,496	-2,453,746	-2,324,746	-2,200,746
280	-3,322,433	-1,993,460	-3,043,210	-2,493,460	-2,364,460	-2,240,460
300	-3,388,622	-2,033,173	-3,082,923	-2,533,173	-2,404,173	-2,280,173

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-84,959	-50,975	-1,100,725	-550,975	-421,975	-297,975
20	-149,688	-89,813	-1,139,563	-589,813	-460,813	-336,813
40	-215,876	-129,526	-1,179,276	-629,526	-500,526	-376,526
60	-282,066	-169,239	-1,218,989	-669,239	-540,239	-416,239
80	-348,255	-208,953	-1,258,703	-708,953	-579,953	-455,953
100	-414,444	-248,667	-1,298,417	-748,667	-619,667	-495,667
120	-480,634	-288,380	-1,338,130	-788,380	-659,380	-535,380
140	-546,823	-328,094	-1,377,844	-828,094	-699,094	-575,094
160	-613,013	-367,808	-1,417,558	-867,808	-738,808	-614,808
180	-679,202	-407,521	-1,457,271	-907,521	-778,521	-654,521
200	-745,391	-447,235	-1,496,985	-947,235	-818,235	-694,235
220	-811,581	-486,948	-1,536,698	-986,948	-857,948	-733,948
240	-877,770	-526,662	-1,576,412	-1,026,662	-897,662	-773,662
260	-943,959	-566,375	-1,616,125	-1,066,375	-937,375	-813,375
280	-1,010,148	-606,089	-1,655,839	-1,106,089	-977,089	-853,089
300	-1,076,338	-645,803	-1,695,553	-1,145,803	-1,016,803	-892,803

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,098,894	-659,337	-1,709,087	-1,159,337	-1,030,337	-906,337
20	-1,146,184	-687,710	-1,737,460	-1,187,710	-1,058,710	-934,710
40	-1,212,374	-727,424	-1,777,174	-1,227,424	-1,098,424	-974,424
60	-1,278,562	-767,137	-1,816,887	-1,267,137	-1,138,137	-1,014,137
80	-1,344,752	-806,851	-1,856,601	-1,306,851	-1,177,851	-1,053,851
100	-1,410,941	-846,565	-1,896,315	-1,346,565	-1,217,565	-1,093,565
120	-1,477,131	-886,279	-1,936,029	-1,386,279	-1,257,279	-1,133,279
140	-1,543,320	-925,992	-1,975,742	-1,425,992	-1,296,992	-1,172,992
160	-1,609,509	-965,705	-2,015,455	-1,465,705	-1,336,705	-1,212,705
180	-1,675,699	-1,005,419	-2,055,169	-1,505,419	-1,376,419	-1,252,419
200	-1,741,887	-1,045,132	-2,094,882	-1,545,132	-1,416,132	-1,292,132
220	-1,808,077	-1,084,846	-2,134,596	-1,584,846	-1,455,846	-1,331,846
240	-1,874,266	-1,124,560	-2,174,310	-1,624,560	-1,495,560	-1,371,560
260	-1,940,456	-1,164,274	-2,214,024	-1,664,274	-1,535,274	-1,411,274
280	-2,006,645	-1,203,987	-2,253,737	-1,703,987	-1,574,987	-1,450,987
300	-2,072,834	-1,243,701	-2,293,451	-1,743,701	-1,614,701	-1,490,701

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	599,532	359,719	-690,031	-140,281	-11,281	112,719
20	524,096	314,458	-735,292	-185,542	-56,542	67,458
40	458,973	275,384	-774,366	-224,616	-95,616	28,384
60	393,848	236,309	-813,441	-263,691	-134,691	-10,691
80	328,724	197,234	-852,516	-302,766	-173,766	-49,766
100	263,599	158,160	-891,590	-341,840	-212,840	-88,840
120	198,476	119,085	-930,665	-380,915	-251,915	-127,915
140	133,352	80,011	-969,739	-419,989	-290,989	-166,989
160	68,227	40,936	-1,008,814	-459,064	-330,064	-206,064
180	3,103	1,862	-1,047,888	-498,138	-369,138	-245,138
200	-63,036	-37,822	-1,087,972	-537,222	-408,222	-284,222
220	-129,225	-77,535	-1,127,285	-577,535	-448,535	-324,535
240	-195,414	-117,248	-1,166,998	-617,248	-488,248	-364,248
260	-261,604	-156,962	-1,206,712	-656,962	-527,962	-403,962
280	-327,793	-196,676	-1,246,426	-696,676	-567,676	-443,676
300	-393,983	-236,390	-1,286,140	-736,390	-607,390	-483,390

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£40

Site type 9

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,942,530	-1,165,518	-2,215,268	-1,685,518	-1,536,518	-1,412,518
20	-1,975,310	-1,185,186	-2,234,936	-1,685,186	-1,556,186	-1,432,186
40	-2,041,499	-1,224,899	-2,274,649	-1,724,899	-1,595,899	-1,471,899
60	-2,107,689	-1,264,613	-2,314,363	-1,764,613	-1,635,613	-1,511,613
80	-2,173,878	-1,304,327	-2,354,077	-1,804,327	-1,675,327	-1,551,327
100	-2,240,068	-1,344,041	-2,393,791	-1,844,041	-1,715,041	-1,591,041
120	-2,306,256	-1,383,754	-2,433,504	-1,883,754	-1,754,754	-1,630,754
140	-2,372,446	-1,423,468	-2,473,218	-1,923,468	-1,794,468	-1,670,468
160	-2,438,636	-1,463,181	-2,512,931	-1,963,181	-1,834,181	-1,710,181
180	-2,504,825	-1,502,895	-2,552,645	-2,002,895	-1,873,895	-1,749,895
200	-2,571,014	-1,542,608	-2,592,358	-2,042,608	-1,913,608	-1,789,608
220	-2,637,203	-1,582,322	-2,632,072	-2,082,322	-1,953,322	-1,829,322
240	-2,703,393	-1,622,036	-2,671,786	-2,122,036	-1,993,036	-1,869,036
260	-2,769,582	-1,661,749	-2,711,499	-2,161,749	-2,032,749	-1,908,749
280	-2,835,771	-1,701,463	-2,751,213	-2,201,463	-2,072,463	-1,948,463
300	-2,901,961	-1,741,176	-2,790,926	-2,241,176	-2,112,176	-1,988,176

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy Viability**  
**Warwick District Council**  
**Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.  
**30% affordable housing**

**Site type** **Type 1 - 4 units, houses, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	80	180	260
Leamington Spa	300	300	300	300
Kenilworth	120	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	240	300	300

**Site type** **Type 2 - 8 units, houses, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	160	220	280
Leamington Spa	300	300	300	300
Kenilworth	280	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	40	300	300	300

**Site type** **Type 3 - 25 units, houses & flats, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	60	160
Leamington Spa	240	300	300	300
Kenilworth	#N/A	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	100	200	300

**Site type** **Type 4 - 35 units, houses & flats, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	0	120
Leamington Spa	100	300	300	300
Kenilworth	#N/A	280	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	40	160	260

**Site type** **Type 5 - 50 units, houses & flats, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	300	300	300	300
Kenilworth	40	260	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	0	60	120

**Community Infrastructure Levy Viability**  
**Warwick District Council**  
**Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.  
**30% affordable housing**

**Site type** **Type 6 - 65 units, houses & flats, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	20
Leamington Spa	300	300	300	300
Kenilworth	0	280	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	40	100	160

**Site type** **Type 7 - 75 units, houses, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	60
Leamington Spa	#N/A	300	300	300
Kenilworth	#N/A	160	300	300
Rural areas (higher value)	0	300	300	300
Rural areas (lower value)	#N/A	#N/A	60	200

**Site type** **Type 8 - 75 units, houses, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	40	140
Leamington Spa	220	300	300	300
Kenilworth	#N/A	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	100	180	280

**Site type** **Type 9 - 100 units, flats, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	#N/A	40	100
Kenilworth	#N/A	#N/A	#N/A	#N/A
Rural areas (higher value)	#N/A	180	240	280
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A



Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 1

100% houses
No of units 4 units
Density: 35 dph
CSH level: 4

Affordable %	30%
% rented	80%
% intermed	20%

Site area	0.17 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	110,868	649,964	-399,786	149,964	278,964	402,964
20	103,972	609,537	-440,213	109,537	238,537	362,537
40	98,983	580,289	-469,461	80,289	209,289	333,289
60	93,994	551,041	-498,709	51,041	180,041	304,041
80	89,005	521,794	-527,956	21,794	150,794	274,794
100	84,016	492,546	-557,204	-7,454	121,546	245,546
120	79,027	463,299	-586,451	-36,701	92,299	216,299
140	74,039	434,051	-615,699	-65,949	63,051	187,051
160	69,050	404,803	-644,947	-95,197	33,803	157,803
180	64,061	375,556	-674,194	-124,444	4,556	128,556
200	59,072	346,308	-703,442	-153,692	-24,692	99,308
220	54,083	317,061	-732,689	-182,939	-53,939	70,061
240	49,094	287,813	-761,937	-212,187	-83,187	40,813
260	44,105	258,565	-791,185	-241,435	-112,435	11,565
280	39,116	229,318	-820,432	-270,682	-141,682	-17,682
300	34,127	200,070	-849,680	-299,930	-170,930	-46,930

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£180	£260

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£291,702	1,710,105	660,355	1,210,105	1,339,105	1,463,105
20	281,696	1,651,445	601,695	1,151,445	1,280,445	1,404,445
40	276,707	1,622,197	572,447	1,122,197	1,251,197	1,375,197
60	271,718	1,592,950	543,200	1,092,950	1,221,950	1,345,950
80	266,730	1,563,702	513,952	1,063,702	1,192,702	1,316,702
100	261,741	1,534,454	484,704	1,034,454	1,163,454	1,287,454
120	256,752	1,505,207	455,457	1,005,207	1,134,207	1,258,207
140	251,763	1,475,959	426,209	975,959	1,104,959	1,228,959
160	246,774	1,446,712	396,962	946,712	1,075,712	1,199,712
180	241,785	1,417,464	367,714	917,464	1,046,464	1,170,464
200	236,796	1,388,216	338,466	888,216	1,017,216	1,141,216
220	231,807	1,358,969	309,219	858,969	987,969	1,111,969
240	226,818	1,329,721	279,971	829,721	958,721	1,082,721
260	221,829	1,300,473	250,723	800,473	929,473	1,053,473
280	216,840	1,271,226	221,476	771,226	900,226	1,024,226
300	211,851	1,241,978	192,228	741,978	870,978	994,978

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	213,770	1,253,229	203,479	753,229	882,229	1,006,229
20	205,105	1,202,425	152,675	702,425	831,425	955,425
40	200,116	1,173,178	123,428	673,178	802,178	926,178
60	195,127	1,143,930	94,180	643,930	772,930	896,930
80	190,138	1,114,682	64,932	614,682	743,682	867,682
100	185,149	1,085,435	35,685	585,435	714,435	838,435
120	180,160	1,056,187	6,437	556,187	685,187	809,187
140	175,171	1,026,940	-22,810	526,940	655,940	779,940
160	170,182	997,692	-52,058	497,692	626,692	750,692
180	165,193	968,444	-81,306	468,444	597,444	721,444
200	160,204	939,197	-110,553	439,197	568,197	692,197
220	155,215	909,949	-139,801	409,949	538,949	662,949
240	150,226	880,701	-169,049	380,701	509,701	633,701
260	145,237	851,454	-198,296	351,454	480,454	604,454
280	140,248	822,206	-227,544	322,206	451,206	575,206
300	135,259	792,959	-256,791	292,959	421,959	545,959

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£120	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	345,066	2,022,950	973,200	1,522,950	1,651,950	1,775,950
20	334,142	1,958,910	909,160	1,458,910	1,587,910	1,711,910
40	329,153	1,929,662	879,912	1,429,662	1,558,662	1,682,662
60	324,165	1,900,414	850,664	1,400,414	1,529,414	1,653,414
80	319,176	1,871,167	821,417	1,371,167	1,500,167	1,624,167
100	314,187	1,841,919	792,169	1,341,919	1,470,919	1,594,919
120	309,198	1,812,672	762,922	1,312,672	1,441,672	1,565,672
140	304,209	1,783,424	733,674	1,283,424	1,412,424	1,536,424
160	299,220	1,754,176	704,426	1,254,176	1,383,176	1,507,176
180	294,231	1,724,929	675,179	1,224,929	1,353,929	1,477,929
200	289,242	1,695,681	645,931	1,195,681	1,324,681	1,448,681
220	284,253	1,666,433	616,683	1,166,433	1,295,433	1,419,433
240	279,264	1,637,186	587,436	1,137,186	1,266,186	1,390,186
260	274,275	1,607,938	558,188	1,107,938	1,236,938	1,360,938
280	269,286	1,578,691	528,941	1,078,691	1,207,691	1,331,691
300	264,297	1,549,443	499,693	1,049,443	1,178,443	1,302,443

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 1

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	148,928	873,089	-176,661	373,089	502,089	626,089
20	141,377	828,826	-220,924	328,826	457,826	581,826
40	136,389	799,578	-250,172	299,578	428,578	552,578
60	131,400	770,330	-279,420	270,330	399,330	523,330
80	126,411	741,083	-308,667	241,083	370,083	494,083
100	121,422	711,835	-337,915	211,835	340,835	464,835
120	116,433	682,587	-367,163	182,587	311,587	435,587
140	111,444	653,340	-396,410	153,340	282,340	406,340
160	106,455	624,092	-425,658	124,092	253,092	377,092
180	101,466	594,845	-454,905	94,845	223,845	347,845
200	96,477	565,597	-484,153	65,597	194,597	318,597
220	91,488	536,349	-513,401	36,349	165,349	289,349
240	86,499	507,102	-542,648	7,102	136,102	260,102
260	81,510	477,854	-571,896	-22,146	106,854	230,854
280	76,521	448,607	-601,143	-51,393	77,607	201,607
300	71,532	419,359	-630,391	-80,641	48,359	172,359

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£240	£300	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type	2
	100% houses
No of units	8 units
Density:	35 dph
CSH level:	4

Affordable %	30%
% rented	80%
% intermed	20%

Site area	0.23 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	194,121	849,279	-200,471	349,279	478,279	602,279
20	181,346	793,390	-256,360	293,390	422,390	546,390
40	171,910	752,107	-297,643	252,107	381,107	505,107
60	162,475	710,827	-338,923	210,827	339,827	463,827
80	153,038	669,543	-380,207	169,543	298,543	422,543
100	143,603	628,264	-421,486	128,264	257,264	381,264
120	134,167	586,980	-462,770	86,980	215,980	339,980
140	124,730	545,696	-504,054	45,696	174,696	298,696
160	115,295	504,416	-545,334	4,416	133,416	257,416
180	105,859	463,132	-586,618	-36,868	92,132	216,132
200	96,423	421,853	-627,907	-78,147	50,853	174,853
220	86,987	380,569	-669,181	-119,431	9,569	133,569
240	77,552	339,289	-710,461	-160,711	-31,711	92,289
260	68,116	298,005	-751,745	-201,995	-72,995	51,005
280	58,680	256,726	-793,024	-243,274	-114,274	9,726
300	49,244	215,442	-834,308	-284,558	-155,558	-31,558

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£160	£220	£280

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	533,415	2,333,692	1,283,942	1,833,692	1,962,692	2,086,692
20	514,957	2,252,939	1,203,189	1,752,939	1,881,939	2,005,939
40	506,673	2,212,319	1,162,569	1,712,319	1,841,319	1,965,319
60	498,390	2,171,705	1,121,955	1,671,705	1,800,705	1,924,705
80	487,105	2,131,085	1,081,335	1,631,085	1,760,085	1,884,085
100	477,822	2,090,470	1,040,720	1,590,470	1,719,470	1,843,470
120	468,537	2,049,851	1,000,101	1,549,851	1,678,851	1,802,851
140	459,253	2,009,232	959,482	1,509,232	1,638,232	1,762,232
160	449,970	1,968,617	918,867	1,468,617	1,597,617	1,721,617
180	440,547	1,927,993	877,643	1,427,993	1,556,993	1,680,993
200	431,112	1,886,113	836,363	1,386,113	1,515,113	1,639,113
220	421,675	1,844,829	795,079	1,344,829	1,473,829	1,597,829
240	412,239	1,803,546	753,796	1,303,546	1,432,546	1,556,546
260	402,804	1,762,266	712,516	1,262,266	1,391,266	1,515,266
280	393,367	1,720,982	671,232	1,220,982	1,349,982	1,473,982
300	383,932	1,679,703	629,953	1,179,703	1,308,703	1,432,703

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	387,905	1,697,085	647,335	1,197,085	1,326,085	1,450,085
20	371,798	1,626,614	576,864	1,126,614	1,255,614	1,379,614
40	362,362	1,585,335	535,585	1,085,335	1,214,335	1,338,335
60	352,926	1,544,051	494,301	1,044,051	1,173,051	1,297,051
80	343,490	1,502,767	453,017	1,002,767	1,131,767	1,255,767
100	334,054	1,461,487	411,737	961,487	1,090,487	1,214,487
120	324,618	1,420,203	370,453	920,203	1,049,203	1,173,203
140	315,183	1,378,924	329,174	878,924	1,007,924	1,131,924
160	305,746	1,337,640	287,890	837,640	966,640	1,090,640
180	296,311	1,296,360	246,610	796,360	925,360	1,049,360
200	286,875	1,255,077	205,327	755,077	884,077	1,008,077
220	277,439	1,213,797	164,047	713,797	842,797	966,797
240	268,003	1,172,513	122,763	672,513	801,513	925,513
260	258,568	1,131,234	81,484	631,234	760,234	884,234
280	249,131	1,089,950	40,200	589,950	718,950	842,950
300	239,695	1,048,666	-1,084	548,666	677,666	801,666

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£280	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	632,784	2,768,430	1,718,680	2,268,430	2,397,430	2,521,430
20	612,617	2,680,200	1,630,450	2,180,200	2,309,200	2,433,200
40	603,333	2,639,581	1,589,831	2,139,581	2,268,581	2,392,581
60	594,048	2,598,962	1,549,212	2,098,962	2,227,962	2,351,962
80	584,765	2,558,347	1,508,597	2,058,347	2,187,347	2,311,347
100	575,481	2,517,728	1,467,978	2,017,728	2,146,728	2,270,728
120	566,197	2,477,113	1,427,363	1,977,113	2,106,113	2,230,113
140	556,913	2,436,494	1,386,744	1,936,494	2,065,494	2,189,494
160	547,628	2,395,874	1,346,124	1,895,874	2,024,874	2,148,874
180	538,345	2,355,259	1,305,509	1,855,259	1,984,259	2,108,259
200	529,061	2,314,640	1,264,890	1,814,640	1,943,640	2,067,640
220	519,776	2,274,021	1,224,271	1,774,021	1,903,021	2,027,021
240	510,493	2,233,406	1,183,656	1,733,406	1,862,406	1,986,406
260	501,208	2,192,787	1,143,037	1,692,787	1,821,787	1,945,787
280	491,925	2,152,172	1,102,422	1,652,172	1,781,172	1,905,172
300	482,641	2,111,553	1,061,803	1,611,553	1,740,553	1,864,553

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 2

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	265,794	1,162,849	113,099	662,849	791,849	915,849
20	251,787	1,101,567	51,817	601,567	730,567	854,567
40	242,352	1,060,288	10,538	560,288	689,288	813,288
60	232,915	1,019,004	-30,746	519,004	648,004	772,004
80	223,480	977,724	-72,026	477,724	606,724	730,724
100	214,044	936,441	-113,309	436,441	565,441	689,441
120	204,608	895,161	-154,589	395,161	524,161	648,161
140	195,172	853,877	-195,873	353,877	482,877	606,877
160	185,736	812,593	-237,157	312,593	441,593	565,593
180	176,300	771,314	-278,436	271,314	400,314	524,314
200	166,864	730,030	-319,720	230,030	359,030	483,030
220	157,429	688,750	-361,000	188,750	317,750	441,750
240	147,992	647,466	-402,284	147,466	276,466	400,466
260	138,557	606,187	-443,563	106,187	235,187	359,187
280	129,121	564,903	-484,847	64,903	193,903	317,903
300	119,685	523,623	-526,127	23,623	152,623	276,623

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£300	£300	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 3

90/10% Hse/Flat	
No of units	25 units
Density:	35 dph
CSH level:	4

Affordable %	30%
% rented	80%
% intermed	20%

Site area	1.07 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	498,589	467,677	-582,073	-32,323	96,677	220,677
20	462,015	433,370	-616,380	-66,630	62,370	186,370
40	434,016	407,107	-642,643	-92,893	36,107	160,107
60	406,016	380,843	-668,907	-119,157	9,843	133,843
80	378,016	354,579	-695,171	-145,421	-16,421	107,579
100	350,016	328,315	-721,435	-171,685	-42,685	81,315
120	322,017	302,052	-747,698	-197,948	-68,948	55,052
140	294,017	275,788	-773,962	-224,212	-95,212	28,788
160	266,018	249,525	-800,225	-250,475	-121,475	2,525
180	238,018	223,261	-826,489	-276,739	-147,739	-23,739
200	210,019	196,998	-852,752	-303,002	-174,002	-50,002
220	182,019	170,734	-879,016	-329,266	-200,266	-76,266
240	154,020	144,471	-905,279	-355,529	-226,529	-102,529
260	126,020	118,206	-931,544	-381,794	-252,794	-128,794
280	98,020	91,943	-957,807	-408,057	-279,057	-155,057
300	70,021	65,679	-984,071	-434,321	-305,321	-181,321

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£60	£160

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,495,511	1,402,789	353,039	902,789	1,031,789	1,155,789
20	1,442,240	1,352,821	303,071	852,821	981,821	1,105,821
40	1,414,691	1,326,980	277,230	826,980	955,980	1,079,980
60	1,387,142	1,301,139	251,389	801,139	930,139	1,054,139
80	1,359,593	1,275,298	225,548	775,298	904,298	1,028,298
100	1,332,044	1,249,457	199,707	749,457	878,457	1,002,457
120	1,304,495	1,223,615	173,865	723,615	852,615	976,615
140	1,276,946	1,197,774	148,024	697,774	826,774	950,774
160	1,249,397	1,171,932	122,183	671,932	800,932	924,932
180	1,221,848	1,146,091	96,342	646,091	775,131	899,131
200	1,194,299	1,120,250	70,501	620,250	749,341	873,341
220	1,166,750	1,094,408	44,660	594,408	723,541	847,541
240	1,139,201	1,068,567	18,819	568,567	697,751	821,751
260	1,111,652	1,042,726	-7,022	542,726	671,951	795,951
280	1,084,103	1,016,885	-31,181	516,885	646,151	770,151
300	1,056,554	991,044	-55,340	491,044	620,351	744,351

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£240	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,067,309	1,001,136	-48,614	501,136	630,136	754,136
20	1,020,952	957,653	-92,097	457,653	586,653	710,653
40	992,953	931,390	-118,360	431,390	560,390	684,390
60	964,953	905,126	-144,624	405,126	534,126	658,126
80	936,954	878,863	-170,887	378,863	507,863	631,863
100	908,953	852,600	-197,150	352,600	481,600	605,600
120	880,954	826,335	-223,415	326,335	455,335	579,335
140	852,955	800,071	-249,679	300,071	429,071	553,071
160	824,955	773,808	-275,942	273,808	402,808	526,808
180	796,956	747,544	-302,206	247,544	376,544	500,544
200	768,956	721,281	-328,469	221,281	350,281	474,281
220	740,957	695,017	-354,733	195,017	324,017	448,017
240	712,957	668,754	-380,996	168,754	297,754	421,754
260	684,958	642,490	-407,260	142,490	271,490	395,490
280	656,957	616,226	-433,524	116,226	245,226	369,226
300	628,958	589,962	-459,788	89,962	218,962	342,962

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,787,137	1,676,334	626,584	1,176,334	1,305,334	1,429,334
20	1,728,851	1,621,663	571,913	1,121,663	1,250,663	1,374,663
40	1,701,302	1,595,822	546,072	1,095,822	1,224,822	1,348,822
60	1,673,753	1,569,981	520,231	1,069,981	1,198,981	1,322,981
80	1,646,204	1,544,140	494,390	1,044,140	1,173,140	1,297,140
100	1,618,655	1,518,299	468,549	1,018,299	1,147,299	1,271,299
120	1,591,106	1,492,458	442,708	992,458	1,121,458	1,245,458
140	1,563,557	1,466,617	416,867	966,617	1,095,617	1,219,617
160	1,536,008	1,440,776	391,026	940,776	1,069,776	1,193,776
180	1,508,459	1,414,935	365,185	914,935	1,043,935	1,167,935
200	1,480,910	1,389,094	339,344	889,094	1,018,094	1,142,094
220	1,453,361	1,363,253	313,503	863,253	992,253	1,116,253
240	1,425,812	1,337,412	287,662	837,412	966,412	1,090,412
260	1,398,263	1,311,571	261,821	811,571	940,571	1,064,571
280	1,370,714	1,285,730	235,980	785,730	914,730	1,038,730
300	1,343,165	1,259,889	210,139	759,889	888,889	1,012,889

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 3

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	708,938	664,984	-384,766	164,984	293,984	417,984
20	668,745	627,282	-422,468	127,282	256,282	380,282
40	640,745	601,019	-448,731	101,019	230,019	354,019
60	612,746	574,755	-474,995	74,755	203,755	327,755
80	584,746	548,492	-501,258	48,492	177,492	301,492
100	556,747	522,228	-527,522	22,228	151,228	275,228
120	528,747	495,965	-553,785	-4,035	124,965	248,965
140	500,748	469,701	-580,049	-30,299	98,701	222,701
160	472,748	443,438	-606,312	-56,562	72,438	196,438
180	444,749	417,175	-632,575	-82,825	46,175	170,175
200	416,748	390,910	-658,840	-109,090	19,910	143,910
220	388,749	364,647	-685,103	-135,353	-6,353	117,647
240	360,750	338,383	-711,367	-161,617	-32,617	91,383
260	332,750	312,120	-737,630	-187,880	-58,880	65,120
280	304,751	285,856	-763,894	-214,144	-85,144	38,856
300	276,751	259,593	-790,157	-240,407	-111,407	12,593

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£200	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 4

90/10% Hse/Flat	
No of units	35 units
Density:	30 dph
CSH level:	4

Affordable %	30%
% rented	80%
% intermed	20%

Site area	1.74 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	690,287	396,422	-653,328	-103,578	25,422	149,422
20	639,809	367,433	-682,317	-132,567	-3,567	120,433
40	601,203	345,262	-704,488	-154,738	-25,738	98,262
60	562,597	323,091	-726,659	-176,909	-47,909	76,091
80	523,992	300,921	-748,829	-199,079	-70,079	53,921
100	485,386	278,750	-771,000	-221,250	-92,250	31,750
120	446,780	256,579	-793,171	-243,421	-114,421	9,579
140	408,174	234,409	-815,341	-265,591	-136,591	-12,591
160	369,568	212,238	-837,512	-287,762	-158,762	-34,762
180	330,963	190,067	-859,683	-309,933	-180,933	-56,933
200	292,356	167,896	-881,854	-332,104	-203,104	-79,104
220	253,751	145,726	-904,024	-354,274	-225,274	-101,274
240	215,145	123,555	-926,195	-376,445	-247,445	-123,445
260	176,539	101,384	-948,366	-398,616	-269,616	-145,616
280	137,933	79,213	-970,537	-420,787	-291,787	-167,787
300	99,328	57,043	-992,707	-442,957	-313,957	-189,957

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£120

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,064,794	1,185,782	136,032	685,782	814,782	938,782
20	1,991,296	1,143,573	93,823	643,573	772,573	896,573
40	1,953,313	1,121,759	72,009	621,759	750,759	874,759
60	1,915,328	1,099,945	50,195	599,945	728,945	852,945
80	1,877,343	1,078,131	28,381	578,131	707,131	831,131
100	1,839,359	1,056,317	6,567	556,317	685,317	809,317
120	1,801,095	1,034,343	-15,407	534,343	663,343	787,343
140	1,762,489	1,012,172	-37,578	512,172	641,172	765,172
160	1,723,883	990,001	-59,749	490,001	619,001	743,001
180	1,685,278	967,831	-81,919	467,831	596,831	720,831
200	1,646,672	945,660	-104,090	445,660	574,660	698,660
220	1,608,066	923,489	-126,261	423,489	552,489	676,489
240	1,569,460	901,319	-148,431	401,319	530,319	654,319
260	1,530,855	879,148	-170,602	379,148	508,148	632,148
280	1,492,248	856,977	-192,773	356,977	485,977	609,977
300	1,453,643	834,806	-214,944	334,806	463,806	587,806

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,474,436	846,747	-203,003	346,747	475,747	599,747
20	1,410,471	810,014	-239,736	310,014	439,014	563,014
40	1,371,866	787,843	-261,907	287,843	416,843	540,843
60	1,333,260	765,672	-284,078	265,672	394,672	518,672
80	1,294,654	743,501	-306,249	243,501	372,501	496,501
100	1,256,048	721,331	-328,419	221,331	350,331	474,331
120	1,217,443	699,160	-350,590	199,160	328,160	452,160
140	1,178,836	676,989	-372,761	176,989	305,989	429,989
160	1,140,231	654,818	-394,932	154,818	283,818	407,818
180	1,101,625	632,648	-417,102	132,648	261,648	385,648
200	1,063,020	610,477	-439,273	110,477	239,477	363,477
220	1,024,413	588,306	-461,444	88,306	217,306	341,306
240	985,808	566,135	-483,615	66,135	195,135	319,135
260	947,202	543,965	-505,785	43,965	172,965	296,965
280	908,597	521,794	-527,956	21,794	150,794	274,794
300	869,990	499,623	-550,127	-377	128,623	252,623

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£280	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,466,888	1,416,699	366,949	916,699	1,045,699	1,169,699
20	2,386,475	1,370,519	320,769	870,519	999,519	1,123,519
40	2,348,491	1,348,705	298,955	848,705	977,705	1,101,705
60	2,310,506	1,326,891	277,141	826,891	955,891	1,079,891
80	2,272,522	1,305,077	255,327	805,077	934,077	1,058,077
100	2,234,538	1,283,263	233,513	783,263	912,263	1,036,263
120	2,196,553	1,261,449	211,699	761,449	890,449	1,014,449
140	2,158,569	1,239,635	189,885	739,635	868,635	992,635
160	2,120,584	1,217,821	168,071	717,821	846,821	970,821
180	2,082,600	1,196,007	146,257	696,007	825,007	949,007
200	2,044,615	1,174,193	124,443	674,193	803,193	927,193
220	2,006,630	1,152,379	102,629	652,379	781,379	905,379
240	1,968,646	1,130,565	80,815	630,565	759,565	883,565
260	1,930,661	1,108,751	58,999	608,751	737,751	861,751
280	1,892,677	1,086,937	37,185	586,937	715,937	839,937
300	1,854,692	1,065,123	15,371	565,123	694,123	818,123

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 4

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	980,315	562,981	-486,769	62,981	191,981	315,981
20	924,849	531,127	-518,623	31,127	160,127	284,127
40	886,243	508,957	-540,793	8,957	137,957	261,957
60	847,637	486,786	-562,964	-13,214	115,786	239,786
80	809,031	464,615	-585,135	-35,385	93,615	217,615
100	770,426	442,444	-607,306	-57,566	71,444	195,444
120	731,819	420,273	-629,477	-79,727	49,273	173,273
140	693,213	398,103	-651,647	-101,897	27,103	151,103
160	654,608	375,932	-673,818	-124,068	4,932	128,932
180	616,002	353,761	-695,989	-146,239	-17,239	106,761
200	577,396	331,590	-718,160	-168,410	-39,410	84,590
220	538,790	309,420	-740,330	-190,580	-61,580	62,420
240	500,185	287,249	-762,501	-212,751	-83,751	40,249
260	461,579	265,078	-784,672	-234,922	-105,922	18,078
280	422,973	242,907	-806,843	-257,093	-128,093	-4,093
300	384,367	220,737	-829,013	-279,263	-150,263	-26,263

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£160	£260



Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 5

50/50% Hse/Flat	
No of units	50 units
Density:	50 dph
CSH level:	4

Affordable %	30%
% rented	80%
% intermed	20%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	197,024	197,024	-852,726	-302,976	-173,976	-49,976
20	145,353	145,353	-904,397	-354,647	-225,647	-101,647
40	97,070	97,070	-952,680	-402,930	-273,930	-149,930
60	48,787	48,787	-1,000,963	-451,213	-322,213	-198,213
80	505	505	-1,049,245	-499,495	-370,495	-246,495
100	-48,558	-48,558	-1,098,308	-548,558	-419,558	-295,558
120	-97,631	-97,631	-1,147,381	-597,631	-468,631	-344,631
140	-146,702	-146,702	-1,196,452	-646,702	-517,702	-393,702
160	-195,774	-195,774	-1,245,524	-695,774	-566,774	-442,774
180	-244,847	-244,847	-1,294,597	-744,847	-615,847	-491,847
200	-293,918	-293,918	-1,343,668	-793,918	-664,918	-540,918
220	-342,990	-342,990	-1,392,740	-842,990	-713,990	-589,990
240	-392,063	-392,063	-1,441,813	-892,063	-763,063	-639,063
260	-441,134	-441,134	-1,490,884	-941,134	-812,134	-688,134
280	-490,207	-490,207	-1,539,957	-990,207	-861,207	-737,207
300	-539,278	-539,278	-1,589,028	-1,039,278	-910,278	-786,278

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,904,535	1,904,535	854,785	1,404,535	1,533,535	1,657,535
20	1,824,273	1,824,273	774,523	1,324,273	1,453,273	1,577,273
40	1,776,768	1,776,768	727,018	1,276,768	1,405,768	1,529,768
60	1,729,263	1,729,263	679,513	1,229,263	1,358,263	1,482,263
80	1,681,737	1,681,737	631,987	1,181,737	1,310,737	1,434,737
100	1,633,455	1,633,455	583,705	1,133,455	1,262,455	1,386,455
120	1,585,173	1,585,173	535,423	1,085,173	1,214,173	1,338,173
140	1,536,890	1,536,890	487,140	1,036,890	1,165,890	1,289,890
160	1,488,608	1,488,608	438,858	988,608	1,117,608	1,241,608
180	1,440,326	1,440,326	390,576	940,326	1,069,326	1,193,326
200	1,392,044	1,392,044	342,294	892,044	1,021,044	1,145,044
220	1,343,761	1,343,761	294,011	843,761	972,761	1,096,761
240	1,295,479	1,295,479	245,729	795,479	924,479	1,048,479
260	1,247,197	1,247,197	197,447	747,197	876,197	1,000,197
280	1,198,914	1,198,914	149,164	698,914	827,914	951,914
300	1,150,631	1,150,631	100,881	650,631	779,631	903,631

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,170,458	1,170,458	120,708	670,458	799,458	923,458
20	1,102,044	1,102,044	52,294	602,044	731,044	855,044
40	1,053,762	1,053,762	-4,012	553,762	682,762	806,762
60	1,005,480	1,005,480	-44,270	505,480	634,480	758,480
80	957,198	957,198	-92,552	457,198	586,198	710,198
100	908,915	908,915	-140,835	408,915	537,915	661,915
120	860,633	860,633	-189,117	360,633	489,633	613,633
140	812,351	812,351	-237,399	312,351	441,351	565,351
160	764,069	764,069	-285,681	264,069	393,069	517,069
180	715,786	715,786	-333,964	215,786	344,786	468,786
200	667,504	667,504	-382,246	167,504	296,504	420,504
220	619,221	619,221	-430,529	119,221	248,221	372,221
240	570,939	570,939	-478,811	70,939	199,939	323,939
260	522,656	522,656	-527,094	22,656	151,656	275,656
280	474,374	474,374	-575,376	-25,626	103,374	227,374
300	426,092	426,092	-623,658	-73,908	55,092	179,092

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£260	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,403,058	2,403,058	1,353,308	1,903,058	2,032,058	2,156,058
20	2,314,222	2,314,222	1,264,472	1,814,222	1,943,222	2,067,222
40	2,266,717	2,266,717	1,216,967	1,766,717	1,895,717	2,019,717
60	2,219,211	2,219,211	1,169,461	1,719,211	1,848,211	1,972,211
80	2,171,706	2,171,706	1,121,956	1,671,706	1,800,706	1,924,706
100	2,124,200	2,124,200	1,074,450	1,624,200	1,753,200	1,877,200
120	2,076,695	2,076,695	1,026,945	1,576,695	1,705,695	1,829,695
140	2,029,191	2,029,191	979,441	1,529,191	1,658,191	1,782,191
160	1,981,685	1,981,685	931,935	1,481,685	1,610,685	1,734,685
180	1,934,180	1,934,180	884,430	1,434,180	1,563,180	1,687,180
200	1,886,674	1,886,674	836,924	1,386,674	1,515,674	1,639,674
220	1,839,169	1,839,169	789,419	1,339,169	1,468,169	1,592,169
240	1,791,611	1,791,611	741,861	1,291,611	1,420,611	1,544,611
260	1,743,328	1,743,328	693,578	1,243,328	1,372,328	1,496,328
280	1,695,046	1,695,046	645,296	1,195,046	1,324,046	1,448,046
300	1,646,764	1,646,764	597,014	1,146,764	1,275,764	1,399,764

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 5

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	557,061	557,061	-492,689	57,061	186,061	310,061
20	499,198	499,198	-550,552	-802	128,198	252,198
40	450,916	450,916	-598,834	-49,084	79,916	203,916
60	402,632	402,632	-647,118	-97,368	31,632	155,632
80	354,350	354,350	-695,400	-145,650	-16,650	107,350
100	306,068	306,068	-743,682	-193,932	-64,932	59,068
120	257,786	257,786	-791,964	-242,214	-113,214	10,786
140	209,503	209,503	-840,247	-290,497	-161,497	-37,497
160	161,221	161,221	-888,529	-338,779	-209,779	-85,779
180	112,939	112,939	-936,811	-387,061	-258,061	-134,061
200	64,657	64,657	-985,093	-435,343	-306,343	-182,343
220	16,374	16,374	-1,033,376	-483,626	-354,626	-230,626
240	-32,430	-32,430	-1,082,180	-532,430	-403,430	-279,430
260	-81,502	-81,502	-1,131,252	-581,502	-452,502	-328,502
280	-130,574	-130,574	-1,180,324	-630,574	-501,574	-377,574
300	-179,646	-179,646	-1,229,396	-679,646	-550,646	-426,646

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£60	£120

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 6

60/40% Hse/Flat	
No of units	65 units
Density:	40 dph
CSH level:	4

Affordable %	30%
% rented	80%
% intermed	20%

Site area	1.63 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	476,088	292,978	-756,772	-207,022	-78,022	45,978
20	402,734	247,836	-801,914	-252,164	-123,164	836
40	337,568	207,734	-842,016	-292,266	-163,266	-39,266
60	272,402	167,632	-882,118	-332,368	-203,368	-79,368
80	207,236	127,530	-922,220	-372,470	-243,470	-119,470
100	142,070	87,427	-962,323	-412,573	-283,573	-159,573
120	76,904	47,325	-1,002,425	-452,675	-323,675	-199,675
140	11,738	7,224	-1,042,526	-492,776	-363,776	-239,776
160	-54,302	-33,417	-1,083,167	-533,417	-404,417	-280,417
180	-120,534	-74,175	-1,123,925	-574,175	-445,175	-321,175
200	-186,765	-114,933	-1,164,683	-614,933	-485,933	-361,933
220	-252,998	-155,691	-1,205,441	-655,691	-526,691	-402,691
240	-319,230	-196,449	-1,246,199	-696,449	-567,449	-443,449
260	-385,461	-237,207	-1,286,957	-737,207	-608,207	-484,207
280	-451,693	-277,965	-1,327,715	-777,965	-648,965	-524,965
300	-517,925	-318,723	-1,368,473	-818,723	-689,723	-565,723

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,777,285	1,709,099	659,349	1,209,099	1,338,099	1,462,099
20	2,665,401	1,640,247	590,497	1,140,247	1,269,247	1,393,247
40	2,601,283	1,600,790	551,040	1,100,790	1,229,790	1,353,790
60	2,537,166	1,561,333	511,583	1,061,333	1,190,333	1,314,333
80	2,473,048	1,521,876	472,126	1,021,876	1,150,876	1,274,876
100	2,408,931	1,482,419	432,669	982,419	1,111,419	1,235,419
120	2,344,813	1,442,962	393,212	942,962	1,071,962	1,195,962
140	2,280,696	1,403,505	353,755	903,505	1,032,505	1,156,505
160	2,216,578	1,364,048	314,298	864,048	993,048	1,117,048
180	2,152,461	1,324,591	274,841	824,591	953,591	1,077,591
200	2,088,343	1,285,134	235,384	785,134	914,134	1,038,134
220	2,024,226	1,245,677	195,927	745,677	874,677	998,677
240	1,960,108	1,206,220	156,470	706,220	835,220	959,220
260	1,895,991	1,166,763	117,013	666,763	795,763	919,763
280	1,831,873	1,127,306	77,556	627,306	756,306	880,306
300	1,767,756	1,087,849	38,099	587,849	716,849	840,849

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,789,920	1,101,489	51,739	601,489	730,489	854,489
20	1,683,969	1,042,443	-7,307	542,443	671,443	795,443
40	1,628,803	1,002,340	-47,410	502,340	631,340	755,340
60	1,563,637	962,238	-87,512	462,238	591,238	715,238
80	1,498,471	922,136	-127,614	422,136	551,136	675,136
100	1,433,305	882,034	-167,716	382,034	511,034	635,034
120	1,368,139	841,932	-207,818	341,932	470,932	594,932
140	1,302,972	801,829	-247,921	301,829	430,829	554,829
160	1,237,807	761,727	-288,023	261,727	390,727	514,727
180	1,172,641	721,625	-328,125	221,625	350,625	474,625
200	1,107,474	681,523	-368,227	181,523	310,523	434,523
220	1,042,309	641,421	-408,329	141,421	270,421	394,421
240	977,142	601,318	-448,432	101,318	230,318	354,318
260	911,976	561,216	-488,534	61,216	190,216	314,216
280	846,811	521,114	-528,636	21,114	150,114	274,114
300	781,644	481,012	-568,738	-18,988	110,012	234,012

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£280	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,450,135	2,123,160	1,073,410	1,623,160	1,752,160	1,876,160
20	3,326,679	2,047,187	997,437	1,547,187	1,676,187	1,800,187
40	3,262,561	2,007,730	957,980	1,507,730	1,636,730	1,760,730
60	3,198,444	1,968,273	918,523	1,468,273	1,597,273	1,721,273
80	3,134,326	1,928,816	879,066	1,428,816	1,557,816	1,681,816
100	3,070,209	1,889,359	839,609	1,389,359	1,518,359	1,642,359
120	3,006,091	1,849,902	800,152	1,349,902	1,478,902	1,602,902
140	2,941,973	1,810,446	760,696	1,310,446	1,439,446	1,563,446
160	2,877,855	1,770,989	721,239	1,270,989	1,399,989	1,523,989
180	2,813,737	1,731,532	681,782	1,231,532	1,360,532	1,484,532
200	2,749,620	1,692,075	642,325	1,192,075	1,321,075	1,445,075
220	2,685,502	1,652,618	602,868	1,152,618	1,281,618	1,405,618
240	2,621,384	1,613,162	563,412	1,113,162	1,242,162	1,366,162
260	2,557,266	1,573,705	523,955	1,073,705	1,202,705	1,326,705
280	2,493,148	1,534,248	484,498	1,034,248	1,163,248	1,287,248
300	2,429,030	1,494,791	445,041	994,791	1,123,791	1,247,791

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 6

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	962,026	592,016	-457,734	92,016	221,016	345,016
20	880,314	541,732	-508,018	41,732	170,732	294,732
40	815,148	501,630	-548,120	1,630	130,630	254,630
60	749,982	461,527	-588,223	-38,473	90,527	214,527
80	684,816	421,425	-628,325	-78,575	50,425	174,425
100	619,649	381,323	-668,427	-118,677	10,323	134,323
120	554,484	341,221	-708,529	-158,779	-29,779	94,221
140	489,318	301,119	-748,631	-198,881	-69,881	54,119
160	424,151	261,016	-788,734	-238,984	-109,984	14,016
180	358,986	220,914	-828,836	-279,086	-150,086	-26,086
200	293,820	180,812	-868,938	-319,188	-190,188	-66,188
220	228,654	140,710	-909,040	-359,290	-230,290	-106,290
240	163,488	100,608	-949,142	-399,392	-270,392	-146,392
260	98,321	60,505	-989,245	-439,495	-310,495	-186,495
280	33,156	20,403	-1,029,347	-479,597	-350,597	-226,597
300	-32,534	-20,021	-1,069,771	-520,021	-391,021	-267,021

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£100	£160

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type	7
100% houses	
No of units	75 units
Density:	20 dph
CSH level:	4

Affordable %	30%
% rented	80%
% intermed	20%

Site area	5.60 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,722,600	307,771	-741,979	-192,229	-63,229	60,771
20	1,594,271	284,843	-764,907	-215,157	-86,157	37,843
40	1,495,569	267,208	-782,542	-232,792	-103,792	20,208
60	1,396,868	249,574	-800,176	-250,426	-121,426	2,574
80	1,298,166	231,939	-817,811	-268,061	-139,061	-15,061
100	1,199,463	214,304	-835,446	-285,696	-156,696	-32,696
120	1,100,762	196,669	-853,081	-303,331	-174,331	-50,331
140	1,002,060	179,035	-870,715	-320,965	-191,965	-67,965
160	903,358	161,400	-888,350	-338,600	-209,600	-85,600
180	804,656	143,765	-905,985	-356,235	-227,235	-103,235
200	705,955	126,131	-923,619	-373,869	-244,869	-120,869
220	607,252	108,496	-941,254	-391,504	-262,504	-138,504
240	508,550	90,861	-958,889	-409,139	-280,139	-156,139
260	409,849	73,226	-976,524	-426,774	-297,774	-173,774
280	311,146	55,592	-994,158	-444,408	-315,408	-191,408
300	212,445	37,957	-1,011,793	-462,043	-333,043	-209,043

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£60

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,084,312	908,397	-141,353	408,397	537,397	661,397
20	4,899,753	875,422	-174,328	375,422	504,422	628,422
40	4,802,640	858,072	-191,678	358,072	487,072	611,072
60	4,705,525	840,721	-209,029	340,721	469,721	593,721
80	4,608,412	823,370	-226,380	323,370	452,370	576,370
100	4,511,298	806,019	-243,731	306,019	435,019	559,019
120	4,414,185	788,668	-261,082	288,668	417,668	541,668
140	4,317,072	771,317	-278,433	271,317	400,317	524,317
160	4,219,958	753,966	-295,784	253,966	382,966	506,966
180	4,122,845	736,615	-313,135	236,615	365,615	489,615
200	4,025,731	719,264	-330,486	219,264	348,264	472,264
220	3,928,618	701,913	-347,837	201,913	330,913	454,913
240	3,831,503	684,562	-365,188	184,562	313,562	437,562
260	3,734,390	667,211	-382,539	167,211	296,211	420,211
280	3,637,276	649,860	-399,890	149,860	278,860	402,860
300	3,540,163	632,509	-417,241	132,509	261,509	385,509

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,641,735	650,657	-399,093	150,657	279,657	403,657
20	3,481,987	622,115	-427,635	122,115	251,115	375,115
40	3,384,874	604,764	-444,986	104,764	233,764	357,764
60	3,287,760	587,413	-462,337	87,413	216,413	340,413
80	3,190,647	570,062	-479,688	70,062	199,062	323,062
100	3,093,534	552,711	-497,039	52,711	181,711	305,711
120	2,996,420	535,360	-514,390	35,360	164,360	288,360
140	2,899,307	518,009	-531,741	18,009	147,009	271,009
160	2,799,026	500,658	-549,092	93	129,658	253,658
180	2,700,324	482,307	-567,443	-17,542	111,307	236,307
200	2,601,622	464,956	-585,794	-35,177	93,956	218,956
220	2,502,920	447,605	-604,145	-52,812	76,605	201,605
240	2,404,218	429,254	-622,496	-70,446	59,254	184,254
260	2,305,516	410,903	-640,847	-88,080	41,903	166,903
280	2,206,814	392,552	-659,198	-105,716	24,552	149,552
300	2,108,113	374,201	-677,549	-123,351	7,201	132,201

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£160	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,072,123	1,084,886	35,136	584,886	713,886	837,886
20	5,870,574	1,048,876	-874	548,876	677,876	801,876
40	5,773,460	1,031,525	-18,225	531,525	660,525	784,525
60	5,676,347	1,014,174	-35,576	514,174	643,174	767,174
80	5,579,233	996,823	-52,927	496,823	625,823	749,823
100	5,482,120	979,472	-70,278	479,472	608,472	732,472
120	5,385,007	962,121	-87,629	462,121	591,121	715,121
140	5,287,893	944,770	-104,980	444,770	573,770	697,770
160	5,190,780	927,419	-122,331	427,419	556,419	680,419
180	5,093,666	910,068	-139,682	410,068	539,068	663,068
200	4,996,552	892,717	-157,033	392,717	521,717	645,717
220	4,899,438	875,366	-174,384	375,366	504,366	628,366
240	4,802,325	858,015	-191,735	358,015	487,015	611,015
260	4,705,211	840,664	-209,086	340,664	469,664	593,664
280	4,608,098	823,313	-226,437	323,313	452,313	576,313
300	4,510,984	805,962	-243,788	305,962	434,962	558,962

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

Site type 7

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,436,008	435,233	-614,517	-64,767	64,233	188,233
20	2,295,409	410,113	-639,637	-89,887	39,113	163,113
40	2,196,707	392,478	-657,272	-107,522	21,478	146,478
60	2,098,005	374,844	-674,906	-125,156	3,844	127,844
80	1,999,303	357,209	-692,541	-142,791	-13,791	110,209
100	1,900,602	339,574	-710,176	-160,426	-31,426	92,574
120	1,801,899	321,939	-727,811	-178,061	-49,061	74,939
140	1,703,197	304,305	-745,445	-195,695	-66,695	57,305
160	1,604,496	286,670	-763,080	-213,330	-84,330	39,670
180	1,505,793	269,035	-780,715	-230,965	-101,965	22,035
200	1,407,092	251,400	-798,350	-248,600	-119,600	4,400
220	1,308,390	233,766	-815,984	-266,234	-137,234	-13,234
240	1,209,688	216,131	-833,619	-283,869	-154,869	-30,869
260	1,110,986	198,496	-851,254	-301,504	-172,504	-48,504
280	1,012,284	180,861	-868,889	-319,139	-190,139	-66,139
300	913,583	163,227	-886,523	-336,773	-207,773	-83,773

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£60	£200

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type	8
No of units	100% houses 75 units
Density:	35 dph
CSH level:	4

Affordable %	30%
% rented	80%
% intermed	20%

Site area	3.20 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,461,353	456,916	-592,834	-43,084	85,916	209,916
20	1,347,578	421,343	-628,407	-78,657	50,343	174,343
40	1,258,936	393,627	-656,123	-106,373	22,627	146,627
60	1,170,296	365,912	-683,838	-134,088	-5,088	118,912
80	1,081,654	338,197	-711,553	-161,803	-32,803	91,197
100	993,012	310,482	-739,268	-189,518	-60,518	63,482
120	904,371	282,767	-766,983	-217,233	-88,233	35,767
140	815,730	255,052	-794,698	-244,948	-115,948	8,052
160	727,089	227,337	-822,413	-272,663	-143,663	-19,663
180	638,447	199,621	-850,129	-300,379	-171,379	-47,379
200	549,806	171,906	-877,844	-328,094	-199,094	-75,094
220	461,165	144,191	-905,559	-355,809	-226,809	-102,809
240	372,523	116,476	-933,274	-383,524	-254,524	-130,524
260	283,883	88,761	-960,989	-411,239	-282,239	-158,239
280	195,241	61,045	-988,705	-438,955	-309,955	-185,955
300	106,599	33,330	-1,016,420	-466,670	-337,670	-213,670

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£40	£140

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,449,319	1,391,154	341,404	891,154	1,020,154	1,144,154
20	4,285,580	1,339,958	290,208	839,958	968,958	1,092,958
40	4,198,365	1,312,689	262,939	812,689	941,689	1,065,689
60	4,111,150	1,285,420	235,670	785,420	914,420	1,038,420
80	4,023,935	1,258,150	208,400	758,150	887,150	1,011,150
100	3,936,720	1,230,881	181,131	730,881	859,881	983,881
120	3,849,506	1,203,612	153,862	703,612	832,612	956,612
140	3,762,290	1,176,343	126,593	676,343	805,343	929,343
160	3,675,075	1,149,074	99,324	649,074	778,074	902,074
180	3,587,861	1,121,805	72,055	621,805	750,805	874,805
200	3,500,646	1,094,535	44,785	594,535	723,535	847,535
220	3,413,431	1,067,266	17,516	567,266	696,266	820,266
240	3,326,216	1,039,997	-9,753	539,997	668,997	792,997
260	3,239,001	1,012,728	-37,022	512,728	641,728	765,728
280	3,151,786	985,458	-64,292	485,458	614,458	738,458
300	3,064,572	958,189	-91,561	458,189	587,189	711,189

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£220	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,164,311	989,374	-60,376	489,374	618,374	747,374
20	3,022,673	945,089	-104,661	445,089	574,089	698,089
40	2,935,457	917,820	-131,930	417,820	546,820	670,820
60	2,848,242	890,550	-159,200	390,550	519,550	643,550
80	2,761,028	863,281	-186,469	363,281	492,281	616,281
100	2,673,813	836,012	-213,738	336,012	465,012	589,012
120	2,586,598	808,743	-241,007	308,743	437,743	561,743
140	2,499,383	781,474	-268,276	281,474	410,474	534,474
160	2,412,168	754,205	-295,545	254,205	383,205	507,205
180	2,324,953	726,935	-322,815	226,935	355,935	479,935
200	2,237,739	699,666	-350,084	199,666	328,666	452,666
220	2,150,524	672,397	-377,353	172,397	301,397	425,397
240	2,063,309	645,128	-404,622	145,128	274,128	398,128
260	1,976,094	617,859	-431,891	117,859	246,859	370,859
280	1,888,879	590,590	-459,160	90,590	219,590	343,590
300	1,801,664	563,321	-486,429	63,321	192,321	316,321

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,325,441	1,665,088	615,338	1,165,088	1,294,088	1,418,088
20	5,148,038	1,609,620	559,870	1,109,620	1,238,620	1,362,620
40	5,062,226	1,582,789	533,039	1,082,789	1,211,789	1,335,789
60	4,976,414	1,555,958	506,208	1,055,958	1,184,958	1,308,958
80	4,890,602	1,529,127	479,377	1,029,127	1,158,127	1,282,127
100	4,804,790	1,502,296	452,546	1,002,296	1,131,296	1,255,296
120	4,718,978	1,475,465	425,715	975,465	1,104,465	1,228,465
140	4,633,166	1,448,634	398,884	948,634	1,077,634	1,201,634
160	4,547,354	1,421,803	372,053	921,803	1,050,803	1,174,803
180	4,461,542	1,394,972	345,222	894,972	1,023,972	1,148,031
200	4,375,730	1,368,141	318,391	868,141	997,141	1,121,260
220	4,289,918	1,341,310	291,560	841,310	970,310	1,094,489
240	4,204,106	1,314,479	264,729	814,479	943,479	1,067,718
260	4,118,294	1,287,648	237,898	787,648	916,648	1,040,947
280	4,032,482	1,260,817	211,067	760,817	889,817	1,014,176
300	3,946,670	1,233,986	184,236	733,986	862,986	987,405

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 8

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,095,130	655,077	-394,673	155,077	284,077	408,077
20	1,971,881	616,541	-433,209	116,541	245,541	369,541
40	1,883,966	589,053	-460,697	89,053	218,053	342,053
60	1,795,325	561,338	-488,412	61,338	190,338	314,338
80	1,706,684	533,623	-516,127	33,623	162,623	286,623
100	1,618,042	505,908	-543,842	5,908	134,908	258,908
120	1,529,401	478,193	-571,557	-21,807	107,193	231,193
140	1,440,759	450,477	-599,273	-49,523	79,477	203,477
160	1,352,119	422,762	-626,988	-77,238	51,762	175,762
180	1,263,477	395,047	-654,703	-104,953	24,047	148,047
200	1,174,835	367,332	-682,418	-132,668	-3,668	120,332
220	1,086,195	339,617	-710,133	-160,383	-31,383	92,617
240	997,553	311,902	-737,848	-188,098	-59,098	64,902
260	908,912	284,187	-765,563	-215,813	-86,813	37,187
280	820,271	256,471	-793,279	-243,529	-114,529	9,471
300	731,629	228,756	-820,994	-271,244	-142,244	-18,244

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£160	£280



Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site	Fmr Community/LA	Greenfield higher	Greenfield lower
£1,049,750	£500,000	£371,000	£247,000

Site type	9
100% houses	
No of units	100 units
Density:	60 dph
CSH level:	4

Affordable %	30%
% rented	80%
% intermed	20%

Site area	1.67 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,807,254	-1,084,352	-2,134,102	-1,584,352	-1,455,352	-1,331,352
20	-1,853,392	-1,112,035	-2,161,795	-1,612,035	-1,483,035	-1,359,035
40	-1,930,613	-1,158,368	-2,208,118	-1,658,368	-1,529,368	-1,405,368
60	-2,007,834	-1,204,701	-2,254,451	-1,704,701	-1,575,701	-1,451,701
80	-2,085,055	-1,251,033	-2,300,783	-1,751,033	-1,622,033	-1,498,033
100	-2,162,275	-1,297,365	-2,347,115	-1,797,365	-1,668,365	-1,544,365
120	-2,239,496	-1,343,698	-2,393,448	-1,843,698	-1,714,698	-1,590,698
140	-2,316,717	-1,390,030	-2,439,780	-1,890,030	-1,761,030	-1,637,030
160	-2,393,938	-1,436,363	-2,486,113	-1,936,363	-1,807,363	-1,683,363
180	-2,471,159	-1,482,696	-2,532,446	-1,982,696	-1,853,696	-1,729,696
200	-2,548,380	-1,529,028	-2,578,778	-2,029,028	-1,900,028	-1,776,028
220	-2,625,601	-1,575,361	-2,625,111	-2,075,361	-1,946,361	-1,822,361
240	-2,702,821	-1,621,693	-2,671,443	-2,121,693	-1,992,693	-1,868,693
260	-2,780,043	-1,668,026	-2,717,776	-2,168,026	-2,039,026	-1,915,026
280	-2,857,264	-1,714,358	-2,764,108	-2,214,358	-2,085,358	-1,961,358
300	-2,934,485	-1,760,691	-2,810,441	-2,260,691	-2,131,691	-2,007,691

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	811,846	487,108	-562,642	-12,892	116,108	240,108
20	721,905	433,143	-616,607	-66,857	62,143	186,143
40	645,926	387,556	-662,194	-112,444	16,556	140,556
60	569,949	341,969	-707,781	-158,031	-29,031	94,969
80	493,970	296,382	-753,368	-203,618	-74,618	49,382
100	417,992	250,795	-798,955	-249,205	-120,205	3,795
120	342,013	205,208	-844,542	-294,792	-165,792	-41,792
140	266,036	159,621	-890,129	-340,379	-211,379	-87,379
160	190,057	114,034	-935,716	-385,966	-256,966	-132,966
180	114,079	68,447	-981,303	-431,553	-302,553	-178,553
200	38,100	22,860	-1,026,890	-477,140	-348,140	-224,140
220	-38,497	-23,098	-1,072,478	-523,098	-394,098	-270,098
240	-115,718	-69,431	-1,119,181	-569,431	-440,431	-316,431
260	-192,939	-115,763	-1,165,513	-615,763	-486,763	-362,763
280	-270,160	-162,096	-1,211,846	-662,096	-533,096	-409,096
300	-347,381	-208,429	-1,258,179	-708,429	-579,429	-455,429

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£40	£100

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-309,320	-185,592	-1,235,342	-685,592	-556,592	-432,592
20	-381,221	-228,733	-1,278,483	-728,733	-599,733	-475,733
40	-458,441	-275,065	-1,324,815	-775,065	-646,065	-522,065
60	-535,662	-321,397	-1,371,147	-821,397	-692,397	-568,397
80	-612,883	-367,730	-1,417,480	-867,730	-738,730	-614,730
100	-690,104	-414,062	-1,463,812	-914,062	-785,062	-661,062
120	-767,325	-460,395	-1,510,145	-960,395	-831,395	-707,395
140	-844,546	-506,728	-1,556,478	-1,006,728	-877,728	-753,728
160	-921,767	-553,060	-1,602,810	-1,053,060	-924,060	-800,060
180	-998,987	-599,392	-1,649,142	-1,099,392	-970,392	-846,392
200	-1,076,208	-645,725	-1,695,475	-1,145,725	-1,016,725	-892,725
220	-1,153,429	-692,058	-1,741,808	-1,192,058	-1,063,058	-939,058
240	-1,230,650	-738,390	-1,788,140	-1,238,390	-1,109,390	-985,390
260	-1,307,871	-784,723	-1,834,473	-1,284,723	-1,155,723	-1,031,723
280	-1,385,092	-831,055	-1,880,805	-1,331,055	-1,202,055	-1,078,055
300	-1,462,313	-877,388	-1,927,138	-1,377,388	-1,248,388	-1,124,388

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,576,161	945,696	-104,054	445,696	574,696	698,696
20	1,473,074	883,844	-165,906	383,844	512,844	636,844
40	1,397,096	838,258	-211,492	338,258	467,258	591,258
60	1,321,117	792,670	-257,080	292,670	421,670	545,670
80	1,245,140	747,084	-302,666	247,084	376,084	500,084
100	1,169,161	701,496	-348,254	201,496	330,496	454,496
120	1,093,183	655,910	-393,840	155,910	284,910	408,910
140	1,017,204	610,323	-439,427	110,323	239,323	363,323
160	941,227	564,736	-485,014	64,736	193,736	317,736
180	865,248	519,149	-530,601	19,149	148,149	272,149
200	789,270	473,562	-576,188	-26,438	102,562	226,562
220	713,291	427,975	-621,775	-72,025	56,975	180,975
240	637,314	382,388	-667,362	-117,612	11,388	135,388
260	561,335	336,801	-712,949	-163,199	-34,199	89,801
280	485,357	291,214	-758,536	-208,786	-79,786	44,214
300	409,379	245,627	-804,123	-254,373	-125,373	-1,373

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£240	£280

Site type 9

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,253,224	-751,934	-1,801,684	-1,251,934	-1,122,934	-998,934
20	-1,308,891	-785,334	-1,835,084	-1,285,334	-1,156,334	-1,032,334
40	-1,386,111	-831,666	-1,891,416	-1,331,666	-1,202,666	-1,078,666
60	-1,463,332	-877,999	-1,927,749	-1,377,999	-1,248,999	-1,124,999
80	-1,540,553	-924,332	-1,974,082	-1,424,332	-1,295,332	-1,171,332
100	-1,617,774	-970,664	-2,020,414	-1,470,664	-1,341,664	-1,217,664
120	-1,694,995	-1,016,997	-2,066,747	-1,516,997	-1,387,997	-1,263,997
140	-1,772,216	-1,063,330	-2,113,080	-1,563,330	-1,434,330	-1,310,330
160	-1,849,437	-1,109,662	-2,159,412	-1,609,662	-1,480,662	-1,356,662
180	-1,926,657	-1,155,994	-2,205,744	-1,655,994	-1,526,994	-1,402,994
200	-2,003,878	-1,202,327	-2,252,077	-1,702,327	-1,573,327	-1,449,327
220	-2,081,099	-1,248,659	-2,298,409	-1,748,659	-1,619,659	-1,495,659
240	-2,158,320	-1,294,992	-2,344,742	-1,794,992	-1,665,992	-1,541,992
260	-2,235,541	-1,341,325	-2,391,075	-1,841,325	-1,712,325	-1,588,325
280	-2,312,762	-1,387,657	-2,437,407	-1,887,657	-1,758,657	-1,634,657
300	-2,389,983	-1,433,990	-2,483,740	-1,933,990	-1,804,990	-1,680,990

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy Viability**  
**Warwick District Council**  
**Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.  
**20% affordable housing**

**Site type** **Type 1 - 4 units, houses, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	220	300	300
Leamington Spa	300	300	300	300
Kenilworth	300	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	40	300	300	300

**Site type** **Type 2 - 8 units, houses, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	60	280	300	300
Leamington Spa	300	300	300	300
Kenilworth	300	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	200	300	300	300

**Site type** **Type 3 - 25 units, houses & flats, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	120	200	280
Leamington Spa	300	300	300	300
Kenilworth	140	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	260	300	300

**Site type** **Type 4 - 35 units, houses & flats, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	60	160	260
Leamington Spa	300	300	300	300
Kenilworth	0	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	200	300	300

**Site type** **Type 5 - 50 units, houses & flats, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	20	80	120
Leamington Spa	300	300	300	300
Kenilworth	220	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	160	220	260

**Community Infrastructure Levy Viability**  
**Warwick District Council**  
**Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.  
**20% affordable housing**

**Site type** **Type 6 - 65 units, houses & flats, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	40	100	160
Leamington Spa	300	300	300	300
Kenilworth	180	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	180	240	300

**Site type** **Type 7 - 75 units, houses, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	60	180
Leamington Spa	40	300	300	300
Kenilworth	#N/A	300	300	300
Rural areas (higher value)	240	300	300	300
Rural areas (lower value)	#N/A	80	200	300

**Site type** **Type 8 - 75 units, houses, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	100	180	260
Leamington Spa	300	300	300	300
Kenilworth	120	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	240	300	300

**Site type** **Type 9 - 100 units, flats, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	180	240	280
Kenilworth	#N/A	#N/A	#N/A	0
Rural areas (higher value)	160	300	300	300
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site	Fmr Community/LA	Greenfield higher	Greenfield lower
£1,049,750	£500,000	£371,000	£247,000

Site type 1

100% houses
No of units 4 units
Density: 35 dph
CSH level: 4

Affordable %	20%
% rented	80%
% intermed	20%

Site area	0.17 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	155,733	912,984	-136,766	412,984	541,984	665,984
20	147,353	863,859	-185,891	363,859	492,859	616,859
40	141,652	830,433	-219,317	330,433	459,433	583,433
60	135,950	797,007	-252,743	297,007	426,007	550,007
80	130,248	763,581	-286,169	263,581	392,581	516,581
100	124,547	730,155	-319,595	230,155	359,155	483,155
120	118,845	696,730	-353,020	196,730	325,730	449,730
140	113,143	663,304	-386,446	163,304	292,304	416,304
160	107,442	629,878	-419,872	129,878	258,878	382,878
180	101,740	596,452	-453,298	96,452	225,452	349,452
200	96,039	563,026	-486,724	63,026	192,026	316,026
220	90,337	529,600	-520,150	29,600	158,600	282,600
240	84,635	496,175	-553,575	-3,825	125,175	249,175
260	78,934	462,749	-587,001	-37,251	91,749	215,749
280	73,232	429,323	-620,427	-70,677	58,323	182,323
300	67,530	395,897	-653,853	-104,103	24,897	148,897

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£220	£300	£300

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£356,071	2,087,464	1,037,714	1,587,464	1,716,464	1,840,464
20	344,244	2,018,131	968,381	1,518,131	1,647,131	1,771,131
40	338,542	1,984,705	934,955	1,484,705	1,613,705	1,737,705
60	332,841	1,951,279	901,529	1,451,279	1,580,279	1,704,279
80	327,139	1,917,853	868,103	1,417,853	1,546,853	1,670,853
100	321,438	1,884,428	834,678	1,384,428	1,513,428	1,637,428
120	315,736	1,851,002	801,252	1,351,002	1,480,002	1,604,002
140	310,034	1,817,576	767,826	1,317,576	1,446,576	1,570,576
160	304,333	1,784,150	734,400	1,284,150	1,413,150	1,537,150
180	298,631	1,750,724	700,974	1,250,724	1,379,724	1,503,724
200	292,929	1,717,298	667,548	1,217,298	1,346,298	1,470,298
220	287,228	1,683,872	634,122	1,183,872	1,312,872	1,436,872
240	281,526	1,650,447	600,697	1,150,447	1,279,447	1,403,447
260	275,824	1,617,021	567,271	1,117,021	1,246,021	1,370,021
280	270,123	1,583,595	533,845	1,083,595	1,212,595	1,336,595
300	264,421	1,550,169	500,419	1,050,169	1,179,169	1,303,169

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	269,734	1,581,313	531,563	1,081,313	1,210,313	1,334,313
20	259,392	1,520,688	470,938	1,020,688	1,149,688	1,273,688
40	253,691	1,487,262	437,512	987,262	1,116,262	1,240,262
60	247,989	1,453,836	404,086	953,836	1,082,836	1,206,836
80	242,287	1,420,410	370,660	920,410	1,049,410	1,173,410
100	236,586	1,386,984	337,234	886,984	1,015,984	1,139,984
120	230,884	1,353,558	303,808	853,558	982,558	1,106,558
140	225,183	1,320,133	270,383	820,133	949,133	1,073,133
160	219,481	1,286,707	236,957	786,707	915,707	1,039,707
180	213,779	1,253,281	203,531	753,281	882,281	1,006,281
200	208,078	1,219,855	170,105	719,855	848,855	972,855
220	202,376	1,186,429	136,679	686,429	815,429	939,429
240	196,674	1,153,003	103,253	653,003	782,003	906,003
260	190,973	1,119,578	69,828	619,578	748,578	872,578
280	185,271	1,086,152	36,402	586,152	715,152	839,152
300	179,569	1,052,726	2,976	552,726	681,726	805,726

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	415,189	2,434,048	1,384,298	1,934,048	2,063,048	2,187,048
20	402,347	2,358,759	1,309,009	1,858,759	1,987,759	2,111,759
40	396,645	2,325,333	1,275,583	1,825,333	1,954,333	2,078,333
60	390,944	2,291,908	1,242,158	1,791,908	1,920,908	2,044,908
80	385,242	2,258,482	1,208,732	1,758,482	1,887,482	2,011,482
100	379,540	2,225,056	1,175,306	1,725,056	1,854,056	1,978,056
120	373,839	2,191,630	1,141,880	1,691,630	1,820,630	1,944,630
140	368,137	2,158,204	1,108,454	1,658,204	1,787,204	1,911,204
160	362,436	2,124,778	1,075,028	1,624,778	1,753,778	1,877,778
180	356,734	2,091,353	1,041,603	1,591,353	1,720,353	1,844,353
200	351,032	2,057,927	1,008,177	1,557,927	1,686,927	1,810,927
220	345,331	2,024,501	974,751	1,524,501	1,653,501	1,777,501
240	339,629	1,991,075	941,325	1,491,075	1,620,075	1,744,075
260	333,927	1,957,649	907,899	1,457,649	1,586,649	1,710,649
280	328,226	1,924,223	874,473	1,424,223	1,553,223	1,677,223
300	322,524	1,890,797	841,047	1,390,797	1,519,797	1,643,797

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 1

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	197,898	1,160,175	110,425	660,175	789,175	913,175
20	188,792	1,106,793	57,043	606,793	735,793	859,793
40	183,090	1,073,368	23,618	573,368	702,368	826,368
60	177,389	1,039,942	-9,808	539,942	668,942	792,942
80	171,687	1,006,516	-43,234	506,516	635,516	759,516
100	165,985	973,090	-76,660	473,090	602,090	726,090
120	160,284	939,664	-110,086	439,664	568,664	692,664
140	154,582	906,238	-143,512	406,238	535,238	659,238
160	148,881	872,812	-176,938	372,812	501,812	625,812
180	143,179	839,387	-210,363	339,387	468,387	592,387
200	137,477	805,961	-243,789	305,961	434,961	558,961
220	131,776	772,535	-277,215	272,535	401,535	525,535
240	126,074	739,109	-310,641	239,109	368,109	492,109
260	120,372	705,683	-344,067	205,683	334,683	458,683
280	114,671	672,257	-377,493	172,257	301,257	425,257
300	108,969	638,832	-410,918	138,832	267,832	391,832

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£300	£300	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type	2
100% houses	
No of units	8 units
Density:	35 dph
CSH level:	4

Affordable %	20%
% rented	80%
% intermed	20%

Site area	0.23 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	277,376	1,213,521	163,771	713,521	842,521	966,521
20	261,822	1,145,471	95,721	645,471	774,471	898,471
40	251,038	1,098,292	48,542	598,292	727,292	851,292
60	240,255	1,051,114	1,364	551,114	680,114	804,114
80	229,471	1,003,935	-45,815	503,935	632,935	756,935
100	218,686	956,752	-92,998	456,752	585,752	709,752
120	207,903	909,574	-140,176	409,574	538,574	662,574
140	197,119	862,395	-187,355	362,395	491,395	615,395
160	186,335	815,217	-234,533	315,217	444,217	568,217
180	175,552	768,038	-281,712	268,038	397,038	521,038
200	164,767	720,856	-328,894	220,856	349,856	473,856
220	153,983	673,677	-376,073	173,677	302,677	426,677
240	143,200	626,499	-423,251	126,499	255,499	379,499
260	132,416	579,320	-470,430	79,320	208,320	332,320
280	121,632	532,142	-517,608	32,142	161,142	285,142
300	110,848	484,959	-564,791	-15,041	113,959	237,959

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£60	£280	£300	£300

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	652,341	2,853,993	1,804,243	2,353,993	2,482,993	2,606,993
20	630,512	2,758,488	1,708,738	2,258,488	2,387,488	2,511,488
40	619,901	2,712,068	1,662,318	2,212,068	2,341,068	2,465,068
60	609,291	2,665,647	1,615,897	2,165,647	2,294,647	2,418,647
80	598,680	2,619,226	1,569,476	2,119,226	2,248,226	2,372,226
100	588,071	2,572,810	1,523,060	2,072,810	2,201,810	2,325,810
120	577,460	2,526,389	1,476,639	2,026,389	2,155,389	2,279,389
140	566,850	2,479,968	1,430,218	1,979,968	2,108,968	2,232,968
160	556,239	2,433,547	1,383,797	1,933,547	2,062,547	2,186,547
180	545,629	2,387,127	1,337,377	1,887,127	2,016,127	2,140,127
200	535,018	2,340,706	1,290,956	1,840,706	1,969,706	2,093,706
220	524,408	2,294,285	1,244,535	1,794,285	1,923,285	2,047,285
240	513,799	2,247,864	1,198,114	1,747,864	1,876,864	2,000,864
260	503,189	2,201,443	1,151,693	1,701,443	1,829,443	1,953,443
280	492,579	2,155,022	1,105,272	1,655,022	1,782,022	1,906,022
300	481,968	2,108,601	1,058,851	1,608,601	1,735,601	1,859,601

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	491,627	2,150,866	1,101,116	1,650,866	1,779,866	1,903,866
20	472,561	2,067,453	1,017,703	1,567,453	1,696,453	1,820,453
40	461,929	2,020,939	971,189	1,520,939	1,649,939	1,773,939
60	451,145	1,973,761	924,011	1,473,761	1,602,761	1,726,761
80	440,362	1,926,582	876,832	1,426,582	1,555,582	1,679,582
100	429,577	1,879,400	829,650	1,379,400	1,508,400	1,632,400
120	418,793	1,832,221	782,471	1,332,221	1,461,221	1,585,221
140	408,010	1,785,043	735,293	1,285,043	1,414,043	1,538,043
160	397,226	1,737,864	688,114	1,237,864	1,366,864	1,490,864
180	386,442	1,690,686	640,936	1,190,686	1,319,686	1,443,686
200	375,658	1,643,503	593,753	1,143,503	1,272,503	1,396,503
220	364,874	1,596,324	546,574	1,096,324	1,225,324	1,349,324
240	354,090	1,549,146	499,396	1,049,146	1,178,146	1,302,146
260	343,307	1,501,967	452,217	1,001,967	1,130,967	1,254,967
280	332,523	1,454,789	405,039	954,789	1,083,789	1,207,789
300	321,738	1,407,606	357,856	907,606	1,036,606	1,160,606

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	762,392	3,335,465	2,285,715	2,835,465	2,964,465	3,088,465
20	738,669	3,231,678	2,181,928	2,731,678	2,860,678	2,984,678
40	728,059	3,185,258	2,135,508	2,685,258	2,814,258	2,938,258
60	717,448	3,138,837	2,089,087	2,638,837	2,767,837	2,891,837
80	706,838	3,092,416	2,042,666	2,592,416	2,721,416	2,845,416
100	696,228	3,045,995	1,996,245	2,545,995	2,674,995	2,798,995
120	685,617	2,999,575	1,949,825	2,499,575	2,628,575	2,752,575
140	675,008	2,953,154	1,903,404	2,453,154	2,582,154	2,706,154
160	664,397	2,906,733	1,856,983	2,406,733	2,535,733	2,659,733
180	653,787	2,860,312	1,810,562	2,360,312	2,489,312	2,613,312
200	643,176	2,813,891	1,764,141	2,313,891	2,442,891	2,566,891
220	632,566	2,767,470	1,717,720	2,267,470	2,396,470	2,520,470
240	621,955	2,721,049	1,671,300	2,221,049	2,350,049	2,474,049
260	611,345	2,674,628	1,624,879	2,174,628	2,303,628	2,427,628
280	600,734	2,628,207	1,578,458	2,128,207	2,257,207	2,381,207
300	590,124	2,581,786	1,532,037	2,081,786	2,210,786	2,334,786

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 2

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	356,743	1,560,749	510,999	1,060,749	1,189,749	1,313,749
20	339,823	1,486,724	436,974	986,724	1,115,724	1,239,724
40	329,039	1,439,546	389,796	939,546	1,068,546	1,192,546
60	318,255	1,392,367	342,617	892,367	1,021,367	1,145,367
80	307,471	1,345,184	295,434	845,184	974,184	1,098,184
100	296,687	1,298,006	248,256	798,006	927,006	1,051,006
120	285,903	1,250,827	201,077	750,827	879,827	1,003,827
140	275,120	1,203,649	153,899	703,649	832,649	956,649
160	264,336	1,156,470	106,720	656,470	785,470	909,470
180	253,552	1,109,292	59,542	609,292	738,292	862,292
200	242,768	1,062,109	12,359	562,109	691,109	815,109
220	231,984	1,014,930	-34,820	514,930	643,930	767,930
240	221,200	967,752	-81,998	467,752	596,752	720,752
260	210,417	920,573	-129,177	420,573	549,573	673,573
280	199,633	873,395	-176,355	373,395	502,395	626,395
300	188,848	826,212	-223,538	326,212	455,212	579,212

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£300	£300	£300



Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 3

90/10% Hse/Flat	
No of units	25 units
Density:	35 dph
CSH level:	4

Affordable %	20%
% rented	80%
% intermed	20%

Site area	1.07 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	743,241	697,160	-352,590	197,160	326,160	450,160
20	696,459	655,154	-394,596	155,154	284,154	408,154
40	666,459	625,138	-424,612	125,138	254,138	378,138
60	634,459	595,123	-454,627	95,123	224,123	348,123
80	602,460	565,108	-484,642	65,108	194,108	318,108
100	570,460	535,091	-514,659	35,091	164,091	288,091
120	538,461	505,076	-544,674	5,076	134,076	258,076
140	506,461	475,061	-574,689	-24,939	104,061	228,061
160	474,462	445,045	-604,705	-54,955	74,045	198,045
180	442,462	415,029	-634,721	-84,971	44,029	168,029
200	410,463	385,014	-664,736	-114,986	14,014	138,014
220	378,463	354,999	-694,751	-145,001	-16,001	107,999
240	346,464	324,983	-724,767	-175,017	-46,017	77,983
260	314,464	294,967	-754,783	-205,033	-76,033	47,967
280	282,465	264,952	-784,798	-235,048	-106,048	17,952
300	250,465	234,937	-814,813	-265,063	-136,063	-12,063

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£200	£280

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,844,836	1,730,456	680,706	1,230,456	1,359,456	1,483,456
20	1,781,622	1,671,161	621,411	1,171,161	1,300,161	1,424,161
40	1,750,138	1,641,629	591,879	1,141,629	1,270,629	1,394,629
60	1,718,653	1,612,097	562,347	1,112,097	1,241,097	1,365,097
80	1,687,168	1,582,564	532,814	1,082,564	1,211,564	1,335,564
100	1,655,684	1,553,031	503,281	1,053,031	1,182,031	1,306,031
120	1,624,199	1,523,499	473,749	1,023,499	1,152,499	1,276,499
140	1,592,714	1,493,966	444,216	993,966	1,122,966	1,246,966
160	1,561,231	1,464,434	414,684	964,434	1,093,434	1,217,434
180	1,529,746	1,434,902	385,152	934,902	1,063,902	1,187,902
200	1,498,261	1,405,370	355,620	905,370	1,034,370	1,158,370
220	1,466,776	1,375,837	326,088	875,837	1,004,837	1,128,837
240	1,435,291	1,346,305	296,556	846,305	975,305	1,099,305
260	1,403,806	1,316,772	267,024	816,772	945,772	1,069,772
280	1,372,321	1,287,240	237,492	787,240	916,240	1,040,240
300	1,340,836	1,257,707	207,960	757,707	886,707	1,010,707

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,372,991	1,287,866	238,116	787,866	916,866	1,040,866
20	1,317,377	1,235,699	185,949	735,699	864,699	988,699
40	1,285,377	1,205,684	155,934	705,684	834,684	958,684
60	1,253,378	1,175,669	125,919	675,669	804,669	928,669
80	1,221,379	1,145,654	95,904	645,654	774,654	898,654
100	1,189,379	1,115,637	65,887	615,637	744,637	868,637
120	1,157,380	1,085,622	35,872	585,622	714,622	838,622
140	1,125,380	1,055,607	5,857	555,607	684,607	808,607
160	1,093,380	1,025,591	-24,159	525,591	654,591	778,591
180	1,061,381	995,575	-54,175	495,575	624,575	748,575
200	1,029,382	965,560	-84,190	465,560	594,560	718,560
220	997,382	935,545	-114,205	435,545	564,545	688,545
240	965,382	905,528	-144,222	405,528	534,528	658,528
260	933,383	875,513	-174,237	375,513	504,513	628,513
280	901,384	845,498	-204,252	345,498	474,498	598,498
300	869,384	815,483	-234,267	315,483	444,483	568,483

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£140	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,167,810	2,033,405	983,655	1,533,405	1,662,405	1,786,405
20	2,099,040	1,968,900	919,150	1,468,900	1,597,900	1,721,900
40	2,067,556	1,939,367	889,617	1,439,367	1,568,367	1,692,367
60	2,036,071	1,909,835	860,085	1,409,835	1,538,835	1,662,835
80	2,004,587	1,880,303	830,553	1,380,303	1,509,303	1,633,303
100	1,973,102	1,850,770	801,020	1,350,770	1,479,770	1,603,770
120	1,941,618	1,821,237	771,487	1,321,237	1,450,237	1,574,237
140	1,910,133	1,791,705	741,955	1,291,705	1,420,705	1,544,705
160	1,878,648	1,762,172	712,422	1,262,172	1,391,172	1,515,172
180	1,847,164	1,732,639	682,889	1,232,639	1,361,639	1,485,639
200	1,815,680	1,703,108	653,358	1,203,108	1,332,108	1,456,108
220	1,784,195	1,673,575	623,825	1,173,575	1,302,575	1,426,575
240	1,752,710	1,644,042	594,292	1,144,042	1,273,042	1,397,042
260	1,721,226	1,614,510	564,760	1,114,510	1,243,510	1,367,510
280	1,689,741	1,584,977	535,227	1,084,977	1,213,977	1,337,977
300	1,658,256	1,555,444	505,694	1,055,444	1,184,444	1,308,444

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 3

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	976,162	915,640	-134,110	415,640	544,640	668,640
20	927,374	869,877	-179,873	369,877	498,877	622,877
40	895,374	839,860	-209,890	339,860	468,860	592,860
60	863,374	809,845	-239,905	309,845	438,845	562,845
80	831,375	779,830	-269,920	279,830	408,830	532,830
100	799,375	749,814	-299,936	249,814	378,814	502,814
120	767,376	719,798	-329,952	219,798	348,798	472,798
140	735,376	689,783	-359,967	189,783	318,783	442,783
160	703,377	659,768	-389,982	159,768	288,768	412,768
180	671,377	629,752	-419,998	129,752	258,752	382,752
200	639,378	599,736	-450,014	99,736	228,736	352,736
220	607,379	569,721	-480,029	69,721	198,721	322,721
240	575,379	539,706	-510,044	39,706	168,706	292,706
260	543,379	509,690	-540,060	9,690	138,690	262,690
280	511,380	479,674	-570,076	-20,326	108,674	232,674
300	479,381	449,659	-600,091	-50,341	78,659	202,659

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£260	£300	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 4

90/10% Hse/Flat	
No of units	35 units
Density:	30 dph
CSH level:	4

Affordable %	20%
% rented	80%
% intermed	20%

Site area	1.74 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,027,578	590,124	-459,626	90,124	219,124	343,124
20	966,785	554,636	-495,114	54,636	183,636	307,636
40	921,664	529,298	-520,452	29,298	158,298	282,298
60	877,543	503,960	-545,790	3,960	132,960	256,960
80	833,422	478,622	-571,128	-21,378	107,622	231,622
100	789,302	453,285	-596,465	-46,715	82,285	206,285
120	745,181	427,947	-621,803	-72,053	56,947	180,947
140	701,060	402,608	-647,142	-97,392	31,608	155,608
160	656,939	377,270	-672,480	-122,730	6,270	130,270
180	612,817	351,932	-697,818	-148,068	-19,068	104,932
200	568,696	326,594	-723,156	-173,406	-44,406	79,594
220	524,575	301,256	-748,494	-198,744	-69,744	54,256
240	480,454	275,918	-773,832	-224,082	-95,082	28,918
260	436,333	250,580	-799,170	-249,420	-120,420	3,580
280	392,213	225,243	-824,507	-274,757	-145,757	-21,757
300	348,092	199,904	-849,846	-300,096	-171,096	-47,096

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£160	£260

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,546,411	1,462,367	412,617	962,367	1,091,367	1,215,367
20	2,459,205	1,412,286	362,536	912,286	1,041,286	1,165,286
40	2,415,793	1,387,356	337,606	887,356	1,016,356	1,140,356
60	2,372,383	1,362,426	312,676	862,426	991,426	1,115,426
80	2,328,972	1,337,495	287,745	837,495	966,495	1,090,495
100	2,285,561	1,312,565	262,815	812,565	941,565	1,065,565
120	2,242,150	1,287,635	237,885	787,635	916,635	1,040,635
140	2,198,739	1,262,704	212,954	762,704	891,704	1,015,704
160	2,155,328	1,237,774	188,024	737,774	866,774	990,774
180	2,111,918	1,212,844	163,094	712,844	841,844	965,844
200	2,068,507	1,187,913	138,164	687,913	816,913	940,913
220	2,025,096	1,162,983	113,233	662,983	791,983	915,983
240	1,981,685	1,138,053	88,303	638,053	767,053	890,053
260	1,938,274	1,113,123	63,373	613,123	742,123	865,123
280	1,894,863	1,088,193	38,443	588,193	717,193	840,193
300	1,851,452	1,063,263	13,513	563,263	692,263	815,263

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,895,878	1,088,775	39,025	588,775	717,775	841,775
20	1,819,149	1,044,711	-5,039	544,711	673,711	797,711
40	1,775,028	1,019,373	-30,377	519,373	648,373	772,373
60	1,730,907	994,036	-55,714	494,036	623,036	747,036
80	1,686,787	968,698	-81,052	468,698	597,698	721,698
100	1,642,666	943,360	-106,390	443,360	572,360	696,360
120	1,598,545	918,022	-131,728	418,022	547,022	671,022
140	1,554,424	892,684	-157,066	392,684	521,684	645,684
160	1,510,303	867,345	-182,405	367,345	496,345	620,345
180	1,466,182	842,007	-207,743	342,007	471,007	595,007
200	1,422,061	816,669	-233,081	316,669	445,669	569,669
220	1,377,940	791,331	-258,419	291,331	420,331	544,331
240	1,333,819	765,993	-283,757	265,993	394,993	518,993
260	1,289,698	740,655	-309,095	240,655	369,655	493,655
280	1,245,577	715,317	-334,433	215,317	344,317	468,317
300	1,201,456	689,979	-359,771	189,979	318,979	442,979

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,991,727	1,718,106	668,356	1,218,106	1,347,106	1,471,106
20	2,896,861	1,663,626	613,876	1,163,626	1,292,626	1,416,626
40	2,853,450	1,638,695	588,945	1,138,695	1,267,695	1,391,695
60	2,810,039	1,613,765	564,015	1,113,765	1,242,765	1,366,765
80	2,766,628	1,588,835	539,085	1,088,835	1,217,835	1,341,835
100	2,723,217	1,563,905	514,155	1,063,905	1,192,905	1,316,905
120	2,679,806	1,538,975	489,225	1,038,975	1,167,975	1,291,975
140	2,636,395	1,514,044	464,294	1,014,044	1,143,044	1,267,044
160	2,592,984	1,489,114	439,364	989,114	1,118,114	1,242,114
180	2,549,573	1,464,184	414,434	964,184	1,093,184	1,217,184
200	2,506,162	1,439,253	389,503	939,253	1,068,253	1,192,253
220	2,462,751	1,414,323	364,573	914,323	1,043,323	1,167,323
240	2,419,340	1,389,393	339,643	889,393	1,018,393	1,142,393
260	2,375,929	1,364,463	314,713	864,463	993,463	1,117,463
280	2,332,518	1,339,532	289,782	839,532	968,532	1,092,532
300	2,289,107	1,314,602	264,852	814,602	943,602	1,067,602

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 4

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,348,731	774,557	-275,193	274,557	403,557	527,557
20	1,281,412	735,897	-313,853	235,897	364,897	488,897
40	1,237,291	710,559	-339,191	210,559	339,559	463,559
60	1,193,171	685,221	-364,529	185,221	314,221	438,221
80	1,149,050	659,883	-389,867	159,883	288,883	412,883
100	1,104,929	634,545	-415,205	134,545	263,545	387,545
120	1,060,808	609,207	-440,543	109,207	238,207	362,207
140	1,016,687	583,869	-465,881	83,869	212,869	336,869
160	972,566	558,531	-491,219	58,531	187,531	311,531
180	928,445	533,193	-516,557	33,193	162,193	286,193
200	884,324	507,855	-541,895	7,855	136,855	260,855
220	840,204	482,517	-567,233	-17,483	111,517	235,517
240	796,083	457,179	-592,571	-42,821	86,179	210,179
260	751,962	431,841	-617,909	-68,159	60,841	184,841
280	707,841	406,503	-643,247	-93,497	35,503	159,503
300	663,720	381,165	-668,585	-118,835	10,165	134,165

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£300	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 5

50/50% Hse/Flat	
No of units	50 units
Density:	50 dph
CSH level:	4

Affordable %	20%
% rented	80%
% intermed	20%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	614,273	614,273		114,273	243,273	367,273
20	548,528	548,528	-435,477	48,528	177,528	301,528
40	493,348	493,348	-556,402	-6,652	122,348	246,348
60	438,169	438,169	-611,581	-61,831	67,169	191,169
80	382,989	382,989	-666,761	-117,011	11,989	135,989
100	327,809	327,809	-721,941	-172,191	-43,191	80,809
120	272,629	272,629	-777,121	-227,371	-98,371	25,629
140	217,449	217,449	-832,301	-282,551	-153,551	-29,551
160	162,270	162,270	-887,480	-337,730	-208,730	-84,730
180	107,090	107,090	-942,660	-392,910	-263,910	-139,910
200	51,910	51,910	-997,840	-448,090	-319,090	-195,090
220	-3,323	-3,323	-1,053,073	-503,323	-374,323	-250,323
240	-59,406	-59,406	-1,109,156	-559,406	-430,406	-306,406
260	-115,489	-115,489	-1,165,239	-615,489	-486,489	-362,489
280	-171,571	-171,571	-1,221,321	-671,571	-542,571	-418,571
300	-227,653	-227,653	-1,277,403	-727,653	-598,653	-474,653

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£80	£120

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,499,177	2,499,177	1,449,427	1,999,177	2,128,177	2,252,177
20	2,401,902	2,401,902	1,352,152	1,901,902	2,030,902	2,154,902
40	2,347,610	2,347,610	1,297,860	1,847,610	1,976,610	2,100,610
60	2,293,317	2,293,317	1,243,567	1,793,317	1,922,317	2,046,317
80	2,239,026	2,239,026	1,189,276	1,739,026	1,868,026	1,992,026
100	2,184,734	2,184,734	1,134,984	1,684,734	1,813,734	1,937,734
120	2,130,442	2,130,442	1,080,692	1,630,442	1,759,442	1,883,442
140	2,076,150	2,076,150	1,026,400	1,576,150	1,705,150	1,829,150
160	2,021,858	2,021,858	972,108	1,521,858	1,650,858	1,774,858
180	1,967,567	1,967,567	917,817	1,467,567	1,596,567	1,720,567
200	1,913,275	1,913,275	863,525	1,413,275	1,542,275	1,666,275
220	1,858,984	1,858,984	809,234	1,358,984	1,487,984	1,611,984
240	1,804,692	1,804,692	754,942	1,304,692	1,433,692	1,557,692
260	1,750,400	1,750,400	700,650	1,250,400	1,379,400	1,503,400
280	1,696,108	1,696,108	646,358	1,196,108	1,325,108	1,449,108
300	1,641,817	1,641,817	592,067	1,141,817	1,270,817	1,394,817

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,691,911	1,691,911	642,161	1,191,911	1,320,911	1,444,911
20	1,607,632	1,607,632	557,882	1,107,632	1,236,632	1,360,632
40	1,552,452	1,552,452	502,702	1,052,452	1,181,452	1,305,452
60	1,497,273	1,497,273	447,523	997,273	1,126,273	1,250,273
80	1,442,093	1,442,093	392,343	942,093	1,071,093	1,195,093
100	1,386,913	1,386,913	337,163	886,913	1,015,913	1,139,913
120	1,331,733	1,331,733	281,983	831,733	960,733	1,084,733
140	1,276,553	1,276,553	226,803	776,553	905,553	1,029,553
160	1,221,374	1,221,374	171,624	721,374	850,374	974,374
180	1,166,194	1,166,194	116,444	666,194	795,194	919,194
200	1,111,014	1,111,014	61,264	611,014	740,014	864,014
220	1,055,834	1,055,834	6,084	555,834	684,834	808,834
240	1,000,654	1,000,654	-49,096	500,654	629,654	753,654
260	945,474	945,474	-104,276	445,474	574,474	698,474
280	890,295	890,295	-159,455	390,295	519,295	643,295
300	835,115	835,115	-214,635	335,115	464,115	588,115

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£220	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,051,132	3,051,132	2,001,382	2,551,132	2,680,132	2,804,132
20	2,944,363	2,944,363	1,894,613	2,444,363	2,573,363	2,697,363
40	2,890,071	2,890,071	1,840,321	2,390,071	2,519,071	2,643,071
60	2,835,780	2,835,780	1,786,030	2,335,780	2,464,780	2,588,780
80	2,781,488	2,781,488	1,731,738	2,281,488	2,410,488	2,534,488
100	2,727,196	2,727,196	1,677,446	2,227,196	2,356,196	2,480,196
120	2,672,904	2,672,904	1,623,154	2,172,904	2,301,904	2,425,904
140	2,618,612	2,618,612	1,568,862	2,118,612	2,247,612	2,371,612
160	2,564,321	2,564,321	1,514,571	2,064,321	2,193,321	2,317,321
180	2,510,029	2,510,029	1,460,279	2,010,029	2,139,029	2,263,029
200	2,455,737	2,455,737	1,405,987	1,955,737	2,084,737	2,208,737
220	2,401,445	2,401,445	1,351,695	1,901,445	2,030,445	2,154,445
240	2,347,152	2,347,152	1,297,402	1,847,152	1,976,152	2,100,152
260	2,292,861	2,292,861	1,243,111	1,792,861	1,921,861	2,045,861
280	2,238,569	2,238,569	1,188,819	1,738,569	1,867,569	1,991,569
300	2,184,277	2,184,277	1,134,527	1,684,277	1,813,277	1,937,277

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 5

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,012,851	1,012,851	-36,899	512,851	641,851	765,851
20	940,252	940,252	-109,498	440,252	569,252	693,252
40	885,072	885,072	-164,678	385,072	514,072	638,072
60	829,892	829,892	-219,858	329,892	458,892	582,892
80	774,712	774,712	-275,038	274,712	403,712	527,712
100	719,532	719,532	-330,218	219,532	348,532	472,532
120	664,352	664,352	-385,398	164,352	293,352	417,352
140	609,173	609,173	-440,577	109,173	238,173	362,173
160	553,993	553,993	-495,757	53,993	182,993	306,993
180	498,813	498,813	-550,937	-1,187	127,813	251,813
200	443,633	443,633	-606,117	-56,367	72,633	196,633
220	388,453	388,453	-661,297	-111,547	17,453	141,453
240	333,273	333,273	-716,477	-166,727	-37,727	86,273
260	278,094	278,094	-771,656	-221,906	-92,906	31,094
280	222,914	222,914	-826,836	-277,086	-148,086	-24,086
300	167,734	167,734	-882,016	-332,266	-203,266	-79,266

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£160	£220	£260

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 6

60/40% Hse/Flat	
No of units	65 units
Density:	40 dph
CSH level:	4

Affordable %	20%
% rented	80%
% intermed	20%

Site area	1.63 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,038,537	639,100	-410,650	139,100	268,100	392,100
20	946,199	582,277	-467,473	82,277	211,277	335,277
40	871,724	536,446	-513,304	36,446	165,446	289,446
60	797,249	490,615	-559,135	-9,385	119,615	243,615
80	722,774	444,783	-604,967	-55,217	73,783	197,783
100	648,297	398,952	-650,798	-101,048	27,952	151,952
120	573,822	353,121	-696,629	-146,879	-17,879	106,121
140	499,347	307,290	-742,460	-192,710	-63,710	60,290
160	424,871	261,459	-788,291	-238,541	-109,541	14,459
180	350,396	215,628	-834,122	-284,372	-155,372	-31,372
200	275,920	169,797	-879,953	-330,203	-201,203	-77,203
220	201,444	123,966	-925,784	-376,034	-247,034	-123,034
240	126,969	78,135	-971,615	-421,865	-292,865	-168,865
260	52,494	32,304	-1,017,446	-467,696	-338,696	-214,696
280	-22,341	-13,749	-1,063,499	-513,749	-384,749	-260,749
300	-98,035	-60,329	-1,110,079	-560,329	-431,329	-307,329

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£100	£160

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,579,167	2,202,564	1,152,814	1,702,564	1,831,564	1,955,564
20	3,444,332	2,119,589	1,069,839	1,619,589	1,748,589	1,872,589
40	3,371,054	2,074,495	1,024,745	1,574,495	1,703,495	1,827,495
60	3,297,778	2,029,402	979,652	1,529,402	1,658,402	1,782,402
80	3,224,500	1,984,308	934,558	1,484,308	1,613,308	1,737,308
100	3,151,223	1,939,214	889,464	1,439,214	1,568,214	1,692,214
120	3,077,946	1,894,121	844,371	1,394,121	1,523,121	1,647,121
140	3,004,669	1,849,027	799,277	1,349,027	1,478,027	1,602,027
160	2,931,393	1,803,934	754,184	1,303,934	1,432,934	1,556,934
180	2,858,115	1,758,840	709,090	1,258,840	1,387,840	1,511,840
200	2,784,838	1,713,746	663,996	1,213,746	1,342,746	1,466,746
220	2,711,561	1,668,653	618,903	1,168,653	1,297,653	1,421,653
240	2,638,284	1,623,559	573,809	1,123,559	1,252,559	1,376,559
260	2,564,999	1,578,465	528,715	1,078,465	1,207,465	1,331,465
280	2,491,722	1,533,371	483,621	1,033,371	1,162,371	1,286,371
300	2,418,445	1,488,277	438,527	988,277	1,117,277	1,241,277

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,491,234	1,533,067	483,317	1,033,067	1,162,067	1,286,067
20	2,375,111	1,461,607	411,857	961,607	1,090,607	1,214,607
40	2,301,183	1,416,113	366,363	916,113	1,045,113	1,169,113
60	2,226,707	1,370,281	320,531	870,281	999,281	1,123,281
80	2,152,232	1,324,450	274,700	824,450	953,450	1,077,450
100	2,077,756	1,278,619	228,869	778,619	907,619	1,031,619
120	2,003,281	1,232,788	183,038	732,788	861,788	985,788
140	1,928,806	1,186,957	137,207	686,957	815,957	939,957
160	1,854,331	1,141,126	91,376	641,126	770,126	894,126
180	1,779,856	1,095,295	45,545	595,295	724,295	848,295
200	1,705,379	1,049,464	-286	549,464	678,464	802,464
220	1,630,904	1,003,633	-46,117	503,633	632,633	756,633
240	1,556,428	957,802	-91,948	457,802	586,802	710,802
260	1,481,953	911,971	-137,779	411,971	540,971	664,971
280	1,407,478	866,140	-183,610	366,140	495,140	619,140
300	1,333,001	820,308	-229,442	320,308	449,308	573,308

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,324,133	2,661,005	1,611,255	2,161,005	2,290,005	2,414,005
20	4,176,485	2,570,145	1,520,395	2,070,145	2,199,145	2,323,145
40	4,103,208	2,525,051	1,475,301	2,025,051	2,154,051	2,278,051
60	4,029,932	2,479,958	1,430,208	1,979,958	2,108,958	2,232,958
80	3,956,654	2,434,864	1,385,114	1,934,864	2,063,864	2,187,864
100	3,883,377	2,389,770	1,340,020	1,889,770	2,018,770	2,142,770
120	3,810,100	2,344,677	1,294,927	1,844,677	1,973,677	2,097,677
140	3,736,823	2,299,583	1,249,833	1,799,583	1,928,583	2,052,583
160	3,663,546	2,254,490	1,204,740	1,754,490	1,883,490	2,007,490
180	3,590,269	2,209,396	1,159,646	1,709,396	1,838,396	1,962,396
200	3,516,992	2,164,303	1,114,553	1,664,303	1,793,303	1,917,303
220	3,443,715	2,119,209	1,069,459	1,619,209	1,748,209	1,872,209
240	3,370,438	2,074,116	1,024,366	1,574,116	1,703,116	1,827,116
260	3,297,161	2,029,022	979,272	1,529,022	1,658,022	1,782,022
280	3,223,884	1,983,929	934,179	1,483,929	1,612,929	1,736,929
300	3,150,606	1,938,835	889,085	1,438,835	1,567,835	1,691,835

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 6

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,576,493	970,150	-79,600	470,150	599,150	723,150
20	1,474,903	907,633	-142,117	407,633	536,633	660,633
40	1,400,428	861,802	-187,948	361,802	490,802	614,802
60	1,325,953	815,971	-233,779	315,971	444,971	568,971
80	1,251,477	770,140	-279,610	270,140	399,140	523,140
100	1,177,001	724,308	-325,442	224,308	353,308	477,308
120	1,102,526	678,477	-371,273	178,477	307,477	431,477
140	1,028,051	632,646	-417,104	132,646	261,646	385,646
160	953,575	586,816	-462,934	86,816	215,816	339,816
180	879,100	540,985	-508,765	40,985	169,985	293,985
200	804,625	495,154	-554,596	-4,846	124,154	248,154
220	730,148	449,322	-600,428	-50,678	78,322	202,322
240	655,673	403,491	-646,259	-96,509	32,491	156,491
260	581,198	357,660	-692,090	-142,340	-13,340	110,660
280	506,722	311,829	-737,921	-188,171	-59,171	64,829
300	432,247	265,998	-783,752	-234,002	-105,002	18,998

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£240	£300



Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type	7
100% houses	
No of units	75 units
Density:	20 dph
CSH level:	4

Affordable %	20%
% rented	80%
% intermed	20%

Site area	5.60 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,532,090	452,400	-597,350	-47,600	81,400	205,400
20	2,375,739	424,465	-625,285	-75,535	53,465	177,465
40	2,262,936	404,311	-645,439	-95,689	33,311	157,311
60	2,150,134	384,157	-665,593	-115,843	13,157	137,157
80	2,037,332	364,003	-685,747	-135,997	-6,997	117,003
100	1,924,530	343,849	-705,901	-156,151	-27,151	96,849
120	1,811,728	323,695	-726,055	-176,305	-47,305	76,695
140	1,698,926	303,541	-746,209	-196,459	-67,459	56,541
160	1,586,123	283,387	-766,363	-216,613	-87,613	36,387
180	1,473,321	263,233	-786,517	-236,767	-107,767	16,233
200	1,360,520	243,080	-806,670	-256,920	-127,920	-3,920
220	1,247,717	222,926	-826,824	-277,074	-148,074	-24,074
240	1,134,915	202,771	-846,979	-297,229	-168,229	-44,229
260	1,022,113	182,617	-867,133	-317,383	-188,383	-64,383
280	909,310	162,463	-887,287	-337,537	-208,537	-84,537
300	796,509	142,310	-907,440	-357,690	-228,690	-104,690

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£60	£180

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,243,715	1,115,544	65,794	615,544	744,544	868,544
20	6,025,343	1,076,528	26,778	576,528	705,528	829,528
40	5,914,355	1,056,698	6,948	556,698	685,698	809,698
60	5,803,369	1,036,869	-12,881	536,869	665,869	789,869
80	5,692,382	1,017,039	-32,711	517,039	646,039	770,039
100	5,581,395	997,209	-62,541	497,209	626,209	750,209
120	5,470,408	977,380	-72,370	477,380	606,380	730,380
140	5,359,421	957,550	-92,200	457,550	586,550	710,550
160	5,248,434	937,720	-112,030	437,720	566,720	690,720
180	5,137,447	917,891	-131,859	417,891	546,891	670,891
200	5,026,461	898,061	-151,689	398,061	527,061	651,061
220	4,915,473	878,231	-171,519	378,231	507,231	631,231
240	4,804,486	858,402	-191,348	358,402	487,402	611,402
260	4,693,500	838,572	-211,178	338,572	467,572	591,572
280	4,582,513	818,742	-231,008	318,742	447,742	571,742
300	4,471,525	798,912	-250,838	298,912	427,912	551,912

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,647,316	830,321	-219,429	330,321	459,321	583,321
20	4,456,401	796,210	-253,540	296,210	425,210	549,210
40	4,345,414	776,381	-273,369	276,381	405,381	529,381
60	4,234,426	756,551	-293,199	256,551	385,551	509,551
80	4,123,440	736,721	-313,029	236,721	365,721	489,721
100	4,012,453	716,892	-332,858	216,892	345,892	469,892
120	3,901,466	697,062	-352,688	197,062	326,062	450,062
140	3,790,478	677,232	-372,518	177,232	306,232	430,232
160	3,679,492	657,403	-392,347	157,403	286,403	410,403
180	3,568,505	637,573	-412,177	137,573	266,573	390,573
200	3,457,518	617,743	-432,007	117,743	246,743	370,743
220	3,346,531	597,913	-451,837	97,913	226,913	350,913
240	3,235,544	578,083	-471,667	78,083	207,083	331,083
260	3,124,557	558,253	-491,497	58,253	187,253	311,253
280	3,013,570	538,423	-511,327	38,423	167,423	291,423
300	2,902,583	518,593	-531,157	18,593	147,593	271,593

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,336,857	1,310,852	261,102	810,852	939,852	1,063,852
20	7,099,683	1,268,477	218,727	768,477	897,477	1,021,477
40	6,988,696	1,248,647	198,897	748,647	877,647	1,001,647
60	6,877,709	1,228,817	179,067	728,817	857,817	981,817
80	6,766,722	1,208,988	159,238	708,988	837,988	961,988
100	6,655,735	1,189,158	139,408	689,158	818,158	942,158
120	6,544,748	1,169,328	119,578	669,328	798,328	922,328
140	6,433,761	1,149,499	99,749	649,499	778,499	902,499
160	6,322,775	1,129,669	79,919	629,669	758,669	882,669
180	6,211,787	1,109,839	60,089	609,839	738,839	862,839
200	6,100,800	1,090,010	40,260	590,010	719,010	843,010
220	5,989,814	1,070,180	20,430	570,180	699,180	823,180
240	5,878,827	1,050,350	600	550,350	679,350	803,350
260	5,767,840	1,030,521	-19,229	530,521	659,521	783,521
280	5,656,852	1,010,691	-39,059	510,691	639,691	763,691
300	5,545,866	990,861	-58,889	490,861	619,861	743,861

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£240	£300	£300	£300

Site type 7

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,319,047	593,003	-456,747	93,003	222,003	346,003
20	3,150,975	562,974	-486,776	62,974	191,974	315,974
40	3,038,743	542,922	-506,828	42,922	171,922	295,922
60	2,925,940	522,768	-526,982	22,768	151,768	275,768
80	2,813,139	502,614	-547,136	2,614	131,614	255,614
100	2,700,337	482,460	-567,290	-17,540	111,460	235,460
120	2,587,534	462,306	-587,444	-37,694	91,306	215,306
140	2,474,732	442,152	-607,598	-57,848	71,152	195,152
160	2,361,930	421,998	-627,752	-78,002	50,998	174,998
180	2,249,128	401,844	-647,906	-98,156	30,844	154,844
200	2,136,326	381,690	-668,060	-118,310	10,690	134,690
220	2,023,524	361,536	-688,214	-138,464	-9,464	114,536
240	1,910,721	341,382	-708,368	-158,618	-29,618	94,382
260	1,797,919	321,228	-728,522	-178,772	-49,772	74,228
280	1,685,118	301,074	-748,676	-198,926	-69,926	54,074
300	1,572,315	280,920	-768,830	-219,080	-90,080	33,920

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£200	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type	8
100% houses	
No of units	75 units
Density:	35 dph
CSH level:	4

Affordable %	20%
% rented	80%
% intermed	20%

Site area	3.20 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,176,303	680,457	-369,293	180,457	309,457	433,457
20	2,038,610	637,405	-412,345	137,405	266,405	390,405
40	1,937,306	605,731	-444,019	105,731	234,731	358,731
60	1,836,001	574,056	-475,694	74,056	203,056	327,056
80	1,734,697	542,382	-507,368	42,382	171,382	295,382
100	1,633,392	510,707	-539,043	10,707	139,707	263,707
120	1,532,089	479,033	-570,717	-20,967	108,033	232,033
140	1,430,784	447,358	-602,392	-52,642	76,358	200,358
160	1,329,479	415,684	-634,066	-84,316	44,684	168,684
180	1,228,176	384,010	-665,740	-115,990	13,010	137,010
200	1,126,871	352,335	-697,415	-147,665	-18,665	105,335
220	1,025,566	320,660	-729,090	-179,340	-50,340	73,660
240	924,263	288,986	-760,764	-211,014	-82,014	41,986
260	822,958	257,312	-792,438	-242,688	-113,688	10,312
280	721,653	225,637	-824,113	-274,363	-145,363	-21,363
300	620,349	193,962	-855,788	-306,038	-177,038	-53,038

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£180	£260

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,474,823	1,711,795	662,045	1,211,795	1,340,795	1,464,795
20	5,281,273	1,651,278	601,528	1,151,278	1,280,278	1,404,278
40	5,181,598	1,620,113	570,363	1,120,113	1,249,113	1,373,113
60	5,081,925	1,588,949	539,199	1,088,949	1,217,949	1,341,949
80	4,982,250	1,557,784	508,034	1,057,784	1,186,784	1,310,784
100	4,882,577	1,526,619	476,869	1,026,619	1,155,619	1,279,619
120	4,782,902	1,495,454	445,704	995,454	1,124,454	1,248,454
140	4,683,228	1,464,289	414,539	964,289	1,093,289	1,217,289
160	4,583,554	1,433,125	383,375	933,125	1,062,125	1,186,125
180	4,483,880	1,401,960	352,210	901,960	1,030,960	1,154,960
200	4,384,205	1,370,795	321,045	870,795	999,795	1,123,795
220	4,284,532	1,339,630	289,880	839,630	968,630	1,092,630
240	4,184,857	1,308,465	258,715	808,465	937,465	1,061,465
260	4,085,183	1,277,301	227,551	777,301	906,301	1,030,301
280	3,985,509	1,246,136	196,386	746,136	875,136	999,136
300	3,885,835	1,214,971	165,221	714,971	843,971	967,971

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,053,466	1,267,384	217,634	767,384	896,384	1,020,384
20	3,884,076	1,214,421	164,671	714,421	843,421	967,421
40	3,784,402	1,183,256	133,506	683,256	812,256	936,256
60	3,684,728	1,152,091	102,341	652,091	781,091	905,091
80	3,585,054	1,120,927	71,177	620,927	749,927	873,927
100	3,485,380	1,089,762	40,012	589,762	718,762	842,762
120	3,385,705	1,058,597	8,847	558,597	687,597	811,597
140	3,286,032	1,027,433	-22,317	527,433	656,433	780,433
160	3,186,357	996,268	-53,482	496,268	625,268	749,268
180	3,086,683	965,103	-84,647	465,103	594,103	718,103
200	2,987,009	933,938	-115,812	433,938	562,938	686,938
220	2,887,334	902,773	-146,977	402,773	531,773	655,773
240	2,787,660	871,608	-178,142	371,608	500,608	624,608
260	2,687,986	840,444	-209,306	340,444	469,444	593,444
280	2,588,312	809,279	-240,471	309,279	438,279	562,279
300	2,488,638	778,114	-271,636	278,114	407,114	531,114

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£120	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,438,498	2,013,104	963,354	1,513,104	1,642,104	1,766,104
20	6,229,692	1,947,817	898,067	1,447,817	1,576,817	1,700,817
40	6,131,621	1,917,154	867,404	1,417,154	1,546,154	1,670,154
60	6,033,552	1,886,490	836,740	1,386,490	1,515,490	1,639,490
80	5,935,481	1,855,827	806,077	1,355,827	1,484,827	1,608,827
100	5,837,411	1,825,164	775,414	1,325,164	1,454,164	1,578,164
120	5,739,341	1,794,501	744,751	1,294,501	1,423,501	1,547,501
140	5,639,270	1,763,838	714,088	1,263,838	1,392,838	1,516,838
160	5,540,200	1,733,175	683,425	1,233,175	1,362,175	1,486,175
180	5,440,130	1,702,512	652,762	1,202,512	1,331,512	1,455,512
200	5,340,060	1,671,849	622,100	1,171,849	1,300,849	1,424,849
220	5,240,000	1,641,186	591,437	1,141,186	1,270,186	1,394,186
240	5,140,000	1,610,523	560,774	1,110,523	1,239,523	1,363,523
260	5,040,000	1,579,860	530,111	1,080,000	1,208,860	1,332,860
280	4,940,000	1,549,197	499,448	1,050,000	1,178,197	1,302,197
300	4,840,000	1,518,534	468,785	1,020,000	1,147,534	1,271,534

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 8

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,870,596	897,540	-162,210	397,540	526,540	650,540
20	2,721,550	850,938	-198,812	350,938	479,938	603,938
40	2,621,876	819,773	-229,977	319,773	448,773	572,773
60	2,522,202	788,609	-261,141	288,609	417,609	541,609
80	2,422,528	757,444	-292,306	257,444	386,444	510,444
100	2,322,853	726,279	-323,471	226,279	355,279	479,279
120	2,223,180	695,114	-354,636	195,114	324,114	448,114
140	2,122,209	663,544	-386,206	163,544	292,544	416,544
160	2,020,904	631,869	-417,881	131,869	260,869	384,869
180	1,919,599	600,195	-449,555	100,195	229,195	353,195
200	1,818,296	568,520	-481,230	68,520	197,520	321,520
220	1,716,991	536,846	-512,904	36,846	165,846	289,846
240	1,615,687	505,171	-544,579	5,171	134,171	258,171
260	1,514,383	473,497	-576,253	-26,503	102,497	226,497
280	1,413,078	441,822	-607,928	-58,178	70,822	194,822
300	1,311,774	410,148	-639,602	-89,852	39,148	163,148

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£240	£300	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type	9
	100% houses
No of units	100 units
Density:	60 dph
CSH level:	4

Affordable %	20%
% rented	80%
% intermed	20%

Site area	1.67 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,176,800	-706,080	-1,755,830	-1,206,080	-1,077,080	-953,080
20	-1,244,813	-746,888	-1,796,638	-1,246,888	-1,117,888	-993,888
40	-1,333,066	-799,839	-1,849,589	-1,299,839	-1,170,839	-1,046,839
60	-1,421,318	-852,791	-1,902,541	-1,352,791	-1,223,791	-1,099,791
80	-1,509,571	-905,742	-1,955,492	-1,405,742	-1,276,742	-1,152,742
100	-1,597,823	-958,694	-2,008,444	-1,458,694	-1,329,694	-1,205,694
120	-1,686,076	-1,011,645	-2,061,395	-1,511,645	-1,382,645	-1,258,645
140	-1,774,328	-1,064,597	-2,114,347	-1,564,597	-1,435,597	-1,311,597
160	-1,862,581	-1,117,548	-2,167,298	-1,617,548	-1,488,548	-1,364,548
180	-1,950,833	-1,170,500	-2,220,250	-1,670,500	-1,541,500	-1,417,500
200	-2,039,085	-1,223,451	-2,273,201	-1,723,451	-1,594,451	-1,470,451
220	-2,127,338	-1,276,403	-2,326,153	-1,776,403	-1,647,403	-1,523,403
240	-2,215,590	-1,329,354	-2,379,104	-1,829,354	-1,700,354	-1,576,354
260	-2,303,842	-1,382,305	-2,432,055	-1,882,305	-1,753,305	-1,629,305
280	-2,392,094	-1,435,257	-2,485,007	-1,935,257	-1,806,257	-1,682,257
300	-2,480,347	-1,488,208	-2,537,958	-1,988,208	-1,859,208	-1,735,208

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,707,284	1,024,370	-25,380	524,370	653,370	777,370
20	1,591,088	954,653	-95,097	454,653	583,653	707,653
40	1,504,255	902,553	-147,197	402,553	531,553	655,553
60	1,417,424	850,454	-199,296	350,454	479,454	603,454
80	1,330,591	798,355	-251,395	298,355	427,355	551,355
100	1,243,759	746,256	-303,494	246,256	375,256	499,256
120	1,156,927	694,156	-355,594	194,156	323,156	447,156
140	1,070,094	642,056	-407,694	142,056	271,056	395,056
160	983,262	589,957	-459,793	89,957	218,957	342,957
180	896,430	537,858	-511,892	37,858	166,858	290,858
200	809,598	485,759	-563,991	-14,241	114,759	238,759
220	722,765	433,659	-616,091	-66,341	62,659	186,659
240	635,932	381,559	-668,191	-118,441	10,559	134,559
260	549,101	329,460	-720,290	-170,540	-41,540	82,460
280	462,268	277,361	-772,389	-222,639	-93,639	30,361
300	375,436	225,262	-824,488	-274,738	-145,738	-21,738

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£240	£280

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	472,527	283,516	-766,234	-216,484	-87,484	36,516
20	377,567	226,540	-823,210	-273,460	-144,460	-20,460
40	290,736	174,441	-875,309	-325,559	-196,559	-72,559
60	203,903	122,342	-927,408	-377,658	-248,658	-124,658
80	117,070	70,242	-979,508	-429,758	-300,758	-176,758
100	30,238	18,143	-1,031,607	-481,857	-352,857	-228,857
120	-57,519	-34,512	-1,084,262	-534,512	-405,512	-281,512
140	-145,772	-87,463	-1,137,313	-587,463	-458,463	-334,463
160	-234,024	-140,415	-1,190,165	-640,415	-511,415	-387,415
180	-322,277	-193,366	-1,243,116	-693,366	-564,366	-440,366
200	-410,529	-246,318	-1,296,068	-746,318	-617,318	-493,318
220	-498,782	-299,269	-1,349,019	-799,269	-670,269	-546,269
240	-587,034	-352,220	-1,401,970	-852,220	-723,220	-599,220
260	-675,287	-405,172	-1,454,922	-905,172	-776,172	-652,172
280	-763,539	-458,123	-1,507,873	-958,123	-829,123	-705,123
300	-851,791	-511,075	-1,560,825	-1,011,075	-882,075	-758,075

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,552,157	1,531,294	481,544	1,031,294	1,160,294	1,284,294
20	2,422,052	1,453,231	403,481	953,231	1,082,231	1,206,231
40	2,335,219	1,401,132	351,382	901,132	1,030,132	1,154,132
60	2,248,388	1,349,033	299,283	849,033	978,033	1,102,033
80	2,161,555	1,296,933	247,183	796,933	925,933	1,049,933
100	2,074,722	1,244,833	195,083	744,833	873,833	997,833
120	1,987,891	1,192,734	142,984	692,734	821,734	945,734
140	1,901,058	1,140,635	90,885	640,635	769,635	893,635
160	1,814,226	1,088,536	38,786	588,536	717,536	841,536
180	1,727,394	1,036,436	-13,314	536,436	665,436	789,436
200	1,640,561	984,337	-65,413	484,337	613,337	737,337
220	1,553,729	932,238	-117,512	432,238	561,238	685,238
240	1,466,896	880,138	-169,612	380,138	509,138	633,138
260	1,380,065	828,039	-221,711	328,039	457,039	581,039
280	1,293,232	775,939	-273,811	275,939	404,939	528,939
300	1,206,399	723,840	-325,910	223,840	352,840	476,840

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£160	£300	£300	£300

Site type 9

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-563,917	-338,350	-1,388,100	-838,350	-709,350	-585,350
20	-642,470	-385,482	-1,435,232	-885,482	-756,482	-632,482
40	-730,723	-438,434	-1,488,184	-938,434	-809,434	-685,434
60	-818,975	-491,385	-1,541,135	-991,385	-862,385	-738,385
80	-907,227	-544,336	-1,594,086	-1,044,336	-915,336	-791,336
100	-995,480	-597,288	-1,647,038	-1,097,288	-968,288	-844,288
120	-1,083,732	-650,239	-1,699,989	-1,150,239	-1,021,239	-897,239
140	-1,171,985	-703,191	-1,752,941	-1,203,191	-1,074,191	-950,191
160	-1,260,237	-756,142	-1,805,892	-1,256,142	-1,127,142	-1,003,142
180	-1,348,490	-809,094	-1,858,844	-1,309,094	-1,180,094	-1,056,094
200	-1,436,742	-862,045	-1,911,795	-1,362,045	-1,233,045	-1,109,045
220	-1,524,995	-914,997	-1,964,747	-1,414,997	-1,285,997	-1,161,997
240	-1,613,247	-967,948	-2,017,698	-1,467,948	-1,338,948	-1,214,948
260	-1,701,500	-1,020,900	-2,070,650	-1,520,900	-1,391,900	-1,267,900
280	-1,789,752	-1,073,851	-2,123,601	-1,573,851	-1,444,851	-1,320,851
300	-1,878,005	-1,126,803	-2,176,553	-1,626,803	-1,497,803	-1,373,803

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy Viability**  
**Warwick District Council**  
**Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.  
**10% affordable housing**

**Site type** **Type 1 - 4 units, houses, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	40	300	300	300
Leamington Spa	300	300	300	300
Kenilworth	300	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	180	300	300	300

**Site type** **Type 2 - 8 units, houses, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	180	300	300	300
Leamington Spa	300	300	300	300
Kenilworth	300	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	300	300	300	300

**Site type** **Type 3 - 25 units, houses & flats, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	240	300	300
Leamington Spa	300	300	300	300
Kenilworth	280	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	40	300	300	300

**Site type** **Type 4 - 35 units, houses & flats, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	180	280	300
Leamington Spa	300	300	300	300
Kenilworth	180	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	300	300	300

**Site type** **Type 5 - 50 units, houses & flats, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	160	200	240
Leamington Spa	300	300	300	300
Kenilworth	300	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	120	300	300	300

**Community Infrastructure Levy Viability**  
**Warwick District Council**  
**Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.  
**10% affordable housing**

**Site type** **Type 6 - 65 units, houses & flats, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	180	220	260
Leamington Spa	300	300	300	300
Kenilworth	300	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	100	300	300	300

**Site type** **Type 7 - 75 units, houses, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	60	180	280
Leamington Spa	220	300	300	300
Kenilworth	#N/A	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	200	300	300

**Site type** **Type 8 - 75 units, houses, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	200	280	300
Leamington Spa	300	300	300	300
Kenilworth	260	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	40	300	300	300

**Site type** **Type 9 - 100 units, flats, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	160	300	300	300
Kenilworth	#N/A	80	120	160
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A



Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 1

100% houses
No of units 4 units
Density: 35 dph
CSH level: 4

Affordable % 10%
% rented 80%
% intermed 20%

Site area 0.17 ha
Net to gross 67%

Growth
Sales 0%
Build 0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	200,599	1,176,010	126,260	676,010	805,010	929,010
20	190,734	1,118,181	68,431	618,181	747,181	871,181
40	184,320	1,080,577	30,827	580,577	709,577	833,577
60	177,906	1,042,973	-6,777	542,973	671,973	795,973
80	171,491	1,005,369	-44,381	505,369	634,369	758,369
100	165,077	967,765	-81,985	467,765	596,765	720,765
120	158,663	930,161	-119,589	430,161	559,161	683,161
140	152,248	892,556	-157,194	392,556	521,556	645,556
160	145,834	854,952	-194,798	354,952	483,952	607,952
180	139,420	817,348	-232,402	317,348	446,348	570,348
200	133,005	779,744	-270,006	279,744	408,744	532,744
220	126,591	742,140	-307,610	242,140	371,140	495,140
240	120,177	704,536	-345,214	204,536	333,536	457,536
260	113,762	666,932	-382,818	166,932	295,932	419,932
280	107,348	629,328	-420,422	129,328	258,328	382,328
300	100,934	591,724	-458,026	91,724	220,724	344,724

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£300	£300	£300

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£420,438	2,464,817	1,415,067	1,964,817	2,093,817	2,217,817
20	406,793	2,384,823	1,335,073	1,884,823	2,013,823	2,137,823
40	400,378	2,347,219	1,297,469	1,847,219	1,976,219	2,100,219
60	393,964	2,309,615	1,259,865	1,809,615	1,938,615	2,062,615
80	387,550	2,272,011	1,222,261	1,772,011	1,901,011	2,025,011
100	381,135	2,234,407	1,184,657	1,734,407	1,863,407	1,987,407
120	374,721	2,196,802	1,147,052	1,696,802	1,825,802	1,949,802
140	368,307	2,159,198	1,109,448	1,659,198	1,788,198	1,912,198
160	361,892	2,121,594	1,071,844	1,621,594	1,750,594	1,874,594
180	355,478	2,083,990	1,034,240	1,583,990	1,712,990	1,836,990
200	349,064	2,046,386	996,636	1,546,386	1,675,386	1,799,386
220	342,649	2,008,782	959,032	1,508,782	1,637,782	1,761,782
240	336,235	1,971,178	921,428	1,471,178	1,600,178	1,724,178
260	329,821	1,933,574	883,824	1,433,574	1,562,574	1,686,574
280	323,406	1,895,970	846,220	1,395,970	1,524,970	1,648,970
300	316,992	1,858,366	808,616	1,358,366	1,487,366	1,611,366

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	325,697	1,909,398	859,648	1,409,398	1,538,398	1,662,398
20	313,680	1,838,950	789,200	1,338,950	1,467,950	1,591,950
40	307,266	1,801,346	751,596	1,301,346	1,430,346	1,554,346
60	300,852	1,763,742	713,992	1,263,742	1,392,742	1,516,742
80	294,437	1,726,138	676,388	1,226,138	1,355,138	1,479,138
100	288,023	1,688,534	638,784	1,188,534	1,317,534	1,441,534
120	281,608	1,650,930	601,180	1,150,930	1,279,930	1,403,930
140	275,194	1,613,326	563,576	1,113,326	1,242,326	1,366,326
160	268,780	1,575,722	525,972	1,075,722	1,204,722	1,328,722
180	262,365	1,538,118	488,368	1,038,118	1,167,118	1,291,118
200	255,951	1,500,513	450,763	1,000,513	1,129,513	1,253,513
220	249,537	1,462,909	413,159	962,909	1,091,909	1,215,909
240	243,122	1,425,305	375,555	925,305	1,054,305	1,178,305
260	236,708	1,387,701	337,951	887,701	1,016,701	1,140,701
280	230,294	1,350,097	300,347	850,097	979,097	1,103,097
300	223,879	1,312,493	262,743	812,493	941,493	1,065,493

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	485,313	2,845,147	1,795,397	2,345,147	2,474,147	2,598,147
20	470,552	2,758,609	1,708,859	2,258,609	2,387,609	2,511,609
40	464,137	2,721,005	1,671,255	2,221,005	2,350,005	2,474,005
60	457,723	2,683,401	1,633,651	2,183,401	2,312,401	2,436,401
80	451,309	2,645,797	1,596,047	2,145,797	2,274,797	2,398,797
100	444,894	2,608,193	1,558,443	2,108,193	2,237,193	2,361,193
120	438,480	2,570,589	1,520,839	2,070,589	2,199,589	2,323,589
140	432,066	2,532,984	1,483,234	2,032,984	2,161,984	2,285,984
160	425,651	2,495,380	1,445,630	1,995,380	2,124,380	2,248,380
180	419,237	2,457,776	1,408,026	1,957,776	2,086,776	2,210,776
200	412,823	2,420,172	1,370,422	1,920,172	2,049,172	2,173,172
220	406,408	2,382,568	1,332,818	1,882,568	2,011,568	2,135,568
240	399,994	2,344,964	1,295,214	1,844,964	1,973,964	2,097,964
260	393,580	2,307,360	1,257,610	1,807,360	1,936,360	2,060,360
280	387,165	2,269,756	1,220,006	1,769,756	1,898,756	2,022,756
300	380,751	2,232,152	1,182,402	1,732,152	1,861,152	1,985,152

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 1

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	246,868	1,447,261	397,511	947,261	1,076,261	1,200,261
20	236,208	1,384,767	335,017	884,767	1,013,767	1,137,767
40	229,793	1,347,163	297,413	847,163	976,163	1,100,163
60	223,379	1,309,559	259,809	809,559	938,559	1,062,559
80	216,965	1,271,955	222,205	771,955	900,955	1,024,955
100	210,550	1,234,351	184,601	734,351	863,351	987,351
120	204,136	1,196,747	146,997	696,747	825,747	949,747
140	197,722	1,159,143	109,393	659,143	788,143	912,143
160	191,307	1,121,539	71,789	621,539	750,539	874,539
180	184,893	1,083,934	34,184	583,934	712,934	836,934
200	178,479	1,046,330	-3,420	546,330	675,330	799,330
220	172,064	1,008,726	-41,024	508,726	637,726	761,726
240	165,650	971,122	-78,628	471,122	600,122	724,122
260	159,236	933,518	-116,232	433,518	562,518	686,518
280	152,821	895,914	-153,836	395,914	524,914	648,914
300	146,407	858,310	-191,440	358,310	487,310	611,310

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£300	£300	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type	2
100% houses	
No of units	8 units
Density:	35 dph
CSH level:	4

Affordable %	10%
% rented	80%
% intermed	20%

Site area	0.23 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	360,632	1,577,767	528,017	1,077,767	1,206,767	1,330,767
20	342,297	1,497,551	447,801	997,551	1,126,551	1,250,551
40	330,166	1,444,478	394,728	944,478	1,073,478	1,197,478
60	318,034	1,391,400	341,650	891,400	1,020,400	1,144,400
80	305,902	1,338,323	288,573	838,323	967,323	1,091,323
100	293,770	1,285,246	235,496	785,246	914,246	1,038,246
120	281,638	1,232,168	182,418	732,168	861,168	985,168
140	269,506	1,179,091	129,341	679,091	808,091	932,091
160	257,375	1,126,018	76,268	626,018	755,018	879,018
180	245,243	1,072,940	23,190	572,940	701,940	825,940
200	233,111	1,019,863	-29,887	519,863	648,863	772,863
220	220,979	966,785	-82,965	466,785	595,785	719,785
240	208,847	913,708	-136,042	413,708	542,708	666,708
260	196,716	860,630	-189,120	360,630	489,630	613,630
280	184,584	807,553	-242,197	307,553	436,553	560,553
300	172,453	754,480	-295,270	254,480	383,480	507,480

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£300	£300	£300

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	771,267	3,374,294	2,324,544	2,874,294	3,003,294	3,127,294
20	746,066	3,264,038	2,214,288	2,764,038	2,893,038	3,017,038
40	724,129	3,211,816	2,162,066	2,711,816	2,840,816	2,964,816
60	702,193	3,159,593	2,109,843	2,659,593	2,788,593	2,912,593
80	680,256	3,107,371	2,057,621	2,607,371	2,736,371	2,860,371
100	658,320	3,055,149	2,005,399	2,555,149	2,684,149	2,808,149
120	636,383	3,002,927	1,953,177	2,502,927	2,631,927	2,755,927
140	614,446	2,950,700	1,900,950	2,450,700	2,579,700	2,703,700
160	592,509	2,898,478	1,848,728	2,398,478	2,527,478	2,651,478
180	570,573	2,846,255	1,796,505	2,346,255	2,475,255	2,599,255
200	548,636	2,794,033	1,744,283	2,294,033	2,423,033	2,547,033
220	526,700	2,741,811	1,692,061	2,241,811	2,370,811	2,494,811
240	504,763	2,689,589	1,639,839	2,189,589	2,318,589	2,442,589
260	482,827	2,637,366	1,587,616	2,137,366	2,266,366	2,390,366
280	460,890	2,585,144	1,535,394	2,085,144	2,214,144	2,338,144
300	438,954	2,532,922	1,483,172	2,032,922	2,161,922	2,285,922

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	594,953	2,602,919	1,553,169	2,102,919	2,231,919	2,355,919
20	572,784	2,505,931	1,456,181	2,005,931	2,134,931	2,258,931
40	560,848	2,453,709	1,403,959	1,953,709	2,082,709	2,206,709
60	548,911	2,401,486	1,351,736	1,901,486	2,030,486	2,154,486
80	536,975	2,349,264	1,299,514	1,849,264	1,978,264	2,102,264
100	525,038	2,297,042	1,247,292	1,797,042	1,926,042	2,050,042
120	513,101	2,244,820	1,195,070	1,744,820	1,873,820	1,997,820
140	501,165	2,192,598	1,142,848	1,692,598	1,821,598	1,945,598
160	489,228	2,140,376	1,090,626	1,640,376	1,769,376	1,893,376
180	477,291	2,088,154	1,038,404	1,588,154	1,717,154	1,841,154
200	465,354	2,035,932	986,182	1,535,932	1,664,932	1,788,932
220	453,417	1,983,710	933,960	1,483,710	1,612,710	1,736,710
240	441,480	1,931,488	881,738	1,431,488	1,560,488	1,684,488
260	429,543	1,879,266	829,516	1,379,266	1,508,266	1,632,266
280	417,606	1,827,044	777,294	1,327,044	1,456,044	1,580,044
300	405,669	1,774,822	725,072	1,274,822	1,403,822	1,527,822

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	892,000	3,902,499	2,852,749	3,402,499	3,531,499	3,655,499
20	864,721	3,783,157	2,733,407	3,283,157	3,412,157	3,536,157
40	852,785	3,730,934	2,681,184	3,230,934	3,359,934	3,483,934
60	840,848	3,678,712	2,628,962	3,178,712	3,307,712	3,431,712
80	828,911	3,626,489	2,576,739	3,126,489	3,255,489	3,379,489
100	816,974	3,574,267	2,524,513	3,074,263	3,203,263	3,327,263
120	805,038	3,522,041	2,472,291	3,022,041	3,151,041	3,275,041
140	793,101	3,469,819	2,420,069	2,969,819	3,098,819	3,222,819
160	781,165	3,417,596	2,367,846	2,917,596	3,046,596	3,170,596
180	769,228	3,365,374	2,315,624	2,865,374	2,994,374	3,118,374
200	757,292	3,313,152	2,263,402	2,813,152	2,942,152	3,066,152
220	745,355	3,260,929	2,211,179	2,760,929	2,889,929	3,013,929
240	733,419	3,208,707	2,158,957	2,708,707	2,837,707	2,961,707
260	721,482	3,156,485	2,106,735	2,656,485	2,785,485	2,909,485
280	709,546	3,104,263	2,054,513	2,604,263	2,733,263	2,857,263
300	697,609	3,052,040	2,002,290	2,552,040	2,681,040	2,805,040

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 2

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	447,690	1,958,644	908,894	1,458,644	1,587,644	1,711,644
20	427,858	1,871,881	822,131	1,371,881	1,500,881	1,624,881
40	415,726	1,818,803	769,053	1,318,803	1,447,803	1,571,803
60	403,595	1,765,726	715,976	1,265,726	1,394,726	1,518,726
80	391,463	1,712,648	662,898	1,212,648	1,341,648	1,465,648
100	379,331	1,659,571	609,821	1,159,571	1,288,571	1,412,571
120	367,200	1,606,498	556,748	1,106,498	1,235,498	1,359,498
140	355,068	1,553,421	503,671	1,053,421	1,182,421	1,306,421
160	342,936	1,500,343	450,593	1,000,343	1,129,343	1,253,343
180	330,804	1,447,266	397,516	947,266	1,076,266	1,200,266
200	318,672	1,394,188	344,438	894,188	1,023,188	1,147,188
220	306,540	1,341,111	291,361	841,111	970,111	1,094,111
240	294,409	1,288,038	238,288	788,038	917,038	1,041,038
260	282,277	1,234,960	185,210	734,960	863,960	987,960
280	270,145	1,181,883	132,133	681,883	810,883	934,883
300	258,013	1,128,805	79,055	628,805	757,805	881,805

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site	Fmr Community/LA	Greenfield higher	Greenfield lower
£1,049,750	£500,000	£371,000	£247,000

Site type 3

90/10% Hse/Flat	
No of units	25 units
Density:	35 dph
CSH level:	4

Affordable %	10%
% rented	80%
% intermed	20%

Site area	1.07 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	987,892	926,643	-123,107	426,643	555,643	679,643
20	934,901	876,938	-172,812	376,938	505,938	629,938
40	898,902	843,171	-206,579	343,171	472,171	596,171
60	862,902	809,402	-240,348	309,402	438,402	562,402
80	826,903	775,635	-274,115	275,635	404,635	528,635
100	790,904	741,868	-307,882	241,868	370,868	494,868
120	754,904	708,100	-341,650	208,100	337,100	461,100
140	718,905	674,333	-375,417	174,333	303,333	427,333
160	682,905	640,565	-409,185	140,565	269,565	393,565
180	646,906	606,798	-442,952	106,798	235,798	359,798
200	610,906	573,030	-476,720	73,030	202,030	326,030
220	574,907	539,263	-510,487	39,263	168,263	292,263
240	538,908	505,496	-544,254	5,496	134,496	258,496
260	502,908	471,728	-578,022	-28,272	100,728	224,728
280	466,909	437,961	-611,789	-62,039	66,961	190,961
300	430,909	404,193	-645,557	-95,807	33,193	157,193

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£240	£300	£300

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,194,162	2,058,124	1,008,374	1,558,124	1,687,124	1,811,124
20	2,121,004	1,989,502	939,752	1,489,502	1,618,502	1,742,502
40	2,088,584	1,956,278	906,528	1,456,278	1,585,278	1,709,278
60	2,050,164	1,923,053	873,303	1,423,053	1,552,053	1,676,053
80	2,014,744	1,889,830	840,080	1,389,830	1,518,830	1,642,830
100	1,979,324	1,856,606	806,856	1,356,606	1,485,606	1,609,606
120	1,943,903	1,823,381	773,631	1,323,381	1,452,381	1,576,381
140	1,908,483	1,790,157	740,407	1,290,157	1,419,157	1,543,157
160	1,873,063	1,756,933	707,183	1,256,933	1,385,933	1,509,933
180	1,837,643	1,723,709	673,959	1,223,709	1,352,709	1,476,709
200	1,802,222	1,690,485	640,735	1,190,485	1,319,485	1,443,485
220	1,766,803	1,657,261	607,511	1,157,261	1,286,261	1,410,261
240	1,731,383	1,624,037	574,287	1,124,037	1,253,037	1,377,037
260	1,695,962	1,590,812	541,062	1,090,812	1,219,812	1,343,812
280	1,659,967	1,557,049	507,299	1,057,049	1,186,049	1,310,049
300	1,623,967	1,523,281	473,531	1,023,281	1,152,281	1,276,281

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,676,721	1,572,764	523,014	1,072,764	1,201,764	1,325,764
20	1,612,462	1,512,490	462,740	1,012,490	1,141,490	1,265,490
40	1,577,043	1,479,266	429,516	979,266	1,108,266	1,232,266
60	1,541,622	1,446,042	396,292	946,042	1,075,042	1,199,042
80	1,505,803	1,412,443	362,693	912,443	1,041,443	1,165,443
100	1,469,804	1,378,676	328,296	878,676	1,007,676	1,131,676
120	1,433,805	1,344,909	295,159	844,909	973,909	1,097,909
140	1,397,805	1,311,141	261,391	811,141	940,141	1,064,141
160	1,361,806	1,277,374	227,624	777,374	906,374	1,030,374
180	1,325,806	1,243,606	193,856	743,606	872,606	996,606
200	1,289,807	1,209,839	160,089	709,839	838,839	962,839
220	1,253,807	1,176,071	126,321	676,071	805,071	929,071
240	1,217,808	1,142,304	92,554	642,304	771,304	895,304
260	1,181,809	1,108,537	58,787	608,537	737,537	861,537
280	1,145,809	1,074,769	25,019	574,769	703,769	827,769
300	1,109,810	1,041,002	-8,748	541,002	670,002	794,002

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£280	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,548,481	2,390,475	1,340,725	1,890,475	2,019,475	2,143,475
20	2,469,230	2,316,138	1,266,388	1,816,138	1,945,138	2,069,138
40	2,433,810	2,282,914	1,233,164	1,782,914	1,911,914	2,035,914
60	2,398,390	2,249,689	1,199,939	1,749,689	1,878,689	2,002,689
80	2,362,969	2,216,465	1,166,715	1,716,465	1,845,465	1,969,465
100	2,327,550	2,183,242	1,133,492	1,683,242	1,812,242	1,936,242
120	2,292,129	2,150,017	1,100,267	1,650,017	1,779,017	1,903,017
140	2,256,709	2,116,793	1,067,043	1,616,793	1,745,793	1,869,793
160	2,221,289	2,083,569	1,033,819	1,583,569	1,712,569	1,836,569
180	2,185,869	2,050,345	1,000,595	1,550,345	1,679,345	1,803,345
200	2,150,448	2,017,121	967,371	1,517,121	1,646,121	1,770,121
220	2,115,029	1,983,897	934,147	1,483,897	1,612,897	1,736,897
240	2,079,608	1,950,673	900,923	1,450,673	1,579,673	1,703,673
260	2,044,188	1,917,448	867,698	1,417,448	1,546,448	1,670,448
280	2,008,769	1,884,225	834,475	1,384,225	1,513,225	1,637,225
300	1,973,348	1,851,001	801,251	1,351,001	1,480,001	1,604,001

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 3

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,243,386	1,166,297	116,547	666,297	795,297	919,297
20	1,186,002	1,112,470	62,720	612,470	741,470	865,470
40	1,150,002	1,078,702	28,952	578,702	707,702	831,702
60	1,114,003	1,044,935	-4,815	544,935	673,935	797,935
80	1,078,003	1,011,167	-38,583	511,167	640,167	764,167
100	1,042,004	977,400	-72,350	477,400	606,400	730,400
120	1,006,005	943,633	-106,117	443,633	572,633	696,633
140	970,005	909,865	-139,885	409,865	538,865	662,865
160	934,006	876,098	-173,652	376,098	505,098	629,098
180	898,006	842,330	-207,420	342,330	471,330	595,330
200	862,007	808,563	-241,187	308,563	437,563	561,563
220	826,007	774,795	-274,955	274,795	403,795	527,795
240	790,008	741,027	-308,723	241,027	370,027	494,027
260	754,009	707,260	-342,490	207,260	336,260	460,260
280	718,009	673,492	-376,258	173,492	302,492	426,492
300	682,010	639,725	-410,025	139,725	268,725	392,725

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£300	£300	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 4

90/10% Hse/Flat	
No of units	35 units
Density:	30 dph
CSH level:	4

Affordable %	10%
% rented	80%
% intermed	20%

Site area	1.74 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,364,871	783,826	-265,924	283,826	412,826	536,826
20	1,291,760	741,839	-307,911	241,839	370,839	494,839
40	1,242,125	713,334	-336,416	213,334	342,334	466,334
60	1,192,488	684,829	-364,921	184,829	313,829	437,829
80	1,142,853	656,324	-393,426	156,324	285,324	409,324
100	1,093,216	627,818	-421,932	127,818	256,818	380,818
120	1,043,580	599,313	-450,437	99,313	228,313	352,313
140	993,944	570,808	-478,942	70,808	199,808	323,808
160	944,308	542,303	-507,447	42,303	171,303	295,303
180	894,672	513,797	-535,953	13,797	142,797	266,797
200	845,036	485,292	-564,458	-14,706	114,292	238,292
220	795,400	456,787	-592,963	-43,213	85,787	209,787
240	745,764	428,282	-621,468	-71,718	57,282	181,282
260	696,129	399,777	-649,973	-100,223	28,777	152,777
280	646,492	371,271	-678,479	-128,729	271	124,271
300	596,857	342,766	-706,984	-157,234	-28,234	95,766

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£280	£300

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,028,029	1,738,954	689,204	1,238,954	1,367,954	1,491,954
20	2,927,113	1,680,999	631,249	1,180,999	1,309,999	1,433,999
40	2,878,275	1,652,952	603,202	1,152,952	1,281,952	1,405,952
60	2,828,437	1,624,906	575,156	1,124,906	1,253,906	1,377,906
80	2,780,601	1,596,859	547,109	1,096,859	1,225,859	1,349,859
100	2,731,763	1,568,813	519,063	1,068,813	1,197,813	1,321,813
120	2,682,926	1,540,766	491,016	1,040,766	1,169,766	1,293,766
140	2,634,088	1,512,719	462,969	1,012,719	1,141,719	1,265,719
160	2,585,252	1,484,673	434,923	984,673	1,113,673	1,237,673
180	2,536,414	1,456,627	406,877	956,627	1,085,627	1,209,627
200	2,487,577	1,428,580	378,830	928,580	1,057,580	1,181,580
220	2,438,739	1,400,533	350,783	900,533	1,029,533	1,153,533
240	2,389,902	1,372,487	322,737	872,487	1,001,487	1,125,487
260	2,341,065	1,344,440	294,690	844,440	973,440	1,097,440
280	2,292,228	1,316,394	266,644	816,394	945,394	1,069,394
300	2,243,391	1,288,347	238,597	788,347	917,347	1,041,347

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,314,582	1,329,231	279,481	829,231	958,231	1,082,231
20	2,225,936	1,278,323	228,573	778,323	907,323	1,031,323
40	2,177,099	1,250,277	200,527	750,277	879,277	1,003,277
60	2,128,261	1,222,230	172,480	722,230	851,230	975,230
80	2,079,424	1,194,184	144,434	694,184	823,184	947,184
100	2,030,587	1,166,137	116,387	666,137	795,137	919,137
120	1,981,750	1,138,091	88,341	638,091	767,091	891,091
140	1,932,913	1,110,044	60,294	610,044	739,044	863,044
160	1,884,076	1,082,000	32,248	582,000	711,000	835,000
180	1,835,239	1,053,953	4,201	553,953	683,000	807,000
200	1,786,402	1,025,907	-23,845	525,907	655,000	779,000
220	1,737,565	997,860	-51,801	497,860	627,000	751,000
240	1,688,728	969,814	-79,754	469,814	599,000	723,000
260	1,639,891	941,767	-107,708	441,767	571,000	695,000
280	1,591,054	913,721	-135,661	413,721	543,000	667,000
300	1,542,217	885,674	-163,615	385,674	515,000	639,000

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,516,565	2,019,513	969,763	1,519,513	1,648,513	1,777,513
20	3,407,246	1,956,733	906,983	1,456,733	1,585,733	1,709,733
40	3,359,409	1,928,686	878,936	1,428,686	1,557,686	1,681,686
60	3,309,571	1,900,640	850,890	1,400,640	1,529,640	1,653,640
80	3,260,734	1,872,593	822,843	1,372,593	1,501,593	1,625,593
100	3,211,897	1,844,547	794,797	1,344,547	1,473,547	1,597,547
120	3,163,060	1,816,500	766,750	1,316,500	1,445,500	1,569,500
140	3,114,222	1,788,453	738,703	1,288,453	1,417,453	1,541,453
160	3,065,385	1,760,407	710,657	1,260,407	1,389,407	1,513,407
180	3,016,548	1,732,361	682,611	1,232,361	1,361,361	1,485,361
200	2,967,711	1,704,314	654,564	1,204,314	1,333,314	1,457,314
220	2,918,874	1,676,267	626,517	1,176,267	1,305,267	1,429,267
240	2,870,037	1,648,221	598,471	1,148,221	1,277,221	1,401,221
260	2,821,199	1,620,174	570,424	1,120,174	1,249,174	1,373,174
280	2,772,362	1,592,128	542,378	1,092,128	1,221,128	1,345,128
300	2,723,524	1,564,081	514,331	1,064,081	1,193,081	1,317,081

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 4

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,717,147	986,133	-63,617	486,133	615,133	739,133
20	1,637,977	940,667	-109,083	440,667	569,667	693,667
40	1,588,341	912,161	-137,589	412,161	541,161	665,161
60	1,538,705	883,656	-166,094	383,656	512,656	636,656
80	1,489,069	855,151	-194,599	355,151	484,151	608,151
100	1,439,433	826,646	-223,104	326,646	455,646	579,646
120	1,389,797	798,140	-251,610	298,140	427,140	551,140
140	1,340,161	769,635	-280,115	269,635	398,635	522,635
160	1,290,526	741,130	-308,620	241,130	370,130	494,130
180	1,240,889	712,625	-337,125	212,625	341,625	465,625
200	1,191,253	684,120	-365,630	184,120	313,120	437,120
220	1,141,617	655,614	-394,136	155,614	284,614	408,614
240	1,091,981	627,109	-422,641	127,109	256,109	380,109
260	1,042,345	598,604	-451,146	98,604	227,604	351,604
280	992,709	570,099	-479,651	70,099	199,099	323,099
300	943,073	541,593	-508,157	41,593	170,593	294,593

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£300	£300



Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 5

50/50% Hse/Flat	
No of units	50 units
Density:	50 dph
CSH level:	4

Affordable %	10%
% rented	80%
% intermed	20%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,031,522	1,031,522	-18,228	531,522	660,522	784,522
20	951,703	951,703	-98,047	451,703	580,703	704,703
40	889,626	889,626	-160,124	389,626	518,626	642,626
60	827,549	827,549	-222,201	327,549	456,549	580,549
80	765,471	765,471	-284,279	265,471	394,471	518,471
100	703,394	703,394	-346,356	203,394	332,394	456,394
120	641,317	641,317	-408,433	141,317	270,317	394,317
140	579,240	579,240	-470,510	79,240	208,240	332,240
160	517,162	517,162	-532,588	17,162	146,162	270,162
180	455,085	455,085	-594,665	-44,915	84,085	208,085
200	393,008	393,008	-656,742	-106,992	22,008	146,008
220	330,930	330,930	-718,820	-169,070	-40,070	83,930
240	268,853	268,853	-780,897	-231,147	-102,147	21,853
260	206,775	206,775	-842,975	-293,225	-164,225	-40,225
280	144,699	144,699	-905,051	-355,301	-226,301	-102,301
300	82,621	82,621	-967,129	-417,379	-288,379	-164,379

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£160	£200	£240

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,093,819	3,093,819	2,044,069	2,593,819	2,722,819	2,846,819
20	2,979,530	2,979,530	1,929,780	2,479,530	2,608,530	2,732,530
40	2,918,452	2,918,452	1,868,702	2,418,452	2,547,452	2,671,452
60	2,857,373	2,857,373	1,807,623	2,357,373	2,486,373	2,610,373
80	2,796,295	2,796,295	1,746,545	2,296,295	2,425,295	2,549,295
100	2,735,217	2,735,217	1,685,467	2,235,217	2,364,217	2,488,217
120	2,674,138	2,674,138	1,624,388	2,174,138	2,303,138	2,427,138
140	2,613,060	2,613,060	1,563,310	2,113,060	2,242,060	2,366,060
160	2,551,982	2,551,982	1,502,232	2,051,982	2,180,982	2,304,982
180	2,490,903	2,490,903	1,441,153	1,990,903	2,119,903	2,243,903
200	2,429,825	2,429,825	1,380,075	1,929,825	2,058,825	2,182,825
220	2,368,747	2,368,747	1,318,997	1,868,747	1,997,747	2,121,747
240	2,307,668	2,307,668	1,257,918	1,807,668	1,936,668	2,060,668
260	2,246,590	2,246,590	1,196,840	1,746,590	1,875,590	1,999,590
280	2,185,511	2,185,511	1,135,761	1,685,511	1,814,511	1,938,511
300	2,123,799	2,123,799	1,074,049	1,623,799	1,752,799	1,876,799

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,209,726	2,209,726	1,159,976	1,709,726	1,838,726	1,962,726
20	2,110,643	2,110,643	1,060,893	1,610,643	1,739,643	1,863,643
40	2,049,564	2,049,564	999,814	1,549,564	1,678,564	1,802,564
60	1,988,486	1,988,486	938,736	1,488,486	1,617,486	1,741,486
80	1,927,408	1,927,408	877,658	1,427,408	1,556,408	1,679,408
100	1,866,330	1,866,330	816,580	1,366,330	1,495,330	1,617,330
120	1,805,252	1,805,252	755,502	1,305,252	1,434,252	1,556,252
140	1,744,174	1,744,174	694,424	1,244,174	1,373,174	1,495,174
160	1,683,096	1,683,096	633,346	1,183,096	1,312,096	1,434,096
180	1,622,018	1,622,018	572,268	1,122,018	1,251,018	1,373,018
200	1,560,940	1,560,940	511,190	1,060,940	1,189,940	1,311,940
220	1,499,862	1,499,862	450,112	999,862	1,128,862	1,250,862
240	1,438,784	1,438,784	389,034	938,784	1,067,784	1,189,784
260	1,377,706	1,377,706	327,956	877,706	1,006,706	1,128,706
280	1,316,628	1,316,628	266,878	816,628	945,628	1,067,628
300	1,255,550	1,255,550	205,800	755,550	884,550	1,006,550

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,699,206	3,699,206	2,649,456	3,199,206	3,328,206	3,452,206
20	3,574,505	3,574,505	2,524,755	3,074,505	3,203,505	3,327,505
40	3,513,427	3,513,427	2,463,677	3,013,427	3,142,427	3,266,427
60	3,452,348	3,452,348	2,402,598	2,952,348	3,081,348	3,205,348
80	3,391,270	3,391,270	2,341,520	2,891,270	3,020,270	3,144,270
100	3,330,192	3,330,192	2,280,442	2,830,192	2,959,192	3,083,192
120	3,269,113	3,269,113	2,219,363	2,769,113	2,898,113	3,022,113
140	3,208,034	3,208,034	2,158,284	2,708,034	2,837,034	2,961,034
160	3,146,955	3,146,955	2,097,205	2,646,955	2,775,955	2,899,955
180	3,085,876	3,085,876	2,036,126	2,585,876	2,714,876	2,838,876
200	3,024,797	3,024,797	1,975,047	2,524,797	2,653,797	2,777,797
220	2,963,718	2,963,718	1,913,968	2,463,718	2,592,718	2,716,718
240	2,902,639	2,902,639	1,852,889	2,402,639	2,531,639	2,655,639
260	2,841,560	2,841,560	1,791,810	2,341,560	2,470,560	2,594,560
280	2,780,481	2,780,481	1,730,731	2,280,481	2,409,481	2,533,481
300	2,719,402	2,719,402	1,669,652	2,219,402	2,348,402	2,472,402

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 5

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,468,642	1,468,642	418,892	968,642	1,097,642	1,221,642
20	1,381,305	1,381,305	331,555	881,305	1,010,305	1,134,305
40	1,319,228	1,319,228	269,478	819,228	948,228	1,072,228
60	1,257,151	1,257,151	207,401	757,151	886,151	1,010,151
80	1,195,074	1,195,074	145,324	695,074	824,074	948,074
100	1,132,996	1,132,996	83,246	632,996	761,996	885,996
120	1,070,919	1,070,919	21,169	570,919	699,919	823,919
140	1,008,842	1,008,842	-40,908	508,842	637,842	761,842
160	946,764	946,764	-102,986	446,764	575,764	699,764
180	884,687	884,687	-165,063	384,687	513,687	637,687
200	822,609	822,609	-227,141	322,609	451,609	575,609
220	760,533	760,533	-289,217	260,533	389,533	513,533
240	698,455	698,455	-351,295	198,455	327,455	451,455
260	636,378	636,378	-413,372	136,378	265,378	389,378
280	574,300	574,300	-475,450	74,300	203,300	327,300
300	512,224	512,224	-537,526	12,224	141,224	265,224

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£120	£300	£300	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 6

60/40% Hse/Flat
No of units 65 units
Density: 40 dph
CSH level: 4

Affordable %	10%
% rented	80%
% intermed	20%

Site area	1.63 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,600,985	985,222	-64,528	485,222	614,222	738,222
20	1,488,665	916,717	-133,033	416,717	545,717	669,717
40	1,405,880	865,157	-184,593	365,157	494,157	618,157
60	1,322,095	813,597	-236,153	313,597	442,597	566,597
80	1,238,310	762,037	-287,713	262,037	391,037	515,037
100	1,154,525	710,477	-339,273	210,477	339,477	463,477
120	1,070,740	658,917	-390,833	158,917	287,917	411,917
140	986,955	607,357	-442,393	107,357	236,357	360,357
160	903,170	555,797	-493,953	55,797	184,797	308,797
180	819,386	504,237	-545,513	4,237	133,237	257,237
200	735,601	452,677	-597,073	-47,323	81,677	205,677
220	651,816	401,117	-648,633	-98,883	30,117	154,117
240	568,031	349,557	-700,193	-150,443	-21,443	102,557
260	484,246	297,997	-751,753	-202,003	-73,003	50,997
280	400,461	246,437	-803,313	-253,563	-124,563	-563
300	316,676	194,878	-854,872	-305,122	-176,122	-52,122

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£220	£260

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,381,049	2,696,030	1,646,280	2,196,030	2,325,030	2,449,030
20	4,223,262	2,598,931	1,549,181	2,098,931	2,227,931	2,351,931
40	4,140,826	2,548,201	1,498,451	2,048,201	2,177,201	2,301,201
60	4,058,389	2,497,470	1,447,720	1,997,470	2,126,470	2,250,470
80	3,975,952	2,446,740	1,396,990	1,946,740	2,075,740	2,199,740
100	3,893,516	2,396,010	1,346,260	1,896,010	2,025,010	2,149,010
120	3,811,078	2,345,279	1,295,529	1,845,279	1,974,279	2,098,279
140	3,728,642	2,294,549	1,244,799	1,794,549	1,923,549	2,047,549
160	3,646,206	2,243,819	1,194,069	1,743,819	1,872,819	1,996,819
180	3,563,769	2,193,089	1,143,339	1,693,089	1,822,089	1,946,089
200	3,481,332	2,142,358	1,092,608	1,642,358	1,771,358	1,895,358
220	3,398,896	2,091,628	1,041,878	1,591,628	1,720,628	1,844,628
240	3,316,459	2,040,898	991,148	1,540,898	1,669,898	1,793,898
260	3,234,022	1,990,167	940,417	1,490,167	1,619,167	1,743,167
280	3,151,586	1,939,437	889,687	1,439,437	1,568,437	1,692,437
300	3,069,149	1,888,707	838,957	1,388,707	1,517,707	1,641,707

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,187,800	1,961,723	911,973	1,461,723	1,590,723	1,714,723
20	3,050,536	1,877,253	827,503	1,377,253	1,506,253	1,630,253
40	2,968,099	1,826,523	776,773	1,326,523	1,455,523	1,579,523
60	2,885,663	1,775,792	726,042	1,275,792	1,404,792	1,528,792
80	2,803,226	1,725,062	675,312	1,225,062	1,354,062	1,478,062
100	2,720,789	1,674,332	624,582	1,174,332	1,303,332	1,427,332
120	2,638,353	1,623,602	573,852	1,123,602	1,252,602	1,376,602
140	2,555,916	1,572,872	523,122	1,072,872	1,201,872	1,325,872
160	2,473,479	1,522,142	472,392	1,022,142	1,151,142	1,275,142
180	2,391,042	1,471,412	421,662	971,412	1,100,412	1,224,412
200	2,308,605	1,420,682	370,932	920,682	1,049,682	1,173,682
220	2,226,168	1,370,000	320,202	870,000	998,952	1,123,000
240	2,143,731	1,319,318	269,472	819,318	948,222	1,072,318
260	2,061,294	1,268,636	218,742	768,636	897,492	1,021,636
280	1,978,857	1,217,954	168,012	717,954	846,762	970,954
300	1,896,420	1,167,272	117,282	667,272	796,032	920,272

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,198,131	3,198,850	2,149,100	2,698,850	2,827,850	2,951,850
20	5,026,292	3,093,103	2,043,353	2,593,103	2,722,103	2,846,103
40	4,943,855	3,042,373	1,992,623	2,542,373	2,671,373	2,795,373
60	4,861,418	2,991,642	1,941,892	2,491,642	2,620,642	2,744,642
80	4,778,982	2,940,912	1,891,162	2,440,912	2,569,912	2,693,912
100	4,696,545	2,890,182	1,840,432	2,390,182	2,519,182	2,643,182
120	4,614,108	2,839,451	1,789,701	2,339,451	2,468,451	2,592,451
140	4,531,672	2,788,721	1,738,971	2,288,721	2,417,721	2,541,721
160	4,449,235	2,737,991	1,688,241	2,237,991	2,366,991	2,490,991
180	4,366,798	2,687,260	1,637,510	2,187,260	2,316,260	2,440,260
200	4,284,362	2,636,530	1,586,780	2,136,530	2,265,530	2,389,530
220	4,201,925	2,585,800	1,536,050	2,085,800	2,214,800	2,338,800
240	4,119,488	2,535,070	1,485,320	2,035,070	2,164,070	2,288,070
260	4,037,052	2,484,339	1,434,589	1,984,339	2,113,339	2,237,339
280	3,954,615	2,433,609	1,383,859	1,933,609	2,062,609	2,186,609
300	3,872,179	2,382,879	1,333,129	1,882,879	2,011,879	2,135,879

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 6

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,190,961	1,348,283	298,533	848,283	977,283	1,101,283
20	2,069,493	1,273,534	223,784	773,534	902,534	1,026,534
40	1,985,708	1,221,974	172,224	721,974	850,974	974,974
60	1,901,923	1,170,414	120,664	670,414	799,414	923,414
80	1,818,138	1,118,854	69,104	618,854	747,854	871,854
100	1,734,353	1,067,294	17,544	567,294	696,294	820,294
120	1,650,568	1,015,734	-34,016	515,734	644,734	768,734
140	1,566,783	964,174	-85,576	464,174	593,174	717,174
160	1,482,998	912,614	-137,136	412,614	541,614	665,614
180	1,399,213	861,054	-188,696	361,054	490,054	614,054
200	1,315,429	809,495	-240,255	309,495	438,495	562,495
220	1,231,644	757,935	-291,815	257,935	386,935	510,935
240	1,147,859	706,375	-343,375	206,375	335,375	459,375
260	1,064,074	654,815	-394,935	154,815	283,815	407,815
280	980,289	603,255	-446,495	103,255	232,255	356,255
300	896,504	551,695	-498,055	51,695	180,695	304,695

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£300	£300	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type	7
	100% houses
No of units	75 units
Density:	20 dph
CSH level:	4

Affordable %	10%
% rented	80%
% intermed	20%

Site area	5.60 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,341,581	597,029	-452,721	97,029	226,029	350,029
20	3,157,206	564,088	-485,662	64,088	193,088	317,088
40	3,030,304	541,414	-508,336	41,414	170,414	294,414
60	2,903,401	518,741	-531,009	18,741	147,741	271,741
80	2,776,499	496,068	-553,682	-3,932	125,068	249,068
100	2,649,597	473,395	-576,355	-26,605	102,395	226,395
120	2,522,694	450,721	-599,029	-49,279	79,721	203,721
140	2,395,792	428,048	-621,702	-71,952	57,048	181,048
160	2,268,890	405,375	-644,375	-94,625	34,375	158,375
180	2,141,987	382,702	-667,048	-117,298	11,702	135,702
200	2,015,085	360,028	-689,722	-139,972	-10,972	113,028
220	1,888,182	337,355	-712,395	-162,645	-33,645	90,355
240	1,761,280	314,682	-735,068	-185,318	-56,318	67,682
260	1,634,378	292,009	-757,741	-207,991	-78,991	45,009
280	1,507,475	269,336	-780,414	-230,664	-101,664	22,336
300	1,380,573	246,662	-803,088	-253,338	-124,338	-338

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£180	£280

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,403,119	1,322,691	272,941	822,691	951,691	1,075,691
20	7,150,932	1,277,633	227,883	777,633	906,633	1,030,633
40	7,026,072	1,255,325	205,575	755,325	884,325	1,008,325
60	6,901,212	1,233,016	183,266	733,016	862,016	986,016
80	6,776,351	1,210,708	160,958	710,708	839,708	963,708
100	6,651,491	1,188,400	138,650	688,400	817,400	941,400
120	6,526,631	1,166,091	116,341	666,091	795,091	919,091
140	6,401,771	1,143,783	94,033	643,783	772,783	896,783
160	6,276,910	1,121,475	71,725	621,475	750,475	874,475
180	6,152,050	1,099,166	49,416	599,166	728,166	852,166
200	6,027,190	1,076,858	27,108	576,858	705,858	829,858
220	5,902,329	1,054,550	4,800	554,550	683,550	807,550
240	5,777,469	1,032,241	-17,509	532,241	661,241	785,241
260	5,652,609	1,009,933	-39,817	509,933	638,933	762,933
280	5,527,749	987,624	-62,126	487,624	616,624	740,624
300	5,402,888	965,316	-84,434	465,316	594,316	718,316

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£220	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,652,898	1,009,985	-39,765	509,985	638,985	762,985
20	5,430,813	970,305	-79,445	470,305	599,305	723,305
40	5,305,953	947,997	-101,753	447,997	576,997	700,997
60	5,181,093	925,689	-124,061	425,689	554,689	678,689
80	5,056,232	903,380	-146,370	403,380	532,380	656,380
100	4,931,372	881,072	-168,678	381,072	510,072	634,072
120	4,806,512	858,763	-190,987	358,763	487,763	611,763
140	4,681,651	836,455	-213,295	336,455	465,455	589,455
160	4,556,791	814,147	-235,603	314,147	443,147	567,147
180	4,431,931	791,838	-257,912	291,838	420,838	544,838
200	4,307,071	769,530	-280,220	269,530	398,530	522,530
220	4,182,210	747,222	-302,528	247,222	376,222	500,222
240	4,057,350	724,913	-324,837	224,913	353,913	477,913
260	3,932,490	702,605	-347,145	202,605	331,605	455,605
280	3,807,630	680,296	-369,453	180,296	309,296	433,296
300	3,682,770	657,988	-391,761	157,988	286,988	411,000

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,601,591	1,536,818	487,068	1,036,818	1,165,818	1,289,818
20	8,328,792	1,488,077	438,327	988,077	1,117,077	1,241,077
40	8,203,931	1,465,769	416,019	965,769	1,094,769	1,218,769
60	8,079,071	1,443,461	393,711	943,461	1,072,461	1,196,461
80	7,954,211	1,421,152	371,402	921,152	1,050,152	1,174,152
100	7,829,351	1,398,844	349,094	898,844	1,027,844	1,151,844
120	7,704,490	1,376,536	326,786	876,536	1,005,536	1,129,536
140	7,579,630	1,354,227	304,477	854,227	983,227	1,107,227
160	7,454,770	1,331,919	282,169	831,919	960,919	1,084,919
180	7,329,909	1,309,610	259,860	809,610	938,610	1,062,610
200	7,205,049	1,287,302	237,552	787,302	916,302	1,040,302
220	7,080,188	1,264,994	215,244	764,994	893,994	1,017,994
240	6,955,329	1,242,685	192,935	742,685	871,685	995,685
260	6,830,468	1,220,377	170,627	720,377	849,377	973,377
280	6,705,608	1,198,069	148,319	698,069	827,069	951,069
300	6,580,748	1,175,760	126,010	675,760	804,760	928,760

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 7

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,196,642	749,800	-299,950	249,800	378,800	502,800
20	3,999,603	714,596	-335,154	214,596	343,596	467,596
40	3,874,743	692,287	-357,463	192,287	321,287	445,287
60	3,749,883	669,979	-379,771	169,979	298,979	422,979
80	3,625,022	647,671	-402,079	147,671	276,671	400,671
100	3,500,162	625,362	-424,387	125,362	254,362	378,362
120	3,375,302	603,054	-446,695	103,054	232,054	356,054
140	3,250,442	580,746	-469,003	80,746	209,746	333,746
160	3,125,582	558,438	-491,311	58,438	187,438	311,438
180	3,000,722	536,130	-513,619	36,130	165,130	289,130
200	2,875,862	513,822	-535,927	13,822	142,822	266,822
220	2,751,002	491,514	-558,235	-8,486	120,514	244,514
240	2,626,142	469,206	-580,543	-30,794	98,206	222,206
260	2,501,282	446,898	-602,851	-53,102	75,898	199,898
280	2,376,422	424,590	-625,159	-75,410	53,590	177,590
300	2,251,562	402,282	-647,467	-97,718	31,282	155,282

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£300	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type	8
100% houses	
No of units	75 units
Density:	35 dph
CSH level:	4

Affordable %	10%
% rented	80%
% intermed	20%

Site area	3.20 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,885,038	902,055	-147,695	402,055	531,055	655,055
20	2,723,284	851,480	-198,270	351,480	480,480	604,480
40	2,611,151	816,420	-233,330	316,420	445,420	569,420
60	2,499,018	781,360	-268,390	281,360	410,360	534,360
80	2,386,885	746,299	-303,451	246,299	375,299	499,299
100	2,273,772	710,933	-338,817	210,933	339,933	463,933
120	2,159,806	675,299	-374,451	175,299	304,299	428,299
140	2,045,838	639,665	-410,085	139,665	268,665	392,665
160	1,931,870	604,031	-445,719	104,031	233,031	357,031
180	1,817,903	568,398	-481,352	68,398	197,398	321,398
200	1,703,936	532,764	-516,986	32,764	161,764	285,764
220	1,589,969	497,130	-552,620	-2,870	126,130	250,130
240	1,475,001	461,496	-588,254	-38,504	90,496	214,496
260	1,362,033	425,862	-623,888	-74,138	54,862	178,862
280	1,248,066	390,229	-659,521	-109,771	19,229	143,229
300	1,134,099	354,595	-695,155	-145,405	-16,405	107,595

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£280	£300

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,495,088	2,030,797	981,047	1,530,797	1,659,797	1,783,797
20	6,273,050	1,961,374	911,624	1,461,374	1,590,374	1,714,374
40	6,162,721	1,926,877	877,127	1,426,877	1,555,877	1,679,877
60	6,052,392	1,892,381	842,631	1,392,381	1,521,381	1,645,381
80	5,940,566	1,857,417	807,667	1,357,417	1,486,417	1,610,417
100	5,828,433	1,822,357	772,607	1,322,357	1,451,357	1,575,357
120	5,716,299	1,787,296	737,546	1,287,296	1,416,296	1,540,296
140	5,604,166	1,752,236	702,486	1,252,236	1,381,236	1,505,236
160	5,492,033	1,717,176	667,426	1,217,176	1,346,176	1,470,176
180	5,379,899	1,682,115	632,365	1,182,115	1,311,115	1,435,115
200	5,267,766	1,647,055	597,305	1,147,055	1,276,055	1,400,055
220	5,155,632	1,611,994	562,244	1,111,994	1,240,994	1,364,994
240	5,043,498	1,576,934	527,184	1,076,934	1,205,934	1,329,934
260	4,931,366	1,541,874	492,124	1,041,874	1,170,874	1,294,874
280	4,819,232	1,506,813	457,063	1,006,813	1,135,813	1,259,813
300	4,707,099	1,471,753	422,003	971,753	1,100,753	1,224,753

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,942,622	1,545,393	495,643	1,045,393	1,174,393	1,298,393
20	4,745,480	1,483,753	434,003	983,753	1,112,753	1,236,753
40	4,633,347	1,448,693	398,943	948,693	1,077,693	1,201,693
60	4,521,213	1,413,633	363,883	913,633	1,042,633	1,166,633
80	4,409,079	1,378,572	328,822	878,572	1,007,572	1,131,572
100	4,296,946	1,343,512	293,762	843,512	972,512	1,096,512
120	4,184,813	1,308,451	258,701	808,451	937,451	1,061,451
140	4,072,680	1,273,391	223,641	773,391	902,391	1,026,391
160	3,960,546	1,238,331	188,581	738,331	867,331	991,331
180	3,848,413	1,203,270	153,520	703,270	832,270	956,270
200	3,736,279	1,168,210	118,460	668,210	797,210	921,210
220	3,624,145	1,133,149	83,399	633,149	762,149	886,149
240	3,512,013	1,098,089	48,339	598,089	727,089	851,089
260	3,399,879	1,063,029	13,279	563,029	692,029	816,029
280	3,287,746	1,027,969	-21,781	527,969	656,969	780,969
300	3,175,612	992,908	-56,842	492,908	621,908	745,908

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£280	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,551,554	2,361,119	1,311,369	1,861,119	1,990,119	2,114,119
20	7,311,346	2,286,014	1,236,264	1,786,014	1,915,014	2,039,014
40	7,201,017	2,251,518	1,201,768	1,751,518	1,880,518	2,004,518
60	7,090,688	2,217,022	1,167,272	1,717,022	1,846,022	1,970,022
80	6,980,359	2,182,525	1,132,775	1,682,525	1,811,525	1,935,525
100	6,870,030	2,148,029	1,098,279	1,648,029	1,777,029	1,901,029
120	6,759,701	2,113,533	1,063,783	1,613,533	1,742,533	1,866,533
140	6,649,372	2,079,037	1,029,287	1,579,037	1,708,037	1,832,037
160	6,539,043	2,044,541	994,791	1,544,541	1,673,541	1,797,541
180	6,428,714	2,010,045	960,295	1,510,045	1,639,045	1,763,045
200	6,318,385	1,975,549	925,799	1,475,549	1,604,549	1,728,549
220	6,208,056	1,941,053	891,303	1,441,053	1,570,053	1,694,053
240	6,097,727	1,906,557	856,807	1,406,557	1,535,557	1,659,557
260	5,987,398	1,872,061	822,311	1,372,061	1,501,061	1,625,061
280	5,877,069	1,837,565	787,815	1,337,565	1,466,565	1,590,565
300	5,766,740	1,803,069	753,319	1,303,069	1,432,069	1,556,069

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 8

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,646,062	1,140,002	90,252	640,002	769,002	893,002
20	3,471,220	1,085,335	35,585	585,335	714,335	838,335
40	3,359,086	1,050,274	524	550,274	679,274	803,274
60	3,246,953	1,015,214	-34,536	515,214	644,214	768,214
80	3,134,819	980,154	-69,596	480,154	609,154	733,154
100	3,022,687	945,093	-104,657	445,093	574,093	698,093
120	2,910,553	910,033	-139,717	410,033	539,033	663,033
140	2,798,419	874,972	-174,778	374,972	503,972	627,972
160	2,686,286	839,912	-209,838	339,912	468,912	592,912
180	2,574,152	804,852	-244,898	304,852	433,852	557,852
200	2,461,755	769,799	-280,041	269,799	398,799	522,799
220	2,347,788	734,075	-315,675	234,075	363,075	487,075
240	2,233,820	698,441	-351,309	198,441	327,441	451,441
260	2,119,853	662,808	-386,942	162,808	291,808	415,808
280	2,005,886	627,174	-422,576	127,174	256,174	380,174
300	1,891,918	591,540	-458,210	91,540	220,540	344,540

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£300	£300	£300



Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type	9
100% houses	
No of units	100 units
Density:	60 dph
CSH level:	4

Affordable %	10%
% rented	80%
% intermed	20%

Site area	1.67 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-546,347	-327,808	-1,377,558	-827,808	-698,808	-574,808
20	-636,233	-381,740	-1,431,490	-881,740	-752,740	-628,740
40	-735,518	-441,311	-1,491,061	-941,311	-812,311	-688,311
60	-834,802	-500,881	-1,550,631	-1,000,881	-871,881	-747,881
80	-934,086	-560,452	-1,610,202	-1,060,452	-931,452	-807,452
100	-1,033,370	-620,022	-1,669,772	-1,120,022	-991,022	-867,022
120	-1,132,654	-679,592	-1,729,342	-1,179,592	-1,050,592	-926,592
140	-1,231,938	-739,163	-1,788,913	-1,239,163	-1,110,163	-986,163
160	-1,331,222	-798,733	-1,848,483	-1,298,733	-1,169,733	-1,045,733
180	-1,430,506	-858,303	-1,908,053	-1,358,303	-1,229,303	-1,105,303
200	-1,529,789	-917,874	-1,967,624	-1,417,874	-1,288,874	-1,164,874
220	-1,629,074	-977,445	-2,027,195	-1,477,445	-1,348,445	-1,224,445
240	-1,728,358	-1,037,015	-2,086,765	-1,537,015	-1,408,015	-1,284,015
260	-1,827,642	-1,096,585	-2,146,335	-1,596,585	-1,467,585	-1,343,585
280	-1,926,926	-1,156,156	-2,205,906	-1,656,156	-1,527,156	-1,403,156
300	-2,026,210	-1,215,726	-2,265,476	-1,715,726	-1,586,726	-1,462,726

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,602,722	1,561,633	511,883	1,061,633	1,190,633	1,314,633
20	2,460,271	1,476,163	426,413	976,163	1,105,163	1,229,163
40	2,362,585	1,417,551	367,801	917,551	1,046,551	1,170,551
60	2,264,899	1,358,939	309,189	858,939	987,939	1,111,939
80	2,167,212	1,300,327	250,577	800,327	929,327	1,053,327
100	2,069,527	1,241,716	191,966	741,716	870,716	994,716
120	1,971,840	1,183,104	133,354	683,104	812,104	936,104
140	1,874,153	1,124,492	74,742	624,492	753,492	877,492
160	1,776,468	1,065,881	16,131	565,881	694,881	818,881
180	1,678,781	1,007,269	-42,481	507,269	636,269	760,269
200	1,581,094	948,657	-101,093	448,657	577,657	701,657
220	1,483,409	890,045	-159,705	390,045	519,045	643,045
240	1,385,722	831,433	-218,317	331,433	460,433	584,433
260	1,288,035	772,821	-276,929	272,821	401,821	525,821
280	1,190,349	714,209	-335,541	214,209	343,209	467,209
300	1,092,663	655,598	-394,152	155,598	284,598	408,598

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£160	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,249,395	749,637	-300,113	249,637	378,637	502,637
20	1,130,221	678,133	-371,617	178,133	307,133	431,133
40	1,032,535	619,521	-430,229	119,521	248,521	372,521
60	934,848	560,909	-488,841	60,909	189,909	313,909
80	837,162	502,297	-547,453	2,297	131,297	255,297
100	739,476	443,685	-606,065	-56,315	72,685	196,685
120	641,789	385,073	-664,677	-114,927	14,073	138,073
140	544,103	326,462	-723,288	-173,538	-44,538	79,462
160	446,417	267,850	-781,900	-232,150	-103,150	20,850
180	348,730	209,238	-840,512	-290,762	-161,762	-37,762
200	251,043	150,626	-899,124	-349,374	-220,374	-96,374
220	153,358	92,015	-957,735	-407,985	-278,985	-154,985
240	55,671	33,403	-1,016,347	-466,597	-337,597	-213,597
260	-42,702	-25,621	-1,075,371	-525,621	-396,621	-272,621
280	-141,986	-85,191	-1,134,941	-585,191	-456,191	-332,191
300	-241,271	-144,762	-1,194,512	-644,762	-515,762	-391,762

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£120	£160

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,518,109	2,110,865	1,061,115	1,610,865	1,739,865	1,863,865
20	3,361,486	2,016,892	967,142	1,516,892	1,645,892	1,769,892
40	3,265,372	1,959,223	909,473	1,459,223	1,588,223	1,712,223
60	3,169,258	1,901,555	851,805	1,401,555	1,530,555	1,654,555
80	3,073,143	1,843,886	794,136	1,343,886	1,472,886	1,596,886
100	2,977,029	1,786,218	736,468	1,286,218	1,415,218	1,539,218
120	2,880,914	1,728,549	678,799	1,228,549	1,357,549	1,481,549
140	2,784,800	1,670,880	621,130	1,170,880	1,299,880	1,423,880
160	2,688,685	1,613,211	562,585	1,113,211	1,241,211	1,365,211
180	2,592,571	1,555,542	503,974	1,055,542	1,182,542	1,306,542
200	2,496,456	1,497,873	445,362	997,873	1,124,873	1,248,873
220	2,399,342	1,440,204	386,750	939,204	1,066,204	1,189,204
240	2,299,227	1,382,535	328,138	880,535	1,007,535	1,130,535
260	2,199,112	1,324,866	269,526	821,866	948,866	1,071,866
280	2,101,000	1,267,197	210,914	763,197	889,197	1,013,197
300	2,003,421	1,209,528	152,303	704,528	830,528	954,528

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 9

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	123,372	74,023	-975,727	-425,977	-296,977	-172,977
20	23,564	14,138	-1,035,612	-485,862	-356,862	-232,862
40	-75,334	-45,201	-1,094,951	-545,201	-416,201	-292,201
60	-174,619	-104,772	-1,154,522	-604,772	-475,772	-351,772
80	-273,903	-164,342	-1,214,092	-664,342	-535,342	-411,342
100	-373,187	-223,912	-1,273,662	-723,912	-594,912	-470,912
120	-472,471	-283,483	-1,333,233	-783,483	-654,483	-530,483
140	-571,755	-343,053	-1,392,803	-843,053	-714,053	-590,053
160	-671,039	-402,623	-1,452,373	-902,623	-773,623	-649,623
180	-770,323	-462,194	-1,511,944	-962,194	-833,194	-709,194
200	-869,606	-521,764	-1,571,514	-1,021,764	-892,764	-768,764
220	-968,890	-581,334	-1,631,084	-1,081,334	-952,334	-828,334
240	-1,068,175	-640,905	-1,690,655	-1,140,905	-1,011,905	-887,905
260	-1,167,459	-700,475	-1,750,225	-1,200,475	-1,071,475	-947,475
280	-1,266,743	-760,046	-1,809,796	-1,260,046	-1,131,046	-1,007,046
300	-1,366,027	-819,616	-1,869,366	-1,319,616	-1,190,616	-1,066,616

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy Viability**  
**Warwick District Council**  
**Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.  
**0% affordable housing**

**Site type** **Type 1 - 4 units, houses, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	160	300	300	300
Leamington Spa	300	300	300	300
Kenilworth	300	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	300	300	300	300

**Site type** **Type 2 - 8 units, houses, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	280	300	300	300
Leamington Spa	300	300	300	300
Kenilworth	300	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	300	300	300	300

**Site type** **Type 3 - 25 units, houses & flats, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	40	300	300	300
Leamington Spa	300	300	300	300
Kenilworth	300	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	180	300	300	300

**Site type** **Type 4 - 35 units, houses & flats, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	280	300	300
Leamington Spa	300	300	300	300
Kenilworth	300	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	80	300	300	300

**Site type** **Type 5 - 50 units, houses & flats, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	100	260	300	300
Leamington Spa	300	300	300	300
Kenilworth	300	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	240	300	300	300

**Community Infrastructure Levy Viability**  
**Warwick District Council**  
**Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

**0% affordable housing**

**Site type** **Type 6 - 65 units, houses & flats, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	80	280	300	300
Leamington Spa	300	300	300	300
Kenilworth	300	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	220	300	300	300

**Site type** **Type 7 - 75 units, houses, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	180	280	300
Leamington Spa	300	300	300	300
Kenilworth	80	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	300	300	300

**Site type** **Type 8 - 75 units, houses, GF**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	20	300	300	300
Leamington Spa	300	300	300	300
Kenilworth	300	300	300	300
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	140	300	300	300

**Site type** **Type 9 - 100 units, flats, UB**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	300	300	300	300
Kenilworth	40	200	240	280
Rural areas (higher value)	300	300	300	300
Rural areas (lower value)	#N/A	#N/A	20	60

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 1

100% houses
No of units 4 units
Density: 35 dph
CSH level: 4

Affordable %	0%
% rented	80%
% intermed	20%

Site area	0.17 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	245,464	1,439,035	389,285	939,035	1,068,035	1,192,035
20	234,116	1,372,503	322,753	872,503	1,001,503	1,125,503
40	226,989	1,330,721	280,971	830,721	959,721	1,083,721
60	219,862	1,288,938	239,188	788,938	917,938	1,041,938
80	212,735	1,247,156	197,406	747,156	876,156	1,000,156
100	205,607	1,205,374	155,624	705,374	834,374	958,374
120	198,480	1,163,592	113,842	663,592	792,592	916,592
140	191,353	1,121,809	72,059	621,809	750,809	874,809
160	184,226	1,080,027	30,277	580,027	709,027	833,027
180	177,099	1,038,245	-11,505	538,245	667,245	791,245
200	169,972	996,462	-53,288	496,462	625,462	749,462
220	162,845	954,680	-95,070	454,680	583,680	707,680
240	155,718	912,898	-136,852	412,898	541,898	665,898
260	148,591	871,115	-178,635	371,115	500,115	624,115
280	141,464	829,333	-220,417	329,333	458,333	582,333
300	134,337	787,551	-262,199	287,551	416,551	540,551

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£160	£300	£300	£300

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£484,806	2,842,176	1,792,426	2,342,176	2,471,176	2,595,176
20	469,341	2,751,509	1,701,759	2,251,509	2,380,509	2,504,509
40	462,213	2,709,727	1,659,977	2,209,727	2,338,727	2,462,727
60	455,086	2,667,944	1,618,194	2,167,944	2,296,944	2,420,944
80	447,959	2,626,162	1,576,412	2,126,162	2,255,162	2,379,162
100	440,832	2,584,380	1,534,630	2,084,380	2,213,380	2,337,380
120	433,705	2,542,597	1,492,847	2,042,597	2,171,597	2,295,597
140	426,578	2,500,815	1,451,065	2,000,815	2,129,815	2,253,815
160	419,451	2,459,033	1,409,283	1,959,033	2,088,033	2,212,033
180	412,324	2,417,250	1,367,500	1,917,250	2,046,250	2,170,250
200	405,197	2,375,468	1,325,718	1,875,468	2,004,468	2,128,468
220	398,070	2,333,686	1,283,936	1,833,686	1,962,686	2,086,686
240	390,943	2,291,904	1,242,154	1,791,904	1,920,904	2,044,904
260	383,816	2,250,121	1,200,371	1,750,121	1,879,121	2,003,121
280	376,689	2,208,339	1,158,589	1,708,339	1,837,339	1,961,339
300	369,562	2,166,557	1,116,807	1,666,557	1,795,557	1,919,557

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	381,660	2,237,483	1,187,733	1,737,483	1,866,483	1,990,483
20	367,969	2,157,219	1,107,469	1,657,219	1,786,219	1,910,219
40	360,842	2,115,436	1,065,686	1,615,436	1,744,436	1,868,436
60	353,715	2,073,654	1,023,904	1,573,654	1,702,654	1,826,654
80	346,588	2,031,872	982,122	1,531,872	1,660,872	1,784,872
100	339,461	1,990,089	940,339	1,490,089	1,619,089	1,743,089
120	332,334	1,948,307	898,557	1,448,307	1,577,307	1,701,307
140	325,207	1,906,525	856,775	1,406,525	1,535,525	1,659,525
160	318,080	1,864,742	814,992	1,364,742	1,493,742	1,617,742
180	310,953	1,822,960	773,210	1,322,960	1,451,960	1,575,960
200	303,826	1,781,178	731,428	1,281,178	1,410,178	1,534,178
220	296,699	1,739,395	689,645	1,239,395	1,368,395	1,492,395
240	289,571	1,697,607	647,857	1,197,607	1,326,607	1,450,607
260	282,443	1,655,825	606,075	1,155,825	1,284,825	1,408,825
280	275,316	1,614,043	564,293	1,114,043	1,243,043	1,367,043
300	268,189	1,572,260	522,510	1,072,260	1,201,260	1,325,260

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	555,436	3,256,245	2,206,495	2,756,245	2,885,245	3,009,245
20	538,756	3,158,459	2,108,709	2,658,459	2,787,459	2,911,459
40	531,629	3,116,676	2,066,926	2,616,676	2,745,676	2,869,676
60	524,502	3,074,894	2,025,144	2,574,894	2,703,894	2,827,894
80	517,375	3,033,112	1,983,362	2,533,112	2,662,112	2,786,112
100	510,248	2,991,329	1,941,579	2,491,329	2,620,329	2,744,329
120	503,121	2,949,547	1,899,797	2,449,547	2,578,547	2,702,547
140	495,994	2,907,765	1,858,015	2,407,765	2,536,765	2,660,765
160	488,867	2,865,982	1,816,232	2,365,982	2,494,982	2,618,982
180	481,740	2,824,200	1,774,450	2,324,200	2,453,200	2,577,200
200	474,613	2,782,418	1,732,668	2,282,418	2,411,418	2,535,418
220	467,486	2,740,635	1,690,885	2,240,635	2,369,635	2,493,635
240	460,359	2,698,853	1,649,103	2,198,853	2,327,853	2,451,853
260	453,232	2,657,071	1,607,321	2,157,071	2,286,071	2,410,071
280	446,105	2,615,289	1,565,539	2,115,289	2,244,289	2,368,289
300	438,978	2,573,506	1,523,756	2,073,506	2,202,506	2,326,506

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 1

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	295,838	1,734,348	684,598	1,234,348	1,363,348	1,487,348
20	283,623	1,662,741	612,991	1,162,741	1,291,741	1,415,741
40	276,496	1,620,958	571,208	1,120,958	1,249,958	1,373,958
60	269,368	1,579,170	529,420	1,079,170	1,208,170	1,332,170
80	262,241	1,537,388	487,638	1,037,388	1,166,388	1,290,388
100	255,114	1,495,606	445,856	995,606	1,124,606	1,248,606
120	247,987	1,453,823	404,073	953,823	1,082,823	1,206,823
140	240,860	1,412,041	362,291	912,041	1,041,041	1,165,041
160	233,733	1,370,259	320,509	870,259	999,259	1,123,259
180	226,606	1,328,476	278,726	828,476	957,476	1,081,476
200	219,479	1,286,694	236,944	786,694	915,694	1,039,694
220	212,352	1,244,912	195,162	744,912	873,912	997,912
240	205,225	1,203,130	153,380	703,130	832,130	956,130
260	198,098	1,161,347	111,597	661,347	790,347	914,347
280	190,971	1,119,565	69,815	619,565	748,565	872,565
300	183,844	1,077,783	28,033	577,783	706,783	830,783

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type	2
100% houses	
No of units	8 units
Density:	35 dph
CSH level:	4

Affordable %	0%
% rented	80%
% intermed	20%

Site area	0.23 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	443,888	1,942,008	892,258	1,442,008	1,571,008	1,695,008
20	422,774	1,849,636	799,886	1,349,636	1,478,636	1,602,636
40	409,294	1,790,659	740,909	1,290,659	1,419,659	1,543,659
60	395,814	1,731,687	681,937	1,231,687	1,360,687	1,484,687
80	382,334	1,672,711	622,961	1,172,711	1,301,711	1,425,711
100	368,855	1,613,739	563,989	1,113,739	1,242,739	1,366,739
120	355,374	1,554,762	505,012	1,054,762	1,183,762	1,307,762
140	341,895	1,495,790	446,040	995,790	1,124,790	1,248,790
160	328,415	1,436,814	387,064	936,814	1,065,814	1,189,814
180	314,935	1,377,842	328,092	877,842	1,006,842	1,130,842
200	301,455	1,318,865	269,115	818,865	947,865	1,071,865
220	287,976	1,259,893	210,143	759,893	888,893	1,012,893
240	274,495	1,200,917	151,167	700,917	829,917	953,917
260	261,016	1,141,945	92,195	641,945	770,945	894,945
280	247,536	1,082,969	33,219	582,969	711,969	835,969
300	234,056	1,023,997	-25,753	523,997	652,997	776,997

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£280	£300	£300	£300

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	890,193	3,894,595	2,844,845	3,394,595	3,523,595	3,647,595
20	861,620	3,769,587	2,719,837	3,269,587	3,398,587	3,522,587
40	848,357	3,711,564	2,661,814	3,211,564	3,340,564	3,464,564
60	835,094	3,653,536	2,603,786	3,153,536	3,282,536	3,406,536
80	821,831	3,595,512	2,545,762	3,095,512	3,224,512	3,348,512
100	808,569	3,537,488	2,487,738	3,037,488	3,166,488	3,290,488
120	795,305	3,479,460	2,429,710	2,979,460	3,108,460	3,232,460
140	782,043	3,421,436	2,371,686	2,921,436	3,050,436	3,174,436
160	768,780	3,363,412	2,313,662	2,863,412	2,992,412	3,116,412
180	755,516	3,305,384	2,255,634	2,805,384	2,934,384	3,058,384
200	742,254	3,247,360	2,197,610	2,747,360	2,876,360	3,000,360
220	728,991	3,189,337	2,139,587	2,689,337	2,818,337	2,942,337
240	715,728	3,131,308	2,081,558	2,631,308	2,760,308	2,884,308
260	702,465	3,073,285	2,023,535	2,573,285	2,702,285	2,826,285
280	689,202	3,015,261	1,965,511	2,515,261	2,644,261	2,768,261
300	675,940	2,957,237	1,907,487	2,457,237	2,586,237	2,710,237

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	698,280	3,054,977	2,005,227	2,554,977	2,683,977	2,807,977
20	673,007	2,944,405	1,894,655	2,444,405	2,573,405	2,697,405
40	659,744	2,886,381	1,836,631	2,386,381	2,515,381	2,639,381
60	646,482	2,828,357	1,778,607	2,328,357	2,457,357	2,581,357
80	633,219	2,770,333	1,720,583	2,270,333	2,399,333	2,523,333
100	619,955	2,712,305	1,662,555	2,212,305	2,341,305	2,465,305
120	606,693	2,654,282	1,604,532	2,154,282	2,283,282	2,407,282
140	593,430	2,596,258	1,546,508	2,096,258	2,225,258	2,349,258
160	580,167	2,538,230	1,488,480	2,038,230	2,167,230	2,291,230
180	566,904	2,479,332	1,429,582	1,979,332	2,108,332	2,232,332
200	553,225	2,420,360	1,370,610	1,920,360	2,049,360	2,173,360
220	539,745	2,361,383	1,311,633	1,861,383	1,990,383	2,114,383
240	526,265	2,302,411	1,252,661	1,802,411	1,931,411	2,055,411
260	512,785	2,243,435	1,193,685	1,743,435	1,872,435	1,996,435
280	499,306	2,184,463	1,134,713	1,684,463	1,813,463	1,937,463
300	485,825	2,125,486	1,075,736	1,625,486	1,754,486	1,878,486

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,021,607	4,469,530	3,419,780	3,969,530	4,098,530	4,222,530
20	990,774	4,334,635	3,284,885	3,834,635	3,963,635	4,087,635
40	977,510	4,276,606	3,226,856	3,776,606	3,905,606	4,029,606
60	964,247	4,218,583	3,168,833	3,718,583	3,847,583	3,971,583
80	950,985	4,160,559	3,110,809	3,660,559	3,789,559	3,913,559
100	937,722	4,102,535	3,052,785	3,602,535	3,731,535	3,855,535
120	924,459	4,044,507	2,994,757	3,544,507	3,673,507	3,797,507
140	911,196	3,986,483	2,936,733	3,486,483	3,615,483	3,739,483
160	897,934	3,928,459	2,878,709	3,428,459	3,557,459	3,681,459
180	884,670	3,870,431	2,820,681	3,370,431	3,499,431	3,623,431
200	871,407	3,812,408	2,762,658	3,312,408	3,441,408	3,565,408
220	858,145	3,754,384	2,704,634	3,254,384	3,383,384	3,507,384
240	844,881	3,696,356	2,646,606	3,196,356	3,325,356	3,449,356
260	831,619	3,638,332	2,588,582	3,138,332	3,267,332	3,391,332
280	818,356	3,580,308	2,530,558	3,080,308	3,209,308	3,333,308
300	805,093	3,522,280	2,472,530	3,022,280	3,151,280	3,275,280

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 2

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	538,600	2,356,375	1,306,625	1,856,375	1,985,375	2,109,375
20	515,894	2,257,038	1,207,288	1,757,038	1,886,038	2,010,038
40	502,414	2,198,061	1,148,311	1,698,061	1,827,061	1,951,061
60	488,935	2,139,089	1,089,339	1,639,089	1,768,089	1,892,089
80	475,454	2,080,113	1,030,363	1,580,113	1,709,113	1,833,113
100	461,975	2,021,141	971,391	1,521,141	1,650,141	1,774,141
120	448,495	1,962,164	912,414	1,462,164	1,591,164	1,715,164
140	435,015	1,903,192	853,442	1,403,192	1,532,192	1,656,192
160	421,535	1,844,216	794,466	1,344,216	1,473,216	1,597,216
180	408,056	1,785,244	735,494	1,285,244	1,414,244	1,538,244
200	394,575	1,726,267	676,517	1,226,267	1,355,267	1,479,267
220	381,096	1,667,295	617,545	1,167,295	1,296,295	1,420,295
240	367,616	1,608,319	558,569	1,108,319	1,237,319	1,361,319
260	354,136	1,549,347	499,597	1,049,347	1,178,347	1,302,347
280	340,656	1,490,371	440,621	990,371	1,119,371	1,243,371
300	327,177	1,431,399	381,649	931,399	1,060,399	1,184,399

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300



Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 3

90/10% Hse/Flat	
No of units	25 units
Density:	35 dph
CSH level:	4

Affordable %	0%
% rented	80%
% intermed	20%

Site area	1.07 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,232,543	1,156,126	106,376	656,126	785,126	909,126
20	1,171,345	1,098,722	48,972	598,722	727,722	851,722
40	1,131,345	1,061,202	11,452	561,202	690,202	814,202
60	1,091,347	1,023,683	-26,067	523,683	652,683	776,683
80	1,051,347	986,163	-63,587	486,163	615,163	739,163
100	1,011,348	948,644	-101,106	448,644	577,644	701,644
120	971,348	911,125	-138,625	411,125	540,125	664,125
140	931,349	873,606	-176,144	373,606	502,606	626,606
160	891,350	836,086	-213,664	336,086	465,086	589,086
180	851,350	798,566	-251,184	298,566	427,566	551,566
200	811,351	761,047	-288,703	261,047	390,047	514,047
220	771,351	723,527	-326,223	223,527	352,527	476,527
240	731,352	686,009	-363,741	186,009	315,009	439,009
260	691,353	648,489	-401,261	148,489	277,489	401,489
280	651,353	610,969	-438,781	110,969	239,969	363,969
300	611,354	573,450	-476,300	73,450	202,450	326,450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£300	£300	£300

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,543,488	2,385,791	1,336,041	1,885,791	2,014,791	2,138,791
20	2,460,386	2,307,842	1,258,092	1,807,842	1,936,842	2,060,842
40	2,421,030	2,270,926	1,221,176	1,770,926	1,899,926	2,023,926
60	2,381,675	2,234,011	1,184,261	1,734,011	1,863,011	1,987,011
80	2,342,319	2,197,095	1,147,345	1,697,095	1,826,095	1,950,095
100	2,302,964	2,160,180	1,110,430	1,660,180	1,789,180	1,913,180
120	2,263,607	2,123,264	1,073,514	1,623,264	1,752,264	1,876,264
140	2,224,252	2,086,349	1,036,599	1,586,349	1,715,349	1,839,349
160	2,184,896	2,049,433	999,683	1,549,433	1,678,433	1,802,433
180	2,145,540	2,012,516	962,766	1,512,516	1,641,516	1,765,516
200	2,106,185	1,975,601	925,851	1,475,601	1,604,601	1,728,601
220	2,066,829	1,938,685	888,935	1,438,685	1,567,685	1,691,685
240	2,027,473	1,901,770	852,200	1,401,770	1,530,770	1,654,770
260	1,988,117	1,864,854	815,104	1,364,854	1,493,854	1,617,854
280	1,948,762	1,827,939	778,189	1,327,939	1,456,939	1,580,939
300	1,909,406	1,791,023	741,273	1,291,023	1,420,023	1,544,023

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,980,269	1,857,492	807,742	1,357,492	1,486,492	1,610,492
20	1,906,854	1,788,629	738,879	1,288,629	1,417,629	1,541,629
40	1,867,499	1,751,714	701,964	1,251,714	1,380,714	1,504,714
60	1,828,143	1,714,798	665,048	1,214,798	1,343,798	1,467,798
80	1,788,788	1,677,883	628,133	1,177,883	1,306,883	1,430,883
100	1,749,431	1,640,967	591,217	1,140,967	1,269,967	1,393,967
120	1,710,076	1,604,052	554,302	1,104,052	1,233,052	1,357,052
140	1,670,721	1,567,137	517,387	1,067,137	1,196,137	1,320,137
160	1,631,365	1,529,221	480,471	1,029,221	1,159,221	1,283,221
180	1,592,010	1,491,306	443,556	991,306	1,122,306	1,246,306
200	1,552,654	1,453,391	406,640	953,391	1,085,391	1,209,391
220	1,513,299	1,415,475	369,725	915,475	1,048,475	1,172,475
240	1,473,943	1,377,560	332,810	877,560	1,011,560	1,135,560
260	1,434,588	1,339,644	295,894	840,644	974,644	1,098,644
280	1,395,232	1,301,729	258,979	802,729	937,729	1,061,729
300	1,355,877	1,263,813	222,063	764,813	900,813	1,024,813

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,929,154	2,747,546	1,697,796	2,247,546	2,376,546	2,500,546
20	2,839,419	2,663,375	1,613,625	2,163,375	2,292,375	2,416,375
40	2,800,063	2,626,459	1,576,709	2,126,459	2,255,459	2,379,459
60	2,760,708	2,589,544	1,539,794	2,089,544	2,218,544	2,342,544
80	2,721,352	2,552,628	1,502,878	2,052,628	2,181,628	2,305,628
100	2,681,997	2,515,713	1,465,963	2,015,713	2,144,713	2,268,713
120	2,642,641	2,478,797	1,429,047	1,978,797	2,107,797	2,231,797
140	2,603,285	2,441,882	1,392,132	1,941,882	2,070,882	2,194,882
160	2,563,929	2,404,966	1,355,216	1,904,966	2,033,966	2,157,966
180	2,524,574	2,368,051	1,318,301	1,868,051	1,997,051	2,121,051
200	2,485,218	2,331,134	1,281,384	1,831,134	1,960,134	2,084,134
220	2,445,863	2,294,219	1,244,469	1,794,219	1,923,219	2,047,219
240	2,406,507	2,257,303	1,207,553	1,757,303	1,886,303	2,010,303
260	2,367,151	2,220,387	1,170,637	1,720,387	1,849,387	1,973,387
280	2,327,795	2,183,472	1,133,722	1,683,472	1,812,472	1,936,472
300	2,288,439	2,146,556	1,096,806	1,646,556	1,775,556	1,899,556

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 3

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,510,611	1,416,953	367,203	916,953	1,045,953	1,169,953
20	1,444,630	1,355,063	305,313	855,063	984,063	1,108,063
40	1,404,631	1,317,544	267,794	817,544	946,544	1,070,544
60	1,364,632	1,280,025	230,275	780,025	909,025	1,033,025
80	1,324,632	1,242,505	192,755	742,505	871,505	995,505
100	1,284,632	1,204,985	155,235	704,985	833,985	957,985
120	1,244,633	1,167,466	117,716	667,466	796,466	920,466
140	1,204,634	1,129,946	80,196	629,946	758,946	882,946
160	1,164,635	1,092,427	42,677	592,427	721,427	845,427
180	1,124,635	1,054,908	5,158	554,908	683,908	807,908
200	1,084,635	1,017,388	-32,362	517,388	646,388	770,388
220	1,044,636	979,869	-69,881	479,869	608,869	732,869
240	1,004,637	942,349	-107,401	442,349	571,349	695,349
260	964,638	904,830	-144,920	404,830	533,830	657,830
280	924,638	867,311	-182,439	367,311	496,311	620,311
300	884,639	829,792	-219,958	329,792	458,792	582,792

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£300	£300	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 4

90/10% Hse/Flat	
No of units	35 units
Density:	30 dph
CSH level:	4

Affordable %	0%
% rented	80%
% intermed	20%

Site area	1.74 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,702,163	977,528	-72,222	477,528	606,528	730,528
20	1,617,737	929,043	-120,707	429,043	558,043	682,043
40	1,562,586	897,371	-152,379	397,371	526,371	650,371
60	1,507,435	865,698	-184,052	365,698	494,698	618,698
80	1,452,283	834,025	-215,725	334,025	463,025	587,025
100	1,397,132	802,353	-247,397	302,353	431,353	555,353
120	1,341,980	770,680	-279,070	270,680	399,680	523,680
140	1,286,829	739,008	-310,742	239,008	368,008	492,008
160	1,231,678	707,335	-342,415	207,335	336,335	460,335
180	1,176,527	675,663	-374,087	175,663	304,663	428,663
200	1,121,376	643,990	-405,760	143,990	272,990	396,990
220	1,066,225	612,318	-437,432	112,318	241,318	365,318
240	1,011,074	580,646	-469,104	80,646	209,646	333,646
260	955,923	548,973	-500,777	48,973	177,973	301,973
280	900,771	517,300	-532,450	17,300	146,300	270,300
300	845,620	485,628	-564,122	-14,372	114,628	238,628

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£280	£300	£300

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,509,646	2,015,540	965,790	1,515,540	1,644,540	1,768,540
20	3,395,021	1,949,712	899,962	1,449,712	1,578,712	1,702,712
40	3,340,757	1,918,549	868,799	1,418,549	1,547,549	1,671,549
60	3,286,493	1,887,386	837,636	1,387,386	1,516,386	1,640,386
80	3,232,229	1,856,223	806,473	1,356,223	1,485,223	1,609,223
100	3,177,965	1,825,060	775,310	1,325,060	1,454,060	1,578,060
120	3,123,702	1,793,897	744,147	1,293,897	1,422,897	1,546,897
140	3,069,439	1,762,735	712,985	1,262,735	1,391,735	1,515,735
160	3,015,175	1,731,572	681,822	1,231,572	1,360,572	1,484,572
180	2,960,911	1,700,409	650,659	1,200,409	1,329,409	1,453,409
200	2,906,647	1,669,246	619,496	1,169,246	1,298,246	1,422,246
220	2,852,384	1,638,083	588,333	1,138,083	1,267,083	1,391,083
240	2,798,120	1,606,920	557,170	1,106,920	1,235,920	1,359,920
260	2,743,856	1,575,757	526,007	1,075,757	1,204,757	1,328,757
280	2,689,593	1,544,595	494,845	1,044,595	1,173,595	1,297,595
300	2,635,329	1,513,432	463,682	1,013,432	1,142,432	1,266,432

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,733,081	1,569,569	519,819	1,069,569	1,198,569	1,322,569
20	2,631,810	1,511,411	461,661	1,011,411	1,140,411	1,264,411
40	2,577,548	1,480,249	430,499	980,249	1,109,249	1,233,249
60	2,523,284	1,449,086	399,336	949,086	1,078,086	1,202,086
80	2,469,020	1,417,923	368,173	917,923	1,046,923	1,170,923
100	2,414,756	1,386,760	337,010	886,760	1,015,760	1,139,760
120	2,360,493	1,355,597	305,847	855,597	984,597	1,108,597
140	2,306,229	1,324,434	274,684	824,434	953,434	1,077,434
160	2,251,965	1,293,271	243,521	793,271	922,271	1,046,271
180	2,197,702	1,262,108	212,358	762,108	891,108	1,015,108
200	2,143,438	1,230,945	181,195	730,945	859,945	984,945
220	2,089,174	1,199,782	150,032	699,782	828,782	953,782
240	2,034,910	1,168,619	118,869	668,619	797,619	922,619
260	1,980,646	1,137,456	87,706	637,456	766,456	891,456
280	1,926,382	1,106,293	56,543	606,293	735,293	860,293
300	1,872,118	1,075,130	25,380	575,130	704,130	829,130

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,041,403	2,320,920	1,271,170	1,820,920	1,949,920	2,079,920
20	3,917,631	2,249,839	1,200,089	1,749,839	1,878,839	2,002,839
40	3,863,367	2,218,677	1,168,927	1,718,677	1,847,677	1,971,677
60	3,809,104	2,187,514	1,137,764	1,687,514	1,816,514	1,940,514
80	3,754,841	2,156,351	1,106,601	1,656,351	1,785,351	1,909,351
100	3,700,577	2,125,188	1,075,438	1,625,188	1,754,188	1,878,188
120	3,646,313	2,094,025	1,044,275	1,594,025	1,723,025	1,847,025
140	3,592,049	2,062,863	1,013,113	1,562,863	1,691,863	1,815,863
160	3,537,785	2,031,700	981,950	1,531,700	1,660,700	1,784,700
180	3,483,521	2,000,537	950,787	1,500,537	1,629,537	1,753,537
200	3,429,257	1,969,374	919,624	1,469,374	1,598,374	1,722,374
220	3,374,993	1,938,211	888,461	1,438,211	1,567,211	1,691,211
240	3,320,729	1,907,048	857,298	1,407,048	1,536,048	1,660,048
260	3,266,465	1,875,885	826,135	1,375,885	1,504,885	1,628,885
280	3,212,201	1,844,722	794,972	1,344,722	1,473,722	1,597,722
300	3,157,937	1,813,560	763,810	1,313,560	1,442,560	1,566,560

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 4

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,085,563	1,197,709	147,959	697,709	826,709	950,709
20	1,994,542	1,145,437	95,687	645,437	774,437	898,437
40	1,939,390	1,113,764	64,014	613,764	742,764	866,764
60	1,884,239	1,082,092	32,342	582,092	711,092	835,092
80	1,829,088	1,050,419	669	550,419	679,419	803,419
100	1,773,937	1,018,747	-31,003	518,747	647,747	771,747
120	1,718,786	987,074	-62,676	487,074	616,074	740,074
140	1,663,635	955,402	-94,348	455,402	584,402	708,402
160	1,608,484	923,729	-126,021	423,729	552,729	676,729
180	1,553,333	892,057	-157,693	392,057	521,057	645,057
200	1,498,182	860,384	-189,366	360,384	489,384	613,384
220	1,443,031	828,712	-221,038	328,712	457,712	581,712
240	1,387,879	797,039	-252,711	297,039	426,039	550,039
260	1,332,728	765,366	-284,384	265,366	394,366	518,366
280	1,277,577	733,694	-316,056	233,694	362,694	486,694
300	1,222,426	702,022	-347,728	202,022	331,022	455,022

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	£300	£300	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 5

50/50% Hse/Flat	
No of units	50 units
Density:	50 dph
CSH level:	4

Affordable %	0%
% rented	80%
% intermed	20%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,448,771	1,448,771	399,021	948,771	1,077,771	1,201,771
20	1,354,879	1,354,879	305,129	854,879	983,879	1,107,879
40	1,285,904	1,285,904	236,154	785,904	914,904	1,038,904
60	1,216,929	1,216,929	167,179	716,929	845,929	969,929
80	1,147,955	1,147,955	98,205	647,955	776,955	900,955
100	1,078,980	1,078,980	29,230	578,980	707,980	831,980
120	1,010,005	1,010,005	-39,745	510,005	639,005	763,005
140	941,030	941,030	-108,720	441,030	570,030	694,030
160	872,056	872,056	-177,694	372,056	501,056	625,056
180	803,080	803,080	-246,670	303,080	432,080	556,080
200	734,106	734,106	-315,644	234,106	363,106	487,106
220	665,131	665,131	-384,619	165,131	294,131	418,131
240	596,157	596,157	-453,593	96,157	225,157	349,157
260	527,181	527,181	-522,569	27,181	156,181	280,181
280	458,207	458,207	-591,543	-41,793	87,207	211,207
300	389,232	389,232	-660,518	-110,768	18,232	142,232

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£260	£300	£300

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,688,462	3,688,462	2,638,712	3,188,462	3,317,462	3,441,462
20	3,557,159	3,557,159	2,507,409	3,057,159	3,186,159	3,310,159
40	3,489,294	3,489,294	2,439,544	2,989,294	3,118,294	3,242,294
60	3,421,429	3,421,429	2,371,679	2,921,429	3,050,429	3,174,429
80	3,353,564	3,353,564	2,303,814	2,853,564	2,982,564	3,106,564
100	3,285,700	3,285,700	2,235,950	2,785,700	2,914,700	3,038,700
120	3,217,834	3,217,834	2,168,084	2,717,834	2,846,834	2,970,834
140	3,149,970	3,149,970	2,100,220	2,649,970	2,778,970	2,902,970
160	3,082,104	3,082,104	2,032,354	2,582,104	2,711,104	2,835,104
180	3,014,240	3,014,240	1,964,490	2,514,240	2,643,240	2,767,240
200	2,946,375	2,946,375	1,896,625	2,446,375	2,575,375	2,699,375
220	2,878,510	2,878,510	1,828,760	2,378,510	2,507,510	2,631,510
240	2,810,645	2,810,645	1,760,895	2,310,645	2,439,645	2,563,645
260	2,742,781	2,742,781	1,693,031	2,242,781	2,371,781	2,495,781
280	2,674,915	2,674,915	1,625,165	2,174,915	2,303,915	2,427,915
300	2,607,051	2,607,051	1,557,301	2,107,051	2,236,051	2,360,051

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,726,338	2,726,338	1,676,588	2,226,338	2,355,338	2,479,338
20	2,611,583	2,611,583	1,561,833	2,111,583	2,240,583	2,364,583
40	2,543,718	2,543,718	1,493,968	2,043,718	2,172,718	2,296,718
60	2,475,853	2,475,853	1,426,103	1,975,853	2,104,853	2,228,853
80	2,407,988	2,407,988	1,358,238	1,907,988	2,036,988	2,160,988
100	2,340,123	2,340,123	1,290,373	1,840,123	1,969,123	2,093,123
120	2,272,259	2,272,259	1,222,509	1,772,259	1,901,259	2,025,259
140	2,204,393	2,204,393	1,154,643	1,704,393	1,833,393	1,957,393
160	2,136,528	2,136,528	1,086,778	1,636,528	1,765,528	1,889,528
180	2,068,663	2,068,663	1,018,913	1,568,663	1,697,663	1,821,663
200	1,998,035	1,998,035	948,285	1,498,035	1,627,035	1,751,035
220	1,928,059	1,928,059	879,309	1,428,059	1,558,059	1,682,059
240	1,860,085	1,860,085	810,335	1,360,085	1,489,085	1,613,085
260	1,791,110	1,791,110	741,360	1,291,110	1,420,110	1,544,110
280	1,722,135	1,722,135	672,385	1,222,135	1,351,135	1,475,135
300	1,653,160	1,653,160	603,410	1,153,160	1,282,160	1,406,160

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,347,279	4,347,279	3,297,529	3,847,279	3,976,279	4,100,279
20	4,204,646	4,204,646	3,154,896	3,704,646	3,833,646	3,957,646
40	4,136,782	4,136,782	3,087,032	3,636,782	3,765,782	3,889,782
60	4,068,916	4,068,916	3,019,166	3,568,916	3,697,916	3,821,916
80	4,001,052	4,001,052	2,951,302	3,501,052	3,630,052	3,754,052
100	3,933,186	3,933,186	2,883,436	3,433,186	3,562,186	3,686,186
120	3,865,322	3,865,322	2,815,572	3,365,322	3,494,322	3,618,322
140	3,797,457	3,797,457	2,747,707	3,297,457	3,426,457	3,550,457
160	3,729,592	3,729,592	2,679,842	3,229,592	3,358,592	3,482,592
180	3,661,727	3,661,727	2,611,977	3,161,727	3,290,727	3,414,727
200	3,593,863	3,593,863	2,544,113	3,093,863	3,222,863	3,346,863
220	3,525,997	3,525,997	2,476,247	3,025,997	3,154,997	3,278,997
240	3,458,133	3,458,133	2,408,383	2,958,133	3,087,133	3,211,133
260	3,390,268	3,390,268	2,340,518	2,890,268	3,019,268	3,143,268
280	3,322,403	3,322,403	2,272,653	2,822,403	2,951,403	3,075,403
300	3,254,538	3,254,538	2,204,788	2,754,538	2,883,538	3,007,538

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 5

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,924,433	1,924,433	874,683	1,424,433	1,553,433	1,677,433
20	1,822,359	1,822,359	772,609	1,322,359	1,451,359	1,575,359
40	1,753,385	1,753,385	703,635	1,253,385	1,382,385	1,506,385
60	1,684,410	1,684,410	634,660	1,184,410	1,313,410	1,437,410
80	1,615,435	1,615,435	565,685	1,115,435	1,244,435	1,368,435
100	1,546,460	1,546,460	496,710	1,046,460	1,175,460	1,299,460
120	1,477,486	1,477,486	427,736	977,486	1,106,486	1,230,486
140	1,408,510	1,408,510	358,760	908,510	1,037,510	1,161,510
160	1,339,536	1,339,536	289,786	839,536	968,536	1,092,536
180	1,270,561	1,270,561	220,811	770,561	899,561	1,023,561
200	1,201,587	1,201,587	151,837	701,587	830,587	954,587
220	1,132,611	1,132,611	82,861	632,611	761,611	885,611
240	1,063,637	1,063,637	13,887	563,637	692,637	816,637
260	994,662	994,662	-55,088	494,662	623,662	747,662
280	925,687	925,687	-124,063	425,687	554,687	678,687
300	856,712	856,712	-193,038	356,712	485,712	609,712

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£240	£300	£300	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type 6

60/40% Hse/Flat	
No of units	65 units
Density:	40 dph
CSH level:	4

Affordable %	0%
% rented	80%
% intermed	20%

Site area	1.63 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,163,433	1,331,344	281,594	831,344	960,344	1,084,344
20	2,033,130	1,251,157	201,407	751,157	880,157	1,004,157
40	1,940,035	1,193,868	144,118	693,868	822,868	946,868
60	1,846,942	1,136,579	86,829	636,579	765,579	889,579
80	1,753,847	1,079,290	29,540	579,290	708,290	832,290
100	1,660,752	1,022,001	-27,749	522,001	651,001	775,001
120	1,567,659	964,713	-85,037	464,713	593,713	717,713
140	1,474,564	907,424	-142,326	407,424	536,424	660,424
160	1,381,469	850,135	-199,615	350,135	479,135	603,135
180	1,288,375	792,846	-256,904	292,846	421,846	545,846
200	1,195,281	735,558	-314,192	235,558	364,558	488,558
220	1,102,187	678,269	-371,481	178,269	307,269	431,269
240	1,009,092	620,980	-428,770	120,980	249,980	373,980
260	915,998	563,691	-486,059	63,691	192,691	316,691
280	822,904	506,402	-543,348	6,402	135,402	259,402
300	729,809	449,113	-600,637	-50,887	78,113	202,113

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	£280	£300	£300

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,182,930	3,189,496	2,139,746	2,689,496	2,818,496	2,942,496
20	5,002,193	3,078,273	2,028,523	2,578,273	2,707,273	2,831,273
40	4,910,597	3,021,906	1,972,156	2,521,906	2,650,906	2,774,906
60	4,819,000	2,965,539	1,915,789	2,465,539	2,594,539	2,718,539
80	4,727,404	2,909,172	1,859,422	2,409,172	2,538,172	2,662,172
100	4,635,808	2,852,805	1,803,055	2,352,805	2,481,805	2,605,805
120	4,544,211	2,796,438	1,746,688	2,296,438	2,425,438	2,549,438
140	4,452,615	2,740,071	1,690,321	2,240,071	2,369,071	2,493,071
160	4,361,019	2,683,704	1,633,954	2,183,704	2,312,704	2,436,704
180	4,269,423	2,627,337	1,577,587	2,127,337	2,256,337	2,380,337
200	4,177,826	2,570,970	1,521,220	2,070,970	2,199,970	2,323,970
220	4,086,230	2,514,603	1,464,853	2,014,603	2,143,603	2,267,603
240	3,994,634	2,458,236	1,408,486	1,958,236	2,087,236	2,211,236
260	3,903,038	2,401,869	1,352,119	1,901,869	2,030,869	2,154,869
280	3,811,441	2,345,502	1,295,752	1,845,502	1,974,502	2,098,502
300	3,719,845	2,289,135	1,239,385	1,789,135	1,918,135	2,042,135

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,884,365	2,390,378	1,340,628	1,890,378	2,019,378	2,143,378
20	3,725,962	2,292,900	1,243,150	1,792,900	1,921,900	2,045,900
40	3,634,366	2,236,533	1,186,783	1,736,533	1,865,533	1,989,533
60	3,542,770	2,180,166	1,130,416	1,680,166	1,809,166	1,933,166
80	3,451,173	2,123,799	1,074,049	1,623,799	1,752,799	1,876,799
100	3,359,577	2,067,432	1,017,682	1,567,432	1,696,432	1,820,432
120	3,267,981	2,011,065	961,315	1,511,065	1,640,065	1,764,065
140	3,176,384	1,954,698	904,948	1,454,698	1,583,698	1,707,698
160	3,084,788	1,898,331	848,581	1,398,331	1,527,331	1,651,331
180	2,993,192	1,841,964	792,214	1,341,964	1,470,964	1,594,964
200	2,901,596	1,785,597	735,847	1,285,597	1,414,597	1,538,597
220	2,809,999	1,729,230	679,480	1,229,230	1,358,230	1,482,230
240	2,718,403	1,672,863	623,113	1,172,863	1,301,863	1,425,863
260	2,626,807	1,616,496	566,746	1,116,496	1,245,496	1,369,496
280	2,535,211	1,560,129	510,379	1,060,129	1,189,129	1,313,129
300	2,443,615	1,503,762	454,012	1,003,762	1,132,762	1,256,762

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,072,129	3,736,695	2,686,945	3,236,695	3,365,695	3,489,695
20	5,876,098	3,616,060	2,566,310	3,116,060	3,245,060	3,369,060
40	5,784,502	3,559,694	2,509,944	3,059,694	3,188,694	3,312,694
60	5,692,906	3,503,327	2,453,577	3,003,327	3,132,327	3,256,327
80	5,601,309	3,446,960	2,397,210	2,946,960	3,075,960	3,199,960
100	5,509,713	3,390,593	2,340,843	2,890,593	3,019,593	3,143,593
120	5,418,117	3,334,226	2,284,476	2,834,226	2,963,226	3,087,226
140	5,326,521	3,277,859	2,228,109	2,777,859	2,906,859	3,030,859
160	5,234,924	3,221,492	2,171,742	2,721,492	2,850,492	2,974,492
180	5,143,328	3,165,125	2,115,375	2,665,125	2,794,125	2,918,125
200	5,051,732	3,108,758	2,059,008	2,608,758	2,737,758	2,861,758
220	4,960,135	3,052,391	2,002,641	2,552,391	2,681,391	2,805,391
240	4,868,539	2,996,024	1,946,274	2,496,024	2,625,024	2,749,024
260	4,776,943	2,939,657	1,889,907	2,439,657	2,568,657	2,692,657
280	4,685,347	2,883,290	1,833,540	2,383,290	2,512,290	2,636,290
300	4,593,750	2,826,923	1,777,173	2,326,923	2,455,923	2,579,923

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 6

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,803,905	1,725,480	675,730	1,225,480	1,354,480	1,478,480
20	2,664,082	1,639,435	589,685	1,139,435	1,268,435	1,392,435
40	2,570,988	1,582,146	532,396	1,082,146	1,211,146	1,335,146
60	2,477,893	1,524,857	475,107	1,024,857	1,153,857	1,277,857
80	2,384,799	1,467,569	417,819	967,569	1,096,569	1,220,569
100	2,291,705	1,410,280	360,530	910,280	1,039,280	1,163,280
120	2,198,610	1,352,991	303,241	852,991	981,991	1,105,991
140	2,105,516	1,295,702	245,952	795,702	924,702	1,048,702
160	2,012,422	1,238,413	188,663	738,413	867,413	991,413
180	1,919,327	1,181,124	131,374	681,124	810,124	934,124
200	1,826,233	1,123,836	74,086	623,836	752,836	876,836
220	1,733,139	1,066,547	16,797	566,547	695,547	819,547
240	1,640,044	1,009,258	-40,492	509,258	638,258	762,258
260	1,546,949	951,969	-97,781	451,969	580,969	704,969
280	1,453,856	894,680	-155,070	394,680	523,680	647,680
300	1,360,761	837,391	-212,359	337,391	466,391	590,391

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£220	£300	£300	£300



Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type	7
100% houses	
No of units	75 units
Density:	20 dph
CSH level:	4

Affordable %	0%
% rented	80%
% intermed	20%

Site area	5.60 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,144,355	740,458	-309,292	240,458	369,458	493,458
20	3,934,343	702,936	-346,814	202,936	331,936	455,936
40	3,795,609	678,149	-371,601	178,149	307,149	431,149
60	3,656,668	653,325	-396,425	153,325	282,325	406,325
80	3,515,665	628,132	-421,618	128,132	257,132	381,132
100	3,374,663	602,940	-446,810	102,940	231,940	355,940
120	3,233,660	577,747	-472,003	77,747	206,747	330,747
140	3,092,657	552,555	-497,195	52,555	181,555	305,555
160	2,951,655	527,362	-522,388	27,362	156,362	280,362
180	2,810,652	502,170	-547,580	2,170	131,170	255,170
200	2,669,650	476,977	-572,773	-23,023	105,977	229,977
220	2,528,646	451,785	-597,965	-48,215	80,785	204,785
240	2,387,644	426,592	-623,158	-73,408	55,592	179,592
260	2,246,641	401,400	-648,350	-98,600	30,400	154,400
280	2,105,639	376,208	-673,542	-123,792	5,208	129,208
300	1,964,636	351,015	-698,735	-148,985	-19,985	104,015

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£280	£300

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,562,523	1,529,837	480,087	1,029,837	1,158,837	1,282,837
20	8,276,523	1,478,739	428,989	978,739	1,107,739	1,231,739
40	8,137,789	1,453,952	404,202	953,952	1,082,952	1,206,952
60	7,999,055	1,429,164	379,414	929,164	1,058,164	1,182,164
80	7,860,321	1,404,377	354,627	904,377	1,033,377	1,157,377
100	7,721,587	1,379,590	329,840	879,590	1,008,590	1,132,590
120	7,582,854	1,354,803	305,053	854,803	983,803	1,107,803
140	7,444,120	1,330,016	280,266	830,016	959,016	1,083,016
160	7,305,387	1,305,229	255,479	805,229	934,229	1,058,229
180	7,166,653	1,280,442	230,692	780,442	909,442	1,033,442
200	7,027,919	1,255,655	205,905	755,655	884,655	1,008,655
220	6,889,186	1,230,868	181,118	730,868	859,868	983,868
240	6,750,452	1,206,081	156,331	706,081	835,081	959,081
260	6,611,718	1,181,294	131,544	681,294	810,294	934,294
280	6,472,984	1,156,507	106,757	656,507	785,507	909,507
300	6,334,250	1,131,719	81,969	631,719	760,719	884,719

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,658,479	1,189,648	139,898	689,648	818,648	942,648
20	6,405,227	1,144,400	94,650	644,400	773,400	897,400
40	6,266,493	1,119,613	69,863	619,613	748,613	872,613
60	6,127,759	1,094,826	45,076	594,826	723,826	847,826
80	5,989,025	1,070,039	20,289	570,039	699,039	823,039
100	5,850,292	1,045,252	-4,498	545,252	674,252	798,252
120	5,711,558	1,020,465	-29,285	520,465	649,465	773,465
140	5,572,824	995,678	-54,072	495,678	624,678	748,678
160	5,434,091	970,891	-78,859	470,891	599,891	723,891
180	5,295,357	946,104	-103,646	446,104	575,104	699,104
200	5,156,624	921,317	-128,433	421,317	550,317	674,317
220	5,017,890	896,530	-153,220	396,530	525,530	649,530
240	4,879,156	871,743	-178,007	371,743	500,743	624,743
260	4,740,422	846,955	-202,795	346,955	475,955	599,955
280	4,601,688	822,168	-227,582	322,168	451,168	575,168
300	4,462,955	797,381	-252,369	297,381	426,381	550,381

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,866,325	1,762,783	713,033	1,262,783	1,391,783	1,515,783
20	9,557,900	1,707,678	657,928	1,207,678	1,336,678	1,460,678
40	9,419,167	1,682,891	633,141	1,182,891	1,311,891	1,435,891
60	9,280,433	1,658,104	608,354	1,158,104	1,287,104	1,411,104
80	9,141,699	1,633,317	583,567	1,133,317	1,262,317	1,386,317
100	9,002,965	1,608,530	558,780	1,108,530	1,237,530	1,361,530
120	8,864,232	1,583,743	533,993	1,083,743	1,212,743	1,336,743
140	8,725,499	1,558,956	509,206	1,058,956	1,187,956	1,311,956
160	8,586,765	1,534,169	484,419	1,034,169	1,163,169	1,287,169
180	8,448,031	1,509,382	459,632	1,009,382	1,138,382	1,262,382
200	8,309,297	1,484,594	434,844	984,594	1,113,594	1,237,594
220	8,170,563	1,459,807	410,057	959,807	1,088,807	1,212,807
240	8,031,830	1,435,020	385,270	935,020	1,064,020	1,188,020
260	7,893,096	1,410,233	360,483	910,233	1,039,233	1,163,233
280	7,754,363	1,385,446	335,696	885,446	1,014,446	1,138,446
300	7,615,629	1,360,659	310,909	860,659	989,659	1,113,659

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 7

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,074,237	906,597	-143,153	406,597	535,597	659,597
20	4,848,231	866,217	-183,533	366,217	495,217	619,217
40	4,709,498	841,430	-208,320	341,430	470,430	594,430
60	4,570,764	816,643	-233,107	316,643	445,643	569,643
80	4,432,030	791,856	-257,894	291,856	420,856	544,856
100	4,293,296	767,069	-282,681	267,069	396,069	520,069
120	4,154,562	742,282	-307,468	242,282	371,282	495,282
140	4,015,830	717,495	-332,255	217,495	346,495	470,495
160	3,876,799	692,655	-357,095	192,655	321,655	445,655
180	3,735,796	667,462	-382,288	167,462	296,462	420,462
200	3,594,794	642,270	-407,480	142,270	271,270	395,270
220	3,453,791	617,077	-432,673	117,077	246,077	370,077
240	3,312,788	591,885	-457,865	91,885	220,885	344,885
260	3,171,785	566,692	-483,058	66,692	195,692	319,692
280	3,030,783	541,500	-508,250	41,500	170,500	294,500
300	2,889,781	516,307	-533,443	16,307	145,307	269,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£300	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type	8
100% houses	
No of units	75 units
Density:	35 dph
CSH level:	4

Affordable %	0%
% rented	80%
% intermed	20%

Site area	3.20 ha
Net to gross	67%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,593,773	1,123,653	73,903	623,653	752,653	876,653
20	3,407,371	1,065,371	15,621	565,371	694,371	818,371
40	3,282,778	1,026,415	-23,335	526,415	655,415	779,415
60	3,158,185	987,459	-62,291	487,459	616,459	740,459
80	3,033,593	948,503	-101,247	448,503	577,503	701,503
100	2,909,000	909,547	-140,203	409,547	538,547	662,547
120	2,784,408	870,591	-179,159	370,591	499,591	623,591
140	2,659,815	831,635	-218,115	331,635	460,635	584,635
160	2,534,261	792,679	-257,371	292,679	421,679	545,679
180	2,407,631	752,786	-296,964	252,786	381,786	505,786
200	2,281,000	713,193	-336,557	213,193	342,193	466,193
220	2,154,370	673,600	-376,150	173,600	302,600	426,600
240	2,027,739	634,006	-415,744	134,006	263,006	387,006
260	1,901,109	594,413	-455,337	94,413	223,413	347,413
280	1,774,479	554,820	-494,930	54,820	183,820	307,820
300	1,647,849	515,227	-534,523	15,227	144,227	268,227

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£300	£300	£300

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,515,353	2,349,801	1,300,051	1,849,801	1,978,801	2,102,801
20	7,263,508	2,271,057	1,221,307	1,771,057	1,900,057	2,024,057
40	7,140,921	2,232,728	1,182,978	1,732,728	1,861,728	1,985,728
60	7,018,333	2,194,399	1,144,649	1,694,399	1,823,399	1,947,399
80	6,895,745	2,156,070	1,106,320	1,656,070	1,785,070	1,909,070
100	6,773,157	2,117,741	1,067,991	1,617,741	1,746,741	1,870,741
120	6,649,696	2,079,138	1,029,388	1,579,138	1,708,138	1,832,138
140	6,525,103	2,040,182	990,432	1,540,182	1,669,182	1,793,182
160	6,400,511	2,001,226	951,476	1,501,226	1,630,226	1,754,226
180	6,275,918	1,962,270	912,520	1,462,270	1,591,270	1,715,270
200	6,151,326	1,923,314	873,564	1,423,314	1,552,314	1,676,314
220	6,026,733	1,884,358	834,608	1,384,358	1,513,358	1,637,358
240	5,902,140	1,845,403	795,653	1,345,403	1,474,403	1,598,403
260	5,777,547	1,806,446	756,696	1,306,446	1,435,446	1,559,446
280	5,652,955	1,767,491	717,741	1,267,491	1,396,491	1,520,491
300	5,528,362	1,728,535	678,785	1,228,535	1,357,535	1,481,535

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,831,778	1,823,403	773,653	1,323,403	1,452,403	1,576,403
20	5,608,884	1,753,086	703,336	1,253,086	1,382,086	1,506,086
40	5,482,292	1,714,130	664,380	1,214,130	1,343,130	1,467,130
60	5,357,698	1,675,174	625,424	1,175,174	1,304,174	1,428,174
80	5,233,105	1,636,218	586,468	1,136,218	1,265,218	1,389,218
100	5,108,513	1,597,262	547,512	1,097,262	1,226,262	1,350,262
120	4,983,920	1,558,306	508,556	1,058,306	1,187,306	1,311,306
140	4,859,328	1,519,350	469,600	1,019,350	1,148,350	1,272,350
160	4,734,735	1,480,394	430,644	980,394	1,109,394	1,233,394
180	4,610,143	1,441,438	391,688	941,438	1,070,438	1,194,438
200	4,485,550	1,402,482	352,732	902,482	1,031,482	1,155,482
220	4,360,957	1,363,526	313,776	863,526	992,526	1,116,526
240	4,236,364	1,324,570	274,820	824,570	953,570	1,077,570
260	4,111,771	1,285,614	235,864	785,614	914,614	1,038,614
280	3,987,179	1,246,658	196,908	746,658	875,658	999,658
300	3,862,586	1,207,702	157,952	707,702	836,702	960,702

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,664,611	2,709,135	1,659,385	2,209,135	2,338,135	2,462,135
20	8,393,000	2,624,211	1,574,461	2,124,211	2,253,211	2,377,211
40	8,270,412	2,585,882	1,536,132	2,085,882	2,214,882	2,338,882
60	8,147,825	2,547,553	1,497,803	2,047,553	2,176,553	2,300,553
80	8,025,237	2,509,224	1,459,474	2,009,224	2,138,224	2,262,224
100	7,902,649	2,470,895	1,421,145	1,970,895	2,099,895	2,223,895
120	7,780,061	2,432,566	1,382,816	1,932,566	2,061,566	2,185,566
140	7,657,473	2,394,237	1,344,487	1,894,237	2,023,237	2,147,237
160	7,534,886	2,355,908	1,306,158	1,855,908	1,984,908	2,108,908
180	7,412,299	2,317,579	1,267,829	1,817,579	1,946,579	2,070,579
200	7,289,711	2,279,250	1,229,500	1,779,250	1,908,250	2,032,250
220	7,167,123	2,240,920	1,191,170	1,740,920	1,869,920	1,993,920
240	7,044,535	2,202,591	1,152,841	1,702,591	1,831,591	1,955,591
260	6,921,947	2,164,262	1,114,512	1,664,262	1,793,262	1,917,262
280	6,799,359	2,125,933	1,076,183	1,625,933	1,754,933	1,878,933
300	6,676,771	2,087,604	1,037,854	1,587,604	1,716,604	1,840,604

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 8

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,421,528	1,382,464	332,714	882,464	1,011,464	1,135,464
20	4,220,889	1,319,731	269,981	819,731	948,731	1,072,731
40	4,096,297	1,280,776	231,026	780,776	909,776	1,033,776
60	3,971,704	1,241,819	192,069	741,819	870,819	994,819
80	3,847,111	1,202,863	153,113	702,863	831,863	955,863
100	3,722,519	1,163,908	114,158	663,908	792,908	916,908
120	3,597,926	1,124,951	75,201	624,951	753,951	877,951
140	3,473,333	1,085,996	36,246	585,996	714,996	838,996
160	3,348,740	1,047,039	-2,711	547,039	676,039	800,039
180	3,224,148	1,008,084	-41,666	508,084	637,084	761,084
200	3,099,555	969,128	-80,622	469,128	598,128	722,128
220	2,974,963	930,172	-119,578	430,172	559,172	683,172
240	2,850,370	891,216	-158,534	391,216	520,216	644,216
260	2,725,778	852,260	-197,490	352,260	481,260	605,260
280	2,598,693	812,525	-237,225	312,525	441,525	565,525
300	2,472,063	772,932	-276,818	272,932	401,932	525,932

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£140	£300	£300	£300

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Commercial site £1,049,750	Fmr Community/LA £500,000	Greenfield higher £371,000	Greenfield lower £247,000

Site type	9
100% houses	
No of units	100 units
Density:	60 dph
CSH level:	4

Affordable %	0%
% rented	80%
% intermed	20%

Site area	1.67 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	82,754	49,652	-1,000,098	-450,348	-321,348	-197,348
20	-27,655	-16,593	-1,066,343	-516,593	-387,593	-263,593
40	-137,970	-82,782	-1,132,532	-582,782	-453,782	-329,782
60	-248,286	-148,972	-1,198,722	-648,972	-519,972	-395,972
80	-358,602	-215,161	-1,264,911	-715,161	-586,161	-462,161
100	-468,917	-281,350	-1,331,100	-781,350	-652,350	-528,350
120	-579,232	-347,539	-1,397,289	-847,539	-718,539	-594,539
140	-689,549	-413,729	-1,463,479	-913,729	-784,729	-660,729
160	-799,864	-479,918	-1,529,668	-979,918	-850,918	-726,918
180	-910,179	-546,108	-1,595,858	-1,046,108	-917,108	-793,108
200	-1,020,495	-612,297	-1,662,047	-1,112,297	-983,297	-859,297
220	-1,130,811	-678,487	-1,728,237	-1,178,487	-1,049,487	-925,487
240	-1,241,126	-744,676	-1,794,426	-1,244,676	-1,115,676	-991,676
260	-1,351,441	-810,865	-1,860,615	-1,310,865	-1,181,865	-1,057,865
280	-1,461,757	-877,054	-1,926,804	-1,377,054	-1,248,054	-1,124,054
300	-1,572,072	-943,243	-1,992,993	-1,443,243	-1,314,243	-1,190,243

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,489,253	2,093,552	1,043,802	1,593,552	1,722,552	1,846,552
20	3,322,448	1,993,469	943,719	1,493,469	1,622,469	1,746,469
40	3,216,653	1,929,392	879,642	1,429,392	1,558,392	1,682,392
60	3,108,860	1,865,316	815,566	1,365,316	1,494,316	1,618,316
80	3,002,066	1,801,240	751,490	1,301,240	1,430,240	1,554,240
100	2,895,273	1,737,164	687,414	1,237,164	1,366,164	1,490,164
120	2,788,479	1,673,088	623,338	1,173,088	1,302,088	1,426,088
140	2,681,686	1,609,012	559,262	1,109,012	1,238,012	1,362,012
160	2,574,892	1,544,936	495,186	1,044,936	1,173,936	1,297,936
180	2,468,099	1,480,860	431,110	980,860	1,109,860	1,233,860
200	2,361,305	1,416,784	367,034	916,784	1,045,784	1,169,784
220	2,254,512	1,352,708	302,958	852,708	981,708	1,105,708
240	2,147,718	1,288,632	238,882	788,632	917,632	1,041,632
260	2,040,925	1,224,556	174,806	724,556	853,556	977,556
280	1,934,131	1,160,480	110,730	660,480	789,480	913,480
300	1,827,338	1,096,404	46,654	596,404	725,404	849,404

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,026,264	1,215,759	166,009	715,759	844,759	968,759
20	1,882,874	1,129,725	79,975	629,725	758,725	882,725
40	1,774,334	1,064,600	14,850	564,600	693,600	817,600
60	1,665,793	999,476	-50,274	499,476	628,476	752,476
80	1,557,254	934,352	-115,398	434,352	563,352	687,352
100	1,448,713	869,228	-180,522	369,228	498,228	622,228
120	1,340,172	804,103	-245,647	304,103	433,103	557,103
140	1,231,632	738,979	-310,771	238,979	367,979	491,979
160	1,123,092	673,855	-375,895	173,855	302,855	426,855
180	1,014,551	608,731	-441,019	108,731	237,731	361,731
200	906,011	543,607	-506,143	43,607	172,607	296,607
220	797,470	478,482	-571,268	-21,518	107,482	231,482
240	688,931	413,358	-636,392	-86,642	42,358	166,358
260	580,390	348,234	-701,516	-151,766	-22,766	101,234
280	471,849	283,110	-766,640	-216,890	-87,890	36,110
300	363,309	217,985	-831,765	-282,015	-153,015	-29,015

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£200	£240	£280

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,484,061	2,690,437	1,640,687	2,190,437	2,319,437	2,443,437
20	4,300,145	2,580,087	1,530,337	2,080,087	2,209,087	2,333,087
40	4,193,351	2,516,011	1,466,261	2,016,011	2,145,011	2,269,011
60	4,086,558	2,451,935	1,402,185	1,951,935	2,080,935	2,204,935
80	3,979,764	2,387,859	1,338,109	1,887,859	2,016,859	2,140,859
100	3,872,971	2,323,782	1,274,032	1,823,782	1,952,782	2,076,782
120	3,766,177	2,259,706	1,209,956	1,759,706	1,888,706	2,012,706
140	3,659,383	2,195,630	1,145,880	1,695,630	1,824,630	1,948,630
160	3,552,589	2,131,554	1,081,804	1,631,554	1,760,554	1,884,554
180	3,445,796	2,067,477	1,017,727	1,567,477	1,696,477	1,820,477
200	3,339,002	2,003,401	953,651	1,503,401	1,632,401	1,756,401
220	3,232,209	1,939,325	889,575	1,439,325	1,568,325	1,692,325
240	3,125,414	1,875,248	825,498	1,375,248	1,504,248	1,628,248
260	3,018,620	1,811,172	761,422	1,311,172	1,440,172	1,564,172
280	2,911,825	1,747,096	697,346	1,247,096	1,376,096	1,500,096
300	2,805,031	1,683,020	633,270	1,183,020	1,312,020	1,436,020

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Site type 9

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	801,586	480,952	-568,798	-19,048	109,952	233,952
20	679,259	407,556	-642,194	-92,444	36,556	160,556
40	570,720	342,432	-707,318	-157,568	-28,568	95,432
60	462,179	277,307	-772,443	-222,693	-93,693	30,307
80	353,639	212,183	-837,567	-287,817	-158,817	-34,817
100	245,098	147,059	-902,691	-352,941	-223,941	-99,941
120	136,558	81,935	-967,815	-418,065	-289,065	-165,065
140	28,018	16,811	-1,032,939	-483,189	-354,189	-230,189
160	-81,840	-49,104	-1,098,854	-549,104	-420,104	-296,104
180	-192,155	-115,293	-1,165,043	-615,293	-486,293	-362,293
200	-302,471	-181,482	-1,231,232	-681,482	-552,482	-428,482
220	-412,787	-247,672	-1,297,422	-747,672	-618,672	-494,672
240	-523,102	-313,861	-1,363,611	-813,861	-684,861	-560,861
260	-633,418	-380,051	-1,429,801	-880,051	-751,051	-627,051
280	-743,733	-446,240	-1,495,990	-946,240	-817,240	-693,240
300	-854,048	-512,429	-1,562,179	-1,012,429	-883,429	-759,429

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£60

## Appendix 4 - Strategic sites appraisal results

**Community Infrastructure Levy Viability  
Warwick District Council  
Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.  
**40% affordable housing**

**Site type K17 - Southcrest Farm, Kenilworth**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	#N/A	#N/A	140
Kenilworth	#N/A	#N/A	#N/A	#N/A
Rural areas (higher value)	#N/A	0	180	250
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

**Site type L09 - Land at Grove Farm, Leamington Spa**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	#N/A	#N/A	140
Kenilworth	#N/A	#N/A	#N/A	#N/A
Rural areas (higher value)	#N/A	#N/A	160	250
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

**Site type C13 - Lodge Farm, Coventry**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	#N/A	#N/A	140
Kenilworth	#N/A	#N/A	#N/A	#N/A
Rural areas (higher value)	#N/A	#N/A	160	250
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

**Site type W26 - Gallows Hill, Warwick**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	#N/A	#N/A	120
Kenilworth	#N/A	#N/A	#N/A	#N/A
Rural areas (higher value)	#N/A	#N/A	140	250
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

**Site type L48 - Land at Blackdown, Leamington Spa**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	#N/A	#N/A	60
Kenilworth	#N/A	#N/A	#N/A	#N/A
Rural areas (higher value)	#N/A	#N/A	0	250
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A



Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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K17 - Southcrest Farm, Kenilworth

Site type 1

Houses	319 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	18.23 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2653 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,508,479	-137,612	-1,187,362	-637,612	-508,612	-394,612
20	-2,818,092	-154,598	-1,204,348	-654,598	-525,598	-401,598
40	-3,127,705	-171,583	-1,221,333	-671,583	-542,583	-418,583
60	-3,437,317	-188,568	-1,238,318	-688,568	-559,568	-435,568
80	-3,746,930	-205,553	-1,255,303	-705,553	-576,553	-452,553
100	-4,056,543	-222,538	-1,272,288	-722,538	-593,538	-469,538
120	-4,366,156	-239,523	-1,289,273	-739,523	-610,523	-486,523
140	-4,675,769	-256,508	-1,306,258	-756,508	-627,508	-503,508
160	-4,985,381	-273,493	-1,323,243	-773,493	-644,493	-520,493
180	-5,294,994	-290,478	-1,340,228	-790,478	-661,478	-537,478
200	-5,604,606	-307,463	-1,357,213	-807,463	-678,463	-554,463
210	-5,759,414	-315,955	-1,365,705	-815,955	-686,955	-562,955
220	-5,914,221	-324,448	-1,374,198	-824,448	-695,448	-571,448
230	-6,069,027	-332,940	-1,382,690	-832,940	-703,940	-579,940
240	-6,223,834	-341,433	-1,391,183	-841,433	-712,433	-588,433
250	-6,378,640	-349,925	-1,399,675	-849,925	-720,925	-596,925

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3428 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£6,728,159	369,100	-680,650	-130,900	-1,900	122,100
20	6,447,262	353,690	-696,060	-146,310	-17,310	106,690
40	6,166,215	338,053	-711,697	-161,947	-32,947	91,053
60	5,875,536	322,326	-727,424	-177,674	-48,674	75,326
80	5,585,376	306,408	-743,342	-193,592	-64,592	59,408
100	5,295,217	290,490	-759,260	-209,510	-80,510	43,490
120	5,005,057	274,572	-775,178	-225,428	-96,428	27,572
140	4,714,897	258,654	-791,096	-241,346	-112,346	11,654
160	4,424,737	242,736	-807,014	-257,264	-128,264	-4,297
180	4,134,577	226,818	-822,932	-273,182	-144,182	-20,475
200	3,844,417	210,900	-838,850	-289,100	-160,100	-36,653
210	3,686,865	202,257	-847,493	-297,743	-168,743	-44,743
220	3,529,313	194,168	-855,582	-305,832	-176,832	-52,832
230	3,371,761	186,079	-863,671	-313,921	-184,921	-60,921
240	3,214,209	177,990	-871,760	-322,010	-193,010	-69,010
250	3,056,657	169,901	-879,849	-330,099	-201,099	-77,099

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£140

Kenilworth

Private values £3095 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,860,445	156,921	-892,829	-343,079	-214,079	-90,079
20	2,563,581	140,635	-909,115	-359,365	-230,365	-106,365
40	2,266,717	124,349	-925,401	-375,651	-246,651	-122,651
60	1,969,853	107,750	-942,000	-392,250	-263,250	-139,250
80	1,672,989	91,307	-958,443	-408,693	-279,693	-155,693
100	1,376,125	74,864	-974,886	-425,136	-296,136	-172,136
120	1,079,261	58,421	-991,329	-441,578	-312,578	-188,578
140	782,397	41,978	-1,007,772	-458,020	-329,020	-205,020
160	485,533	25,535	-1,024,215	-474,463	-345,463	-221,463
180	188,669	9,092	-1,040,658	-490,905	-361,905	-237,905
200	-108,205	-8,416	-1,057,101	-507,348	-378,348	-254,348
210	-315,118	-17,309	-1,073,544	-523,790	-394,790	-270,790
220	-522,031	-26,202	-1,090,000	-540,232	-411,232	-287,232
230	-728,944	-35,095	-1,106,443	-556,675	-427,675	-303,675
240	-935,857	-43,988	-1,122,886	-573,117	-444,117	-320,117
250	-1,142,770	-52,881	-1,139,329	-589,560	-460,560	-336,560

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Rural areas (higher value)

Private values £3657 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,235,386	506,643	-543,107	6,643	135,643	259,643
20	8,972,638	492,229	-557,521	-7,771	121,229	245,229
40	8,709,890	477,712	-572,038	-22,288	106,712	230,712
60	8,447,142	463,295	-586,555	-67,846	92,195	216,195
80	8,184,394	448,878	-601,071	-113,404	77,678	201,678
100	7,921,646	434,461	-615,588	-158,962	63,161	187,161
120	7,658,898	420,044	-630,104	-204,520	48,644	172,644
140	7,396,150	405,627	-644,621	-250,078	34,127	158,127
160	7,133,402	391,210	-659,137	-295,636	19,610	143,610
180	6,870,654	376,793	-673,654	-341,194	5,093	129,093
200	6,607,906	362,376	-688,170	-386,752	-9,424	114,576
210	6,345,158	347,959	-702,687	-432,310	-24,941	100,059
220	6,082,410	333,542	-717,203	-477,868	-40,458	85,542
230	5,819,662	319,125	-731,720	-523,426	-55,975	71,025
240	5,556,914	304,708	-746,236	-568,984	-71,492	56,508
250	5,294,166	290,291	-760,753	-614,542	-87,009	41,991

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£180
			£250

Rural areas (lower value)

Private values £2816 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-495,371	-27,176	-1,076,926	-527,176	-398,176	-274,176
20	-804,985	-44,161	-1,093,911	-544,161	-415,161	-291,161
40	-1,114,598	-61,146	-1,110,896	-561,146	-432,146	-308,146
60	-1,424,211	-78,131	-1,127,881	-578,131	-449,131	-325,131
80	-1,733,824	-95,116	-1,144,866	-595,116	-466,116	-342,116
100	-2,043,436	-112,101	-1,161,851	-612,101	-483,101	-359,101
120	-2,353,049	-129,086	-1,178,836	-629,086	-500,086	-376,086
140	-2,662,662	-146,071	-1,195,821	-646,071	-517,071	-393,071
160	-2,972,275	-163,056	-1,212,806	-663,056	-534,056	-410,056
180	-3,281,888	-180,041	-1,229,791	-680,041	-551,041	-427,041
200	-3,591,501	-197,026	-1,246,776	-697,026	-568,026	-444,026
210	-3,746,307	-205,518	-1,255,268	-705,518	-576,518	-452,518
220	-3,901,113	-214,011	-1,263,761	-714,011	-585,011	-461,011
230	-4,055,919	-222,503	-1,272,253	-722,503	-593,503	-469,503
240	-4,210,726	-230,996	-1,280,746	-730,996	-601,996	-477,996
250	-4,365,532	-239,488	-1,289,238	-739,488	-610,488	-486,488

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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L09 - Land at Grove Farm, Leamington Spa

Site type 2

Houses	
No of units	664 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	37.94 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2653 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,121,007	-134,966	-1,184,716	-634,966	-505,966	-381,966
20	-5,757,972	-151,754	-1,201,504	-651,754	-522,754	-398,754
40	-6,394,938	-168,541	-1,218,291	-668,541	-539,541	-415,541
60	-7,031,903	-185,329	-1,235,079	-685,329	-556,329	-432,329
80	-7,668,867	-202,116	-1,251,866	-702,116	-573,116	-449,116
100	-8,305,833	-218,904	-1,268,654	-718,904	-589,904	-465,904
120	-8,942,798	-235,691	-1,285,441	-735,691	-606,691	-482,691
140	-9,579,763	-252,479	-1,302,229	-752,479	-623,479	-499,479
160	-10,216,727	-269,266	-1,319,016	-769,266	-640,266	-516,266
180	-10,853,693	-286,054	-1,335,804	-786,054	-657,054	-533,054
200	-11,490,658	-302,841	-1,352,591	-802,841	-673,841	-549,841
210	-11,809,141	-311,235	-1,360,985	-811,235	-682,235	-558,235
220	-12,127,624	-319,629	-1,369,379	-819,629	-690,629	-566,629
230	-12,446,106	-328,022	-1,377,772	-828,022	-699,022	-575,022
240	-12,764,589	-336,416	-1,386,166	-836,416	-707,416	-583,416
250	-13,083,072	-344,810	-1,394,560	-844,810	-715,810	-591,810

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3428 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,882,216	365,872	-683,878	-134,128	-5,128	118,872
20	13,317,251	350,982	-698,768	-149,018	-20,018	103,982
40	12,739,364	335,751	-713,999	-164,249	-35,249	88,751
60	12,155,339	320,359	-729,391	-179,641	-50,641	73,359
80	11,567,192	304,858	-744,892	-195,142	-66,142	57,858
100	10,970,247	289,125	-760,625	-210,875	-81,875	42,125
120	10,373,304	273,393	-776,357	-226,607	-97,607	26,393
140	9,776,360	257,660	-792,090	-242,340	-113,340	10,660
160	9,179,415	241,927	-807,823	-258,073	-129,073	-5,073
180	8,582,335	226,138	-823,612	-273,862	-144,862	-20,862
200	7,973,628	210,148	-839,602	-289,852	-160,852	-36,852
210	7,670,274	202,153	-847,597	-297,847	-168,847	-44,847
220	7,366,920	194,158	-855,592	-305,842	-176,842	-52,842
230	7,063,567	186,163	-863,587	-313,837	-184,837	-60,837
240	6,760,213	178,168	-871,582	-321,832	-192,832	-68,832
250	6,456,860	170,173	-879,577	-329,827	-200,827	-76,827

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£140

Kenilworth

Private values £3095 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,947,155	156,740	-893,010	-343,260	-214,260	-90,260
20	5,340,448	140,750	-909,000	-359,250	-230,250	-106,250
40	4,725,401	124,540	-925,210	-375,460	-246,460	-122,460
60	4,108,770	108,288	-941,462	-391,712	-262,712	-138,712
80	3,492,141	92,037	-957,713	-407,963	-278,963	-154,963
100	2,875,511	75,785	-973,965	-424,215	-295,215	-171,215
120	2,252,945	59,377	-990,373	-440,623	-311,623	-187,623
140	1,626,229	42,860	-1,006,890	-457,140	-328,140	-204,140
160	999,515	26,343	-1,023,407	-473,657	-344,657	-220,657
180	372,799	9,825	-1,039,925	-490,175	-361,175	-237,175
200	-258,068	-6,801	-1,056,551	-506,801	-377,801	-253,801
210	-515,551	-15,195	-1,064,945	-515,195	-386,195	-262,195
220	-805,034	-23,589	-1,073,339	-523,589	-394,589	-270,589
230	-1,213,516	-31,983	-1,081,733	-531,983	-402,983	-278,983
240	-1,531,999	-40,376	-1,090,126	-540,376	-411,376	-287,376
250	-1,850,482	-48,770	-1,098,520	-548,770	-419,770	-295,770

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Rural areas (higher value)

Private values £3657 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,962,565	499,766	-549,984	-234	128,766	252,766
20	18,436,602	485,904	-563,846	-14,096	114,904	238,904
40	17,906,637	471,937	-577,813	-28,063	100,937	224,937
60	17,371,164	457,824	-591,926	-42,176	86,824	210,824
80	16,831,451	443,600	-606,150	-56,400	72,600	196,600
100	16,281,477	429,105	-620,645	-70,895	58,105	182,105
120	15,727,212	414,497	-635,253	-85,503	43,497	167,497
140	15,165,099	399,683	-650,067	-100,317	28,683	152,683
160	14,599,375	384,773	-664,977	-115,227	13,773	137,773
180	14,021,488	369,542	-680,208	-130,458	-1,458	122,542
200	13,442,202	354,275	-695,475	-145,725	-16,725	107,275
210	13,148,532	346,535	-703,215	-153,465	-24,465	99,535
220	12,854,864	338,795	-710,955	-161,205	-32,205	91,795
230	12,561,194	331,056	-718,694	-168,944	-39,944	84,056
240	12,265,473	323,262	-726,488	-176,738	-47,738	76,262
250	11,967,001	315,395	-734,355	-184,605	-55,605	68,395

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£160	£250

Rural areas (lower value)

Private values £2816 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-967,289	-25,493	-1,075,243	-525,493	-396,493	-272,493
20	-1,604,254	-42,281	-1,092,031	-542,281	-413,281	-289,281
40	-2,241,220	-59,068	-1,108,818	-559,068	-430,068	-306,068
60	-2,878,184	-75,856	-1,125,606	-575,856	-446,856	-322,856
80	-3,515,149	-92,643	-1,142,393	-592,643	-463,643	-339,643
100	-4,152,115	-109,431	-1,159,181	-609,431	-480,431	-356,431
120	-4,789,080	-126,218	-1,175,968	-626,218	-497,218	-373,218
140	-5,426,045	-143,006	-1,192,756	-643,006	-514,006	-390,006
160	-6,063,010	-159,793	-1,209,543	-659,793	-530,793	-406,793
180	-6,699,975	-176,581	-1,226,331	-676,581	-547,581	-423,581
200	-7,336,940	-193,368	-1,243,118	-693,368	-564,368	-440,368
210	-7,655,423	-201,762	-1,251,512	-701,762	-572,762	-448,762
220	-7,973,906	-210,156	-1,259,906	-710,156	-581,156	-457,156
230	-8,292,388	-218,549	-1,268,299	-718,549	-589,549	-465,549
240	-8,610,870	-226,943	-1,276,693	-726,943	-597,943	-473,943
250	-8,929,353	-235,337	-1,285,087	-735,337	-606,337	-482,337

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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C13 - Lodge Farm, Coventry

Site type 3

Houses	
No of units	324 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	18.51 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2653 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,498,805	-134,966	-1,184,716	-634,966	-505,966	-381,966
20	-2,812,917	-151,932	-1,201,682	-651,932	-522,932	-398,932
40	-3,127,028	-168,898	-1,218,648	-668,898	-539,898	-415,898
60	-3,441,140	-185,864	-1,235,614	-685,864	-556,864	-432,864
80	-3,755,252	-202,830	-1,252,580	-702,830	-573,830	-449,830
100	-4,069,364	-219,796	-1,269,546	-719,796	-590,796	-466,796
120	-4,383,475	-236,762	-1,286,512	-736,762	-607,762	-483,762
140	-4,697,588	-253,728	-1,303,478	-753,728	-624,728	-500,728
160	-5,011,700	-270,694	-1,320,444	-770,694	-641,694	-517,694
180	-5,325,812	-287,660	-1,337,410	-787,660	-658,660	-534,660
200	-5,639,924	-304,626	-1,354,376	-804,626	-675,626	-551,626
210	-5,796,979	-313,108	-1,362,858	-813,108	-684,108	-560,108
220	-5,954,035	-321,591	-1,371,341	-821,591	-692,591	-568,591
230	-6,111,091	-330,074	-1,379,824	-830,074	-701,074	-577,074
240	-6,268,147	-338,557	-1,388,307	-838,557	-709,557	-585,557
250	-6,425,203	-347,040	-1,396,790	-847,040	-718,040	-594,040

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3428 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,773,852	365,872	-683,878	-134,128	-5,128	118,872
20	6,495,179	350,820	-698,930	-149,180	-20,180	103,820
40	6,210,202	335,428	-714,322	-164,572	-35,572	88,428
60	5,922,081	319,866	-729,884	-180,134	-51,134	72,866
80	5,631,848	304,189	-745,561	-195,811	-66,811	57,189
100	5,337,472	288,289	-761,461	-211,711	-82,711	41,289
120	5,043,096	272,389	-777,361	-227,611	-98,611	25,389
140	4,748,720	256,490	-793,260	-243,510	-114,510	9,490
160	4,454,344	240,590	-809,160	-259,410	-130,410	-6,410
180	4,158,470	224,690	-825,141	-275,391	-146,391	-22,391
200	3,859,280	208,449	-841,301	-291,551	-162,551	-38,551
210	3,709,685	200,369	-849,381	-299,631	-170,631	-46,631
220	3,560,089	192,289	-857,461	-307,711	-178,711	-54,711
230	3,410,494	184,209	-865,541	-315,791	-186,791	-62,791
240	3,260,899	176,129	-873,621	-323,871	-194,871	-70,871
250	3,111,303	168,049	-881,701	-331,951	-202,951	-78,951

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£140

Kenilworth

Private values £3095 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,901,925	156,740	-893,010	-343,260	-214,260	-90,260
20	2,602,735	140,580	-909,170	-359,420	-230,420	-106,420
40	2,299,371	124,194	-925,556	-375,806	-246,806	-122,806
60	1,995,288	107,770	-941,980	-392,230	-263,230	-139,230
80	1,691,204	91,346	-958,404	-408,654	-279,654	-155,654
100	1,387,120	74,922	-974,828	-425,078	-296,078	-172,078
120	1,079,826	58,324	-991,426	-441,676	-312,676	-188,676
140	770,769	41,631	-1,008,119	-458,369	-329,369	-205,369
160	461,712	24,938	-1,024,812	-475,062	-346,062	-222,062
180	152,654	8,245	-1,041,505	-491,755	-362,755	-238,755
200	-158,961	-8,586	-1,058,336	-508,586	-379,586	-255,586
210	-316,016	-17,069	-1,069,969	-517,069	-388,069	-264,069
220	-473,072	-25,552	-1,075,302	-525,552	-396,552	-272,552
230	-630,128	-34,035	-1,083,785	-534,035	-405,035	-281,035
240	-787,185	-42,518	-1,092,268	-542,518	-413,518	-289,518
250	-944,241	-51,001	-1,100,751	-551,001	-422,001	-298,001

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Rural areas (higher value)

Private values £3657 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,252,819	499,766	-549,984	-234	128,766	252,766
20	8,993,497	485,760	-563,990	-14,240	114,760	238,760
40	8,732,137	471,643	-578,107	-28,357	100,843	224,843
60	8,468,000	457,377	-592,373	-42,623	86,377	210,377
80	8,201,701	442,993	-606,757	-57,007	71,993	195,993
100	7,930,302	428,334	-621,416	-71,666	57,334	181,334
120	7,656,713	413,557	-636,193	-86,443	42,557	166,557
140	7,379,527	398,586	-651,164	-101,414	27,586	151,586
160	7,099,814	383,478	-666,272	-116,522	12,478	136,478
180	6,814,836	368,085	-681,665	-131,915	-2,915	121,085
200	6,528,685	352,630	-697,120	-147,370	-18,370	105,630
210	6,383,865	344,808	-704,942	-155,192	-26,192	97,808
220	6,239,046	336,985	-712,765	-163,015	-34,015	89,985
230	6,094,227	329,163	-720,587	-170,837	-41,837	82,163
240	5,947,808	321,255	-728,495	-178,745	-49,745	74,255
250	5,800,619	313,305	-736,445	-186,695	-57,695	66,305

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£160	£250

Rural areas (lower value)

Private values £2816 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-471,990	-25,493	-1,075,243	-525,493	-396,493	-272,493
20	-786,103	-42,459	-1,092,209	-542,459	-413,459	-289,459
40	-1,100,215	-59,425	-1,109,175	-559,425	-430,425	-306,425
60	-1,414,326	-76,391	-1,126,141	-576,391	-447,391	-323,391
80	-1,728,438	-93,357	-1,143,107	-593,357	-464,357	-340,357
100	-2,042,550	-110,323	-1,160,073	-610,323	-481,323	-357,323
120	-2,356,662	-127,289	-1,177,039	-627,289	-498,289	-374,289
140	-2,670,773	-144,255	-1,194,005	-644,255	-515,255	-391,255
160	-2,984,885	-161,221	-1,210,971	-661,221	-532,221	-408,221
180	-3,298,997	-178,187	-1,227,937	-678,187	-549,187	-425,187
200	-3,613,109	-195,153	-1,244,903	-695,153	-566,153	-442,153
210	-3,770,165	-203,635	-1,263,385	-703,635	-574,635	-450,635
220	-3,927,221	-212,118	-1,281,868	-712,118	-583,118	-459,118
230	-4,084,276	-220,601	-1,270,351	-720,601	-591,601	-467,601
240	-4,241,333	-229,084	-1,278,834	-729,084	-600,084	-476,084
250	-4,398,389	-237,567	-1,287,317	-737,567	-608,567	-484,567

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy  
Warwick District Council**

**Benchmark Land Values (per gross ha)**

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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W26 - Gallows Hill, Warwick

**Site type 4**

Houses	377 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	21.54 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2653 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,856,648	-132,557	-1,182,307	-632,557	-503,557	-379,557
20	-3,219,910	-149,465	-1,199,215	-649,465	-520,465	-396,465
40	-3,584,172	-166,374	-1,216,124	-666,374	-537,374	-413,374
60	-3,948,434	-183,283	-1,233,033	-683,283	-554,283	-430,283
80	-4,312,696	-200,191	-1,249,941	-700,191	-571,191	-447,191
100	-4,676,958	-217,100	-1,266,850	-717,100	-588,100	-464,100
120	-5,041,220	-234,009	-1,283,759	-734,009	-605,009	-481,009
140	-5,405,482	-250,918	-1,300,668	-750,918	-621,918	-497,918
160	-5,769,744	-267,826	-1,317,576	-767,826	-638,826	-514,826
180	-6,134,006	-284,735	-1,334,485	-784,735	-655,735	-531,735
200	-6,498,268	-301,644	-1,351,394	-801,644	-672,644	-548,644
210	-6,680,399	-310,098	-1,359,848	-810,098	-681,098	-557,098
220	-6,862,530	-318,552	-1,368,302	-818,552	-689,552	-565,552
230	-7,044,661	-327,007	-1,376,757	-827,007	-698,007	-574,007
240	-7,226,792	-335,461	-1,385,211	-835,461	-706,461	-582,461
250	-7,408,923	-343,916	-1,393,666	-843,916	-714,916	-590,916

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3428 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,562,024	351,022	-698,728	-148,978	-19,978	104,022
20	7,253,612	336,706	-713,044	-163,294	-34,294	89,706
40	6,937,345	322,025	-727,725	-177,975	-48,975	75,025
60	6,617,602	307,183	-742,567	-192,817	-63,817	60,183
80	6,299,975	292,021	-757,729	-207,979	-78,979	45,021
100	5,980,497	276,681	-773,069	-223,319	-94,319	29,681
120	5,624,850	261,100	-788,650	-238,900	-109,900	14,100
140	5,285,351	245,341	-804,409	-254,659	-125,659	-1,659
160	4,943,975	229,495	-820,255	-270,505	-141,505	-17,505
180	4,602,600	213,649	-836,101	-286,351	-157,351	-33,351
200	4,261,225	197,802	-851,948	-302,198	-173,198	-49,198
210	4,089,849	189,847	-859,903	-310,153	-181,153	-57,153
220	3,916,370	181,794	-867,956	-318,206	-189,206	-65,206
230	3,742,891	173,742	-876,008	-326,258	-197,258	-73,258
240	3,569,411	165,689	-884,061	-334,311	-205,311	-81,311
250	3,395,933	157,636	-892,114	-342,364	-213,364	-89,364

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£120

Kenilworth

Private values £3095 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,257,395	151,205	-898,545	-348,795	-219,795	-95,795
20	2,910,437	135,100	-914,650	-364,900	-235,900	-111,900
40	2,563,479	118,994	-930,756	-381,006	-252,006	-128,006
60	2,212,096	102,684	-947,066	-397,316	-268,316	-144,316
80	1,859,463	86,315	-963,435	-413,685	-284,685	-160,685
100	1,506,830	69,946	-979,804	-430,054	-301,054	-177,054
120	1,152,736	53,509	-996,241	-446,491	-317,491	-193,491
140	794,336	36,872	-1,012,878	-463,128	-334,128	-210,128
160	435,935	20,236	-1,029,514	-479,764	-350,764	-226,764
180	77,535	3,599	-1,046,151	-496,401	-367,401	-243,401
200	-285,459	-13,251	-1,063,001	-513,251	-384,251	-260,251
210	-467,590	-21,705	-1,071,455	-521,705	-392,705	-268,705
220	-649,721	-30,159	-1,079,909	-530,159	-401,159	-277,159
230	-831,852	-38,614	-1,088,364	-538,614	-409,614	-285,614
240	-1,013,983	-47,068	-1,096,818	-547,068	-418,068	-294,068
250	-1,196,114	-55,523	-1,105,273	-555,523	-426,523	-302,523

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Rural areas (higher value)

Private values £3657 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,277,142	477,056	-572,694	-22,944	106,056	230,056
20	9,992,143	463,826	-585,924	-36,174	92,826	216,826
40	9,702,938	450,402	-599,598	-49,598	79,402	203,402
60	9,409,357	436,774	-612,976	-63,226	65,774	189,774
80	9,114,565	423,090	-626,660	-76,910	52,090	176,090
100	8,811,931	409,042	-640,708	-90,958	38,042	162,042
120	8,508,210	394,943	-654,807	-105,057	23,943	147,943
140	8,199,138	380,597	-669,153	-119,403	9,597	133,597
160	7,885,577	366,041	-683,709	-133,959	-4,959	119,041
180	7,569,310	351,361	-698,389	-148,639	-19,639	104,361
200	7,246,301	336,367	-713,383	-163,633	-34,633	89,367
210	7,083,721	328,820	-720,930	-171,180	-42,180	81,820
220	6,920,575	321,247	-728,503	-178,753	-49,753	74,247
230	6,755,336	313,577	-736,173	-186,423	-57,423	66,577
240	6,590,098	305,906	-743,844	-194,094	-65,094	58,906
250	6,424,860	298,236	-751,514	-201,764	-72,764	51,236

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£250

Rural areas (lower value)

Private values £2816 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-558,203	-25,911	-1,075,661	-525,911	-396,911	-272,911
20	-922,465	-42,820	-1,092,570	-542,820	-413,820	-289,820
40	-1,286,727	-59,729	-1,109,479	-559,729	-430,729	-306,729
60	-1,650,989	-76,637	-1,126,387	-576,637	-447,637	-323,637
80	-2,015,251	-93,546	-1,143,296	-593,546	-464,546	-340,546
100	-2,379,513	-110,455	-1,160,205	-610,455	-481,455	-357,455
120	-2,743,775	-127,364	-1,177,114	-627,364	-498,364	-374,364
140	-3,108,037	-144,272	-1,194,022	-644,272	-515,272	-391,272
160	-3,472,299	-161,181	-1,210,931	-661,181	-532,181	-408,181
180	-3,836,562	-178,090	-1,227,840	-678,090	-549,090	-425,090
200	-4,200,824	-194,998	-1,244,748	-694,998	-565,998	-441,998
210	-4,392,955	-203,553	-1,253,203	-703,453	-574,453	-450,453
220	-4,565,086	-211,907	-1,261,657	-711,907	-582,907	-458,907
230	-4,747,217	-220,362	-1,270,112	-720,362	-591,362	-467,362
240	-4,929,348	-228,816	-1,278,566	-728,816	-599,816	-475,816
250	-5,111,479	-237,270	-1,287,020	-737,270	-608,270	-484,270

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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L48 - Land at Blackdown, Leamington Spa

Site type 5

Houses	
No of units	1165 units
Density:	35 dph
CSH level:	4

Affordable %	40%
% rented	80%
% intermed	20%

Site area	66.57 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £2653 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,565,150	-98,618	-1,148,368	-598,618	-469,618	-345,618
20	-7,580,746	-113,874	-1,163,624	-613,874	-484,874	-360,874
40	-8,596,342	-129,130	-1,178,880	-629,130	-500,130	-376,130
60	-9,611,937	-144,385	-1,194,135	-644,385	-515,385	-391,385
80	-10,627,533	-159,641	-1,209,391	-659,641	-530,641	-406,641
100	-11,643,128	-174,897	-1,224,647	-674,897	-545,897	-421,897
120	-12,658,724	-190,153	-1,239,903	-690,153	-561,153	-437,153
140	-13,674,320	-205,408	-1,255,158	-705,408	-576,408	-452,408
160	-14,689,915	-220,664	-1,270,414	-720,664	-591,664	-467,664
180	-15,705,511	-235,920	-1,285,670	-735,920	-606,920	-482,920
200	-16,721,107	-251,175	-1,300,925	-751,175	-622,175	-498,175
210	-17,228,905	-258,803	-1,308,553	-758,803	-629,803	-505,803
220	-17,736,702	-266,431	-1,316,181	-766,431	-637,431	-513,431
230	-18,244,501	-274,059	-1,323,809	-774,059	-645,059	-521,059
240	-18,752,298	-281,687	-1,331,437	-781,687	-652,687	-528,687
250	-19,260,096	-289,315	-1,339,065	-789,315	-660,315	-536,315

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3428 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,901,631	283,930	-765,820	-216,070	-87,070	36,930
20	18,221,186	273,709	-776,041	-226,291	-97,291	26,709
40	17,536,760	263,428	-786,322	-236,572	-107,572	16,428
60	16,852,334	253,147	-796,603	-246,853	-117,853	6,147
80	16,167,908	242,866	-806,884	-257,134	-128,134	-4,134
100	15,477,028	232,585	-817,165	-267,415	-138,415	-14,512
120	14,788,287	222,304	-827,446	-277,696	-148,696	-24,891
140	14,099,061	212,023	-837,727	-287,977	-158,977	-35,270
160	13,374,997	201,742	-848,008	-298,258	-169,258	-45,649
180	12,640,963	191,461	-858,289	-308,539	-179,539	-56,028
200	11,882,238	181,180	-868,570	-318,820	-189,820	-66,407
210	11,495,040	172,672	-877,078	-327,328	-198,328	-74,328
220	11,102,717	166,779	-882,971	-333,221	-204,221	-80,221
230	10,706,737	160,831	-888,919	-339,169	-210,169	-86,169
240	10,302,123	154,753	-894,997	-345,247	-216,247	-92,247
250	9,894,630	148,632	-901,118	-351,368	-222,368	-98,368

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£60

Kenilworth

Private values £3095 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,409,150	141,339	-908,411	-358,661	-229,661	-105,661
20	8,621,869	129,513	-920,237	-370,487	-241,487	-117,487
40	7,799,445	117,159	-932,591	-382,841	-253,841	-129,841
60	6,944,628	104,318	-945,432	-395,682	-266,682	-142,682
80	6,076,622	91,280	-958,470	-408,720	-279,720	-155,720
100	5,186,673	77,911	-971,839	-422,089	-293,089	-169,089
120	4,258,453	63,968	-985,782	-436,032	-307,032	-183,032
140	3,285,022	49,346	-1,000,404	-450,654	-321,654	-197,654
160	2,301,849	34,577	-1,015,173	-465,423	-336,423	-212,423
180	1,308,642	19,658	-1,030,092	-480,342	-351,342	-227,342
200	309,390	4,647	-1,045,103	-495,353	-366,353	-242,353
210	-193,348	-2,904	-1,059,654	-509,904	-381,904	-257,904
220	-701,146	-10,532	-1,073,882	-524,512	-397,512	-273,512
230	-1,208,944	-18,160	-1,087,910	-539,160	-413,160	-289,160
240	-1,716,741	-25,788	-1,075,538	-525,788	-398,788	-272,788
250	-2,224,540	-33,416	-1,083,166	-533,416	-404,416	-280,416

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Rural areas (higher value)

Private values £3657 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,246,067	379,233	-670,517	-120,767	8,233	132,233
20	24,574,176	369,140	-680,610	-130,860	-11,860	122,140
40	23,899,729	359,009	-690,741	-140,991	-111,991	112,009
60	23,223,227	348,854	-700,886	-151,146	-221,146	101,854
80	22,547,725	338,700	-711,050	-161,300	-330,300	91,700
100	21,870,284	328,524	-721,226	-171,476	-442,476	81,524
120	21,190,104	318,306	-731,444	-181,694	-556,694	71,306
140	20,509,925	308,089	-741,661	-191,911	-672,911	61,089
160	19,829,237	297,864	-751,886	-202,136	-791,136	50,864
180	19,144,810	287,583	-762,167	-212,417	-911,417	40,583
200	18,460,384	277,302	-772,448	-222,698	-1,033,698	30,302
210	18,118,172	272,161	-777,589	-227,839	-1,157,839	25,161
220	17,775,958	267,021	-782,729	-232,979	-1,283,979	20,021
230	17,431,393	261,845	-787,905	-238,155	-1,411,155	14,845
240	17,083,110	256,613	-793,137	-243,387	-1,540,387	9,613
250	16,734,826	251,382	-798,368	-248,618	-1,670,618	4,382

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A		£0 £250

Rural areas (lower value)

Private values £2816 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-265,543	-3,989	-1,053,739	-503,989	-374,989	-250,989
20	-1,281,139	-19,245	-1,068,995	-519,245	-390,245	-266,245
40	-2,296,734	-34,500	-1,084,250	-534,500	-405,500	-281,500
60	-3,312,330	-49,756	-1,099,506	-549,756	-420,756	-296,756
80	-4,327,926	-65,012	-1,114,762	-565,012	-436,012	-312,012
100	-5,343,521	-80,267	-1,130,017	-580,267	-451,267	-327,267
120	-6,359,117	-95,523	-1,145,273	-595,523	-466,523	-342,523
140	-7,374,713	-110,779	-1,160,529	-610,779	-481,779	-357,779
160	-8,390,308	-126,035	-1,175,785	-626,035	-497,035	-373,035
180	-9,405,904	-141,290	-1,191,040	-641,290	-512,290	-388,290
200	-10,421,500	-156,546	-1,206,296	-656,546	-527,546	-403,546
210	-10,929,298	-164,174	-1,213,924	-664,174	-535,174	-411,174
220	-11,437,095	-171,802	-1,221,552	-671,802	-542,802	-418,802
230	-11,944,893	-179,430	-1,229,180	-679,430	-550,430	-426,430
240	-12,452,691	-187,058	-1,236,808	-687,058	-558,058	-434,058
250	-12,960,489	-194,685	-1,244,435	-694,685	-565,685	-441,685

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy Viability  
Warwick District Council  
Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.  
**30% affordable housing**

**Site type K17 - Southcrest Farm, Kenilworth**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	180	250	250
Kenilworth	#N/A	#N/A	20	160
Rural areas (higher value)	#N/A	250	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

**Site type L09 - Land at Grove Farm, Leamington Spa**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	180	250	250
Kenilworth	#N/A	#N/A	20	160
Rural areas (higher value)	#N/A	250	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

**Site type C13 - Lodge Farm, Coventry**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	180	250	250
Kenilworth	#N/A	#N/A	20	160
Rural areas (higher value)	#N/A	250	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

**Site type W26 - Gallows Hill, Warwick**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	140	250	250
Kenilworth	#N/A	#N/A	0	140
Rural areas (higher value)	#N/A	250	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

**Site type L48 - Land at Blackdown, Leamington Spa**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	#N/A	210	250
Kenilworth	#N/A	#N/A	#N/A	100
Rural areas (higher value)	#N/A	200	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Greenfield 1	Greenfield 2	Greenfield 3	Greenfield 4
£1,049,750	£500,000	£371,000	£247,000

K17 - Southcrest Farm, Kenilworth

Site type 1

Houses	319 units
Density:	35 dph
CSH level:	4

Affordable %	30%
% rented	80%
% intermed	20%

Site area	18.23 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	682,303	37,430	-1,012,320	-462,570	-333,570	-209,570
20	330,674	18,140	-1,031,610	-481,860	-352,860	-228,860
40	-21,298	-1,168	-1,050,918	-501,168	-372,168	-248,168
60	-378,679	-20,774	-1,070,524	-520,774	-391,774	-267,774
80	-736,059	-40,379	-1,090,129	-540,379	-411,379	-287,379
100	-1,093,439	-59,985	-1,109,735	-559,985	-430,985	-306,985
120	-1,450,820	-79,590	-1,129,340	-579,590	-450,590	-326,590
140	-1,808,200	-99,196	-1,148,946	-599,196	-470,196	-346,196
160	-2,165,581	-118,801	-1,168,551	-618,801	-489,801	-365,801
180	-2,522,961	-138,407	-1,188,157	-638,407	-509,407	-385,407
200	-2,880,341	-158,012	-1,207,762	-658,012	-529,012	-405,012
210	-3,059,032	-167,815	-1,217,565	-667,815	-538,815	-414,815
220	-3,237,722	-177,618	-1,227,368	-677,618	-548,618	-424,618
230	-3,416,412	-187,421	-1,237,171	-687,421	-558,421	-434,421
240	-3,595,102	-197,223	-1,246,973	-697,223	-568,223	-444,223
250	-3,773,793	-207,026	-1,256,776	-707,026	-578,026	-454,026

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£12,080,410	662,718	-387,032	162,718	291,718	415,718
20	11,780,322	646,256	-403,494	146,256	275,256	399,256
40	11,477,037	629,618	-420,132	129,618	258,618	382,618
60	11,171,915	612,879	-436,871	112,879	241,879	365,879
80	10,865,153	596,051	-453,699	96,051	225,051	349,051
100	10,556,415	579,114	-470,636	79,114	208,114	332,114
120	10,245,359	562,049	-487,701	62,049	191,049	315,049
140	9,932,442	544,664	-505,096	44,664	173,664	297,664
160	9,619,427	527,163	-522,587	27,163	156,163	280,163
180	9,306,412	509,567	-540,183	9,567	138,567	262,567
200	8,993,397	491,780	-557,970	-8,220	120,780	244,780
210	8,802,330	482,886	-566,864	-17,114	111,886	235,886
220	8,639,637	473,961	-575,789	-26,039	102,961	226,961
230	8,474,869	464,922	-584,828	-35,078	93,922	217,922
240	8,310,101	455,883	-593,867	-44,117	84,883	208,883
250	8,145,333	446,844	-602,906	-53,156	75,844	199,844

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,359,631	403,742	-646,008	-96,258	32,742	156,742
20	7,027,653	385,530	-664,220	-114,470	14,530	138,530
40	6,692,726	367,156	-682,594	-132,844	-3,844	120,156
60	6,357,800	348,782	-700,968	-151,218	-22,218	101,782
80	6,022,875	330,408	-719,342	-169,592	-40,592	83,408
100	5,687,948	312,035	-737,715	-187,965	-58,965	65,035
120	5,352,507	293,633	-756,117	-206,367	-77,367	46,633
140	5,017,103	274,959	-774,791	-225,041	-96,041	27,959
160	4,681,699	256,284	-793,466	-243,716	-114,716	9,284
180	4,346,295	237,610	-812,140	-262,390	-133,390	-9,390
200	3,990,891	218,936	-830,814	-281,064	-152,064	-28,064
210	3,820,689	209,599	-840,151	-290,401	-161,401	-37,401
220	3,650,487	200,262	-849,488	-299,738	-170,738	-46,738
230	3,478,496	190,827	-858,923	-309,173	-180,173	-56,173
240	3,305,510	181,337	-868,413	-318,663	-189,663	-65,663
250	3,132,525	171,847	-877,903	-328,153	-199,153	-75,153

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£160

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,162,585	831,803	-217,947	331,803	460,803	584,803
20	14,872,648	815,898	-233,852	315,898	444,898	568,898
40	14,582,712	799,992	-249,758	299,992	428,992	552,992
60	14,292,990	784,085	-265,665	284,085	413,085	537,085
80	13,996,447	767,830	-281,920	267,830	396,830	520,830
100	13,699,944	751,564	-298,186	251,564	380,564	504,564
120	13,403,441	735,299	-314,451	235,299	364,299	488,299
140	13,106,938	719,033	-330,717	219,033	348,033	472,033
160	12,806,398	702,491	-347,259	202,491	331,491	455,491
180	12,502,112	685,853	-363,897	185,853	314,853	438,853
200	12,198,826	669,215	-380,535	169,215	298,215	422,215
210	12,047,183	660,896	-388,854	160,896	289,896	413,896
220	11,895,540	652,577	-397,173	152,577	281,577	405,577
230	11,743,111	644,215	-405,535	144,215	273,215	397,215
240	11,587,964	635,703	-414,047	135,703	264,703	388,703
250	11,432,817	627,192	-422,558	127,192	256,192	380,192

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,196,760	175,371	-874,379	-324,629	-195,629	-71,629
20	2,850,789	156,391	-893,359	-343,609	-214,609	-90,609
40	2,504,818	137,412	-912,338	-362,588	-233,588	-109,588
60	2,158,847	118,432	-931,318	-381,568	-252,568	-128,568
80	1,812,876	99,452	-950,298	-400,548	-271,548	-147,548
100	1,466,905	80,472	-969,277	-419,527	-290,527	-166,527
120	1,121,549	61,033	-988,257	-438,507	-309,507	-185,507
140	760,919	41,743	-1,008,007	-458,257	-329,257	-205,257
160	409,290	22,453	-1,027,297	-477,547	-348,547	-224,547
180	57,660	3,163	-1,046,587	-496,837	-367,837	-243,837
200	-298,777	-16,391	-1,065,877	-516,391	-387,391	-263,391
210	-477,467	-26,193	-1,075,943	-526,193	-397,193	-273,193
220	-656,157	-35,996	-1,085,746	-535,996	-406,996	-282,996
230	-834,847	-45,799	-1,095,549	-545,799	-416,799	-292,799
240	-1,013,537	-55,602	-1,105,352	-555,602	-426,602	-302,602
250	-1,192,227	-65,404	-1,115,154	-565,404	-436,404	-312,404

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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L09 - Land at Grove Farm, Leamington Spa

Site type 2

Houses	
No of units	664 units
Density:	35 dph
CSH level:	4

Affordable %	30%
% rented	80%
% intermed	20%

Site area	37.94 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,461,196	38,510	-1,011,240	-461,490	-332,490	-208,490
20	737,791	19,445	-1,030,305	-480,555	-351,555	-227,555
40	14,384	379	-1,049,371	-499,621	-370,621	-246,621
60	-720,617	-18,992	-1,068,742	-518,992	-389,992	-265,992
80	-1,455,854	-38,370	-1,088,120	-538,370	-409,370	-285,370
100	-2,191,091	-57,747	-1,107,497	-557,747	-428,747	-304,747
120	-2,926,329	-77,125	-1,126,875	-577,125	-448,125	-324,125
140	-3,661,566	-96,502	-1,146,252	-596,502	-467,502	-343,502
160	-4,396,803	-115,880	-1,165,630	-615,880	-486,880	-362,880
180	-5,132,040	-135,257	-1,185,007	-635,257	-506,257	-382,257
200	-5,867,277	-154,635	-1,204,385	-654,635	-525,635	-401,635
210	-6,234,895	-164,323	-1,214,073	-664,323	-535,323	-411,323
220	-6,602,514	-174,012	-1,223,762	-674,012	-545,012	-421,012
230	-6,970,133	-183,701	-1,233,451	-683,701	-554,701	-430,701
240	-7,337,752	-193,390	-1,243,140	-693,390	-564,390	-440,390
250	-7,705,371	-203,078	-1,252,828	-703,078	-574,078	-450,078

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,786,991	653,272	-396,478	153,272	282,272	406,272
20	24,186,026	637,433	-412,317	137,433	266,433	390,433
40	23,578,470	621,421	-428,329	121,421	250,421	374,421
60	22,964,468	605,238	-444,512	105,238	234,238	358,238
80	22,350,466	589,056	-460,694	89,056	218,056	342,056
100	21,731,575	572,745	-477,005	72,745	201,745	325,745
120	21,103,976	556,204	-493,546	56,204	185,204	309,204
140	20,465,580	539,379	-510,371	39,379	168,379	292,379
160	19,824,552	522,484	-527,266	22,484	151,484	275,484
180	19,169,371	505,217	-544,533	5,217	134,217	258,217
200	18,513,061	487,920	-561,830	-12,080	116,920	240,920
210	18,182,237	479,201	-570,549	-20,799	108,201	232,201
220	17,848,714	470,410	-579,340	-29,590	99,410	223,410
230	17,515,192	461,620	-588,130	-38,380	90,620	214,620
240	17,181,671	452,830	-596,920	-47,170	81,830	205,830
250	16,846,634	444,000	-605,750	-56,000	73,000	197,000

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,201,012	400,629	-649,121	-99,371	29,629	153,629
20	14,526,025	382,840	-666,910	-117,160	11,840	135,840
40	13,845,269	364,898	-684,852	-135,102	-6,102	117,898
60	13,156,228	346,738	-703,012	-153,262	-24,262	99,738
80	12,467,186	328,578	-721,172	-171,422	-42,422	81,578
100	11,778,143	310,418	-739,332	-189,582	-60,582	63,418
120	11,089,102	292,258	-757,492	-207,742	-78,742	45,258
140	10,398,187	274,049	-775,701	-225,951	-96,951	27,049
160	9,697,877	255,592	-794,158	-244,408	-115,408	8,592
180	8,997,565	237,135	-812,615	-262,865	-133,865	-9,865
200	8,297,254	218,678	-831,072	-281,322	-152,322	-28,322
210	7,947,099	209,449	-849,301	-299,551	-169,551	-46,751
220	7,596,943	200,221	-867,529	-317,779	-187,779	-65,779
230	7,246,787	190,992	-885,758	-336,008	-206,008	-84,008
240	6,894,782	181,715	-868,035	-318,285	-189,285	-65,285
250	6,538,900	172,335	-877,415	-327,665	-198,665	-74,665

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£160

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,059,090	818,575	-231,175	318,575	447,575	571,575
20	30,469,005	803,023	-246,727	303,023	432,023	556,023
40	29,878,918	787,471	-262,279	287,471	416,471	540,471
60	29,288,832	771,920	-277,830	271,920	400,920	524,920
80	28,698,746	756,368	-293,382	256,368	385,368	509,368
100	28,108,660	740,816	-308,934	240,816	369,816	493,816
120	27,518,574	725,264	-324,486	225,264	354,264	478,264
140	26,928,488	709,712	-340,038	209,712	338,712	462,712
160	26,338,402	694,160	-355,590	194,160	323,160	447,160
180	25,748,316	678,608	-371,142	178,608	307,608	431,608
200	25,158,230	663,056	-386,694	163,056	292,056	416,056
210	24,793,926	653,454	-396,296	153,454	282,454	406,454
220	24,429,622	643,852	-405,898	143,852	272,852	396,852
230	24,065,318	634,250	-415,500	134,250	263,250	387,250
240	23,701,014	624,648	-425,102	124,648	253,648	377,648
250	23,336,710	615,046	-434,704	115,046	244,046	368,046

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,641,325	175,035	-874,715	-324,965	-195,965	-71,965
20	5,933,835	156,389	-893,361	-343,611	-214,611	-90,611
40	5,222,071	137,630	-912,120	-362,370	-233,370	-109,370
60	4,510,306	118,871	-930,879	-381,129	-252,129	-128,129
80	3,798,541	100,112	-949,638	-399,888	-270,888	-146,888
100	3,085,089	81,353	-968,397	-418,647	-289,647	-165,647
120	2,361,682	62,594	-987,156	-437,406	-308,406	-184,406
140	1,638,277	43,835	-1,005,915	-456,165	-327,165	-203,165
160	914,872	25,076	-1,024,674	-474,924	-345,924	-221,924
180	191,465	5,046	-1,043,433	-493,683	-364,683	-240,683
200	-540,640	-14,249	-1,062,192	-512,442	-383,442	-259,442
210	-908,259	-23,938	-1,079,951	-529,201	-400,201	-277,201
220	-1,275,877	-33,626	-1,097,710	-547,960	-418,960	-295,960
230	-1,643,496	-43,315	-1,115,469	-566,719	-437,719	-314,719
240	-2,011,114	-53,004	-1,133,228	-585,478	-456,478	-333,478
250	-2,378,733	-62,693	-1,150,987	-604,237	-475,237	-352,237

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A



Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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C13 - Lodge Farm, Coventry

Site type 3

Houses	
No of units	324 units
Density:	35 dph
CSH level:	4

Affordable %	30%
% rented	80%
% intermed	20%

Site area	18.51 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	712,993	38,510	-1,011,240	-461,490	-332,490	-208,490
20	356,254	19,242	-1,030,508	-480,758	-351,758	-227,758
40	-493	-27	-1,049,777	-500,027	-371,027	-247,027
60	-363,066	-19,610	-1,069,360	-519,610	-390,610	-266,610
80	-725,640	-39,193	-1,088,943	-539,193	-410,193	-286,193
100	-1,088,213	-58,777	-1,108,527	-558,777	-429,777	-305,777
120	-1,450,787	-78,360	-1,128,110	-578,360	-449,360	-325,360
140	-1,813,361	-97,944	-1,147,694	-597,944	-468,944	-344,944
160	-2,175,934	-117,527	-1,167,277	-617,527	-488,527	-364,527
180	-2,538,508	-137,111	-1,186,861	-637,111	-508,111	-384,111
200	-2,901,081	-156,694	-1,206,444	-656,694	-527,694	-403,694
210	-3,082,368	-166,486	-1,216,236	-666,486	-537,486	-413,486
220	-3,263,655	-176,278	-1,226,028	-676,278	-547,278	-423,278
230	-3,444,941	-186,069	-1,235,819	-686,069	-557,069	-433,069
240	-3,626,228	-195,861	-1,245,611	-695,861	-566,861	-442,861
250	-3,807,515	-205,653	-1,255,403	-705,653	-576,653	-452,653

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,094,857	653,272	-396,478	153,272	282,272	406,272
20	11,798,527	637,266	-412,484	137,266	266,266	390,266
40	11,498,879	621,081	-428,669	121,081	250,081	374,081
60	11,196,137	604,730	-445,020	104,730	233,730	357,730
80	10,893,396	588,378	-461,372	88,378	217,378	341,378
100	10,588,010	571,893	-477,867	71,893	200,893	324,893
120	10,277,952	555,136	-494,614	55,136	184,136	308,136
140	9,963,150	538,133	-511,617	38,133	167,133	291,133
160	9,646,633	521,037	-528,713	21,037	150,037	274,037
180	9,323,094	503,562	-546,188	3,562	132,562	256,562
200	8,999,442	486,081	-563,669	-13,919	115,081	239,081
210	8,835,729	477,238	-572,512	-22,762	106,238	230,238
220	8,671,257	468,355	-581,395	-31,645	97,355	221,355
230	8,506,784	459,471	-590,279	-40,529	88,471	212,471
240	8,342,312	450,588	-599,162	-49,412	79,588	203,588
250	8,176,394	441,626	-608,124	-58,374	70,626	194,626

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£180	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,417,361	400,629	-649,121	-99,371	29,629	153,629
20	7,084,484	382,650	-667,100	-117,350	11,650	135,650
40	6,748,676	364,512	-685,238	-135,488	-6,488	117,512
60	6,408,884	346,159	-703,591	-153,841	-24,841	99,159
80	6,069,091	327,806	-721,944	-172,194	-43,194	80,806
100	5,729,299	309,453	-740,297	-190,547	-61,547	62,453
120	5,389,505	291,100	-758,650	-208,900	-79,900	44,100
140	5,048,390	272,675	-777,075	-227,325	-98,325	25,675
160	4,703,039	254,022	-795,728	-245,978	-116,978	7,022
180	4,357,689	235,369	-814,381	-264,631	-135,631	-11,631
200	4,012,339	216,716	-833,034	-283,284	-154,284	-30,284
210	3,839,664	207,589	-842,361	-292,361	-163,611	-49,361
220	3,666,988	198,063	-851,687	-301,937	-172,937	-68,937
230	3,494,314	188,736	-861,014	-311,264	-182,264	-88,264
240	3,320,024	179,322	-870,428	-320,678	-191,678	-107,678
250	3,144,524	169,843	-879,907	-330,157	-201,157	-127,157

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£160

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,155,340	818,575	-231,175	318,575	447,575	571,575
20	14,865,923	802,943	-246,807	302,943	431,943	555,943
40	14,576,507	787,311	-262,439	287,311	416,311	540,311
60	14,286,779	771,636	-278,115	271,636	400,636	524,636
80	13,993,613	755,828	-293,922	255,828	384,828	508,828
100	13,700,945	740,020	-309,730	240,020	369,020	493,020
120	13,408,279	724,213	-325,537	224,213	353,213	477,213
140	13,113,466	708,289	-341,461	208,289	337,289	461,289
160	12,814,137	692,122	-357,628	192,122	321,122	445,122
180	12,514,808	675,954	-373,796	175,954	304,954	428,954
200	12,215,479	659,787	-389,963	159,787	288,787	412,787
210	12,065,738	651,699	-398,051	151,699	280,699	404,699
220	11,913,783	643,491	-406,259	143,491	272,491	396,491
230	11,760,678	635,222	-414,528	135,222	264,222	388,222
240	11,607,573	626,952	-422,798	126,952	255,952	379,952
250	11,454,467	618,683	-431,067	118,683	247,683	371,683

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,240,647	175,035	-874,715	-324,965	-195,965	-71,965
20	2,891,734	156,189	-893,561	-343,811	-214,811	-90,811
40	2,540,735	137,231	-912,519	-362,769	-233,769	-109,769
60	2,189,738	118,273	-931,477	-381,727	-252,727	-128,727
80	1,838,739	99,315	-950,435	-400,685	-271,685	-147,685
100	1,486,615	80,296	-969,454	-419,704	-290,704	-166,704
120	1,129,876	61,027	-988,723	-438,973	-309,973	-185,973
140	773,137	41,759	-1,007,991	-458,241	-329,241	-205,241
160	416,398	22,491	-1,027,259	-477,509	-348,509	-224,509
180	59,659	3,222	-1,046,528	-496,778	-367,778	-243,778
200	-301,939	-16,308	-1,065,958	-516,308	-387,308	-263,308
210	-483,226	-26,100	-1,075,890	-526,100	-397,100	-273,100
220	-664,512	-35,892	-1,085,642	-535,892	-406,892	-282,892
230	-845,799	-45,684	-1,095,434	-545,684	-416,684	-292,684
240	-1,027,086	-55,475	-1,105,225	-555,475	-426,475	-302,475
250	-1,208,373	-65,267	-1,115,017	-565,267	-436,267	-312,267

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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W26 - Gallows Hill, Warwick

Site type 4

Houses	377 units
No of units	377 units
Density:	35 dph
CSH level:	4

Affordable %	30%
% rented	80%
% intermed	20%

Site area	21.54 ha
Net to gross	50%

Growth	0%
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	785,622	36,468	-1,013,282	-463,532	-334,532	-210,532
20	371,927	17,265	-1,032,485	-482,735	-353,735	-229,735
40	-42,452	-1,971	-1,051,721	-501,971	-372,971	-248,971
60	-462,912	-21,488	-1,071,238	-521,488	-392,488	-268,488
80	-883,374	-41,005	-1,090,755	-541,005	-412,005	-288,005
100	-1,303,834	-60,523	-1,110,273	-560,523	-431,523	-307,523
120	-1,724,295	-80,040	-1,129,790	-580,040	-451,040	-327,040
140	-2,144,757	-99,558	-1,149,308	-599,558	-470,558	-346,558
160	-2,565,217	-119,075	-1,168,825	-619,075	-490,075	-366,075
180	-2,985,679	-138,593	-1,188,343	-638,593	-509,593	-385,593
200	-3,406,139	-158,110	-1,207,860	-658,110	-529,110	-405,110
210	-3,616,370	-167,869	-1,217,619	-667,869	-538,869	-414,869
220	-3,826,600	-177,627	-1,227,377	-677,627	-548,627	-424,627
230	-4,036,831	-187,386	-1,237,136	-687,386	-558,386	-434,386
240	-4,247,062	-197,145	-1,246,895	-697,145	-568,145	-444,145
250	-4,457,292	-206,903	-1,256,653	-706,903	-577,903	-453,903

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,428,577	623,342	-426,408	123,342	252,342	376,342
20	13,101,734	608,171	-441,579	108,171	237,171	361,171
40	12,774,891	592,823	-456,927	92,823	221,823	345,823
60	12,448,047	577,476	-472,274	77,476	206,476	330,476
80	12,121,204	562,128	-487,622	62,128	191,128	314,128
100	11,794,360	546,780	-502,970	46,780	175,780	298,780
120	11,467,517	531,432	-518,318	31,432	160,432	283,432
140	11,140,673	516,084	-533,666	16,084	145,084	268,084
160	10,813,830	500,736	-549,014	7,736	129,736	252,736
180	10,486,986	485,388	-564,362	-7,612	114,388	237,388
200	10,160,143	469,999	-579,710	-17,960	98,999	222,999
210	9,833,299	454,610	-595,058	-28,308	83,610	208,610
220	9,506,456	439,221	-610,406	-38,656	68,221	194,221
230	9,179,612	423,832	-625,754	-49,004	52,832	179,832
240	8,852,769	408,443	-641,102	-59,352	37,443	165,443
250	8,525,925	393,054	-656,450	-69,700	22,054	151,054

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£140	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,309,303	385,710	-664,040	-114,290	14,710	138,710
20	7,937,850	368,468	-681,282	-131,532	-2,532	121,468
40	7,566,397	351,226	-698,524	-148,774	-19,981	104,226
60	7,194,944	333,984	-715,766	-166,016	-37,689	86,984
80	6,823,491	316,742	-733,008	-183,258	-55,442	69,742
100	6,452,038	299,500	-750,250	-200,500	-73,194	52,500
120	6,080,585	282,258	-767,492	-217,742	-90,446	35,258
140	5,709,132	265,016	-784,734	-235,000	-107,698	18,016
160	5,337,679	247,774	-801,976	-252,242	-124,950	7,774
180	4,966,226	230,532	-819,218	-269,484	-142,202	-9,532
200	4,594,773	213,290	-836,460	-286,726	-159,454	-26,784
210	4,223,320	196,048	-853,702	-303,968	-176,706	-44,048
220	3,851,867	178,806	-870,944	-321,210	-193,958	-61,306
230	3,480,414	161,564	-888,186	-338,452	-211,210	-78,564
240	3,108,961	144,322	-905,428	-355,694	-228,462	-95,822
250	2,737,508	127,080	-922,670	-372,936	-245,714	-113,080

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£140

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,795,700	779,641	-270,109	279,641	408,641	532,641
20	16,476,019	764,802	-284,948	264,802	393,802	517,802
40	16,156,339	749,963	-299,787	249,963	378,963	502,963
60	15,836,658	735,124	-314,626	235,124	364,124	488,124
80	15,516,978	720,285	-329,465	220,285	349,285	473,285
100	15,197,297	705,446	-344,304	205,446	334,446	458,446
120	14,877,617	690,607	-359,143	190,607	319,607	443,607
140	14,557,936	675,768	-373,982	175,768	304,768	428,768
160	14,238,256	660,929	-388,821	160,929	289,929	413,929
180	13,918,575	646,090	-403,660	146,090	275,090	399,090
200	13,598,895	631,251	-418,499	131,251	260,251	384,251
210	13,279,214	616,412	-433,338	116,412	245,412	369,412
220	12,959,534	601,573	-448,177	101,573	230,573	354,573
230	12,639,853	586,734	-463,016	86,734	215,734	339,734
240	12,320,173	571,895	-477,855	71,895	200,895	324,895
250	12,000,492	557,056	-492,694	57,056	186,056	310,056

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,639,430	168,939	-880,811	-331,061	-202,061	-78,061
20	3,238,942	150,349	-899,401	-349,651	-220,651	-96,651
40	2,838,454	131,759	-918,000	-368,240	-239,240	-115,240
60	2,437,966	113,169	-936,599	-386,830	-257,830	-133,830
80	2,037,478	94,579	-955,198	-405,420	-276,420	-152,420
100	1,636,990	75,989	-973,797	-424,010	-295,010	-171,010
120	1,236,502	57,399	-992,396	-442,600	-313,600	-189,600
140	836,014	38,809	-1,010,995	-461,190	-332,190	-208,190
160	435,526	20,219	-1,029,594	-479,780	-350,780	-226,780
180	35,038	1,629	-1,048,193	-498,370	-369,370	-245,370
200	-155,450	-1,761	-1,066,792	-516,960	-387,960	-263,960
210	-355,962	-3,522	-1,085,391	-535,550	-406,550	-282,550
220	-556,474	-5,283	-1,103,990	-554,140	-425,140	-301,140
230	-756,986	-7,044	-1,122,589	-572,730	-443,730	-319,730
240	-957,498	-8,805	-1,141,188	-591,320	-462,320	-338,320
250	-1,158,010	-10,566	-1,159,787	-609,910	-480,910	-356,910

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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L48 - Land at Blackdown, Leamington Spa

Site type 5

Houses	165 units
Density:	35 dph
CSH level:	4

Affordable %	30%
% rented	80%
% intermed	20%

Site area	66.57 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,366,816	50,574	-999,176	-449,426	-320,426	-196,426
20	2,231,957	33,527	-1,016,223	-466,473	-337,473	-213,473
40	1,078,822	16,205	-1,033,545	-483,795	-354,795	-230,795
60	-75,817	-1,139	-1,050,889	-501,139	-372,139	-248,139
80	-1,248,101	-18,748	-1,068,498	-518,748	-389,748	-265,748
100	-2,420,384	-36,358	-1,086,108	-536,358	-407,358	-283,358
120	-3,592,668	-53,967	-1,103,717	-553,967	-424,967	-300,967
140	-4,764,952	-71,577	-1,121,327	-571,577	-442,577	-318,577
160	-5,937,234	-89,186	-1,138,936	-589,186	-460,186	-336,186
180	-7,109,518	-106,795	-1,156,545	-606,795	-477,795	-353,795
200	-8,281,801	-124,405	-1,174,155	-624,405	-495,405	-371,405
210	-8,867,944	-133,209	-1,182,959	-633,209	-504,209	-380,209
220	-9,454,085	-142,014	-1,191,764	-642,014	-513,014	-389,014
230	-10,040,226	-150,819	-1,200,569	-650,819	-521,819	-397,819
240	-10,626,368	-159,624	-1,209,374	-659,624	-530,624	-406,624
250	-11,212,510	-168,428	-1,218,178	-668,428	-539,428	-415,428

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	32,955,564	495,041	-554,709	-4,959	124,041	248,041
20	32,179,724	483,386	-566,364	-16,614	112,386	236,386
40	31,399,428	471,665	-578,085	-28,335	100,665	224,665
60	30,619,131	459,944	-589,806	-40,056	88,944	212,944
80	29,838,836	448,223	-601,527	-51,777	77,223	201,223
100	29,058,540	436,502	-613,248	-63,498	65,502	189,502
120	28,278,244	424,781	-624,969	-75,219	53,781	177,781
140	27,497,948	413,060	-636,690	-86,940	42,060	166,060
160	26,717,652	401,339	-648,411	-98,661	30,339	154,339
180	25,937,356	389,618	-660,132	-110,382	18,618	142,618
200	25,157,060	377,897	-671,853	-122,103	6,897	130,897
210	24,376,764	366,176	-683,574	-133,824	-4,824	119,176
220	23,596,468	354,455	-695,295	-145,545	-16,545	107,455
230	22,816,172	342,734	-707,016	-157,266	-28,266	95,734
240	22,035,876	331,013	-718,737	-168,987	-39,987	84,013
250	21,255,580	319,292	-730,458	-180,708	-51,708	72,292

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£210	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,007,870	315,569	-734,181	-184,431	-55,431	68,569
20	20,212,867	303,627	-746,123	-196,373	-67,373	56,627
40	19,417,864	291,685	-758,065	-208,315	-79,315	44,685
60	18,622,861	279,743	-770,007	-220,257	-91,257	32,743
80	17,827,858	267,801	-781,949	-232,199	-103,199	20,801
100	17,032,855	255,859	-793,891	-244,141	-115,141	8,859
120	16,237,852	243,917	-805,833	-256,083	-127,083	-3,083
140	15,442,849	231,975	-817,775	-268,025	-139,025	-15,025
160	14,647,846	220,033	-829,717	-280,967	-150,967	-26,967
180	13,852,843	208,091	-841,659	-292,909	-162,909	-38,909
200	13,057,840	196,149	-853,601	-304,851	-174,851	-50,851
210	12,262,837	184,207	-865,543	-316,793	-186,793	-62,793
220	11,467,834	172,265	-877,485	-328,735	-198,735	-74,735
230	10,672,831	160,323	-889,427	-340,677	-210,677	-86,677
240	9,877,828	148,381	-901,369	-352,619	-222,619	-98,619
250	9,082,825	136,439	-913,311	-364,561	-234,561	-110,561

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£100

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	41,064,568	616,850	-432,900	116,850	245,850	369,850
20	40,293,685	605,270	-444,480	105,270	234,270	358,270
40	39,522,802	593,690	-456,060	93,690	222,690	346,690
60	38,751,919	582,110	-467,640	82,110	211,110	335,110
80	37,981,036	570,530	-479,220	70,530	199,530	323,530
100	37,210,153	558,950	-490,800	58,950	187,950	311,950
120	36,439,270	547,370	-502,380	47,370	176,370	300,370
140	35,668,387	535,790	-513,960	35,790	164,790	288,790
160	34,897,504	524,210	-525,540	24,210	153,210	277,210
180	34,126,621	512,630	-537,120	12,630	141,630	265,630
200	33,355,738	501,050	-548,700	1,050	130,050	254,050
210	32,584,855	489,470	-560,280	-9,470	118,470	242,470
220	31,813,972	477,890	-571,860	-20,950	106,890	230,890
230	31,043,089	466,310	-583,440	-32,430	95,310	219,310
240	30,272,206	454,730	-595,020	-43,910	83,730	207,730
250	29,501,323	443,150	-606,600	-55,390	72,150	196,150

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,657,706	160,094	-889,656	-339,906	-210,906	-86,906
20	9,699,334	145,696	-904,052	-354,302	-225,302	-101,302
40	8,698,515	130,664	-919,086	-369,336	-240,336	-116,336
60	7,677,208	115,323	-934,227	-384,677	-255,677	-131,677
80	6,613,984	99,352	-950,398	-400,648	-271,648	-147,648
100	5,502,195	82,651	-967,099	-417,349	-288,349	-164,349
120	4,380,430	65,800	-983,950	-434,200	-305,200	-181,200
140	3,245,572	48,753	-1,000,997	-451,247	-322,247	-198,247
160	2,106,787	31,647	-1,018,103	-468,353	-339,353	-215,353
180	953,367	14,321	-1,035,429	-485,679	-356,679	-232,679
200	-203,323	-3,054	-1,052,804	-503,054	-374,054	-250,054
210	-789,466	-11,859	-1,069,609	-511,859	-382,859	-258,859
220	-1,375,607	-20,664	-1,079,414	-520,664	-391,664	-267,664
230	-1,961,749	-29,468	-1,079,218	-529,468	-400,468	-276,468
240	-2,547,890	-38,273	-1,088,023	-538,273	-409,273	-285,273
250	-3,134,032	-47,078	-1,096,828	-547,078	-418,078	-294,078

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy Viability**  
**Warwick District Council**  
**Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.  
**20% affordable housing**

**Site type** **K17 - Southcrest Farm, Kenilworth**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	250	250	250
Kenilworth	#N/A	80	210	250
Rural areas (higher value)	0	250	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	80

**Site type** **L09 - Land at Grove Farm, Leamington Spa**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	250	250	250
Kenilworth	#N/A	80	210	250
Rural areas (higher value)	#N/A	250	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	80

**Site type** **C13 - Lodge Farm, Coventry**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	250	250	250
Kenilworth	#N/A	80	210	250
Rural areas (higher value)	#N/A	250	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	80

**Site type** **W26 - Gallows Hill, Warwick**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	250	250	250
Kenilworth	#N/A	60	180	250
Rural areas (higher value)	#N/A	250	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	80

**Site type** **L48 - Land at Blackdown, Leamington Spa**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	#N/A
Leamington Spa	#N/A	210	250	250
Kenilworth	#N/A	#N/A	100	250
Rural areas (higher value)	#N/A	250	250	250
Rural areas (lower value)	#N/A	#N/A	#N/A	40

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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K17 - Southcrest Farm, Kenilworth

Site type 1

Houses	319 units
Density:	35 dph
CSH level:	4

Affordable %	20%
% rented	80%
% intermed	20%

Site area	18.23 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,579,953	196,392	-853,358	-303,608	-174,608	-50,608
20	3,185,577	174,757	-874,993	-325,243	-196,243	-72,243
40	2,790,182	153,066	-896,684	-346,934	-217,934	-93,934
60	2,394,786	131,375	-918,375	-368,625	-239,625	-115,625
80	1,999,391	109,684	-940,066	-390,316	-261,316	-137,316
100	1,603,995	88,000	-961,757	-412,000	-283,000	-159,000
120	1,208,600	66,316	-983,448	-433,691	-304,691	-180,691
140	797,739	44,632	-1,005,139	-455,382	-326,382	-202,382
160	396,878	22,948	-1,026,830	-477,073	-348,073	-224,073
180	-6,083	-334	-1,048,521	-498,764	-369,764	-245,764
200	-414,518	-22,740	-1,070,212	-520,455	-391,455	-267,455
210	-618,736	-33,943	-1,091,903	-542,146	-413,146	-289,146
220	-822,953	-45,146	-1,113,594	-563,837	-434,837	-310,837
230	-1,027,170	-56,349	-1,135,285	-585,528	-456,528	-332,528
240	-1,231,388	-67,552	-1,156,976	-607,219	-478,219	-354,219
250	-1,435,605	-78,755	-1,178,667	-628,910	-500,000	-376,000

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£15,827,824	868,298	-181,452	368,298	497,298	621,298
20	15,496,467	850,120	-199,630	350,120	479,120	603,120
40	15,162,290	831,787	-217,963	331,787	460,787	584,787
60	14,823,429	813,197	-236,553	313,197	442,197	566,197
80	14,484,568	794,608	-255,142	294,608	423,608	547,608
100	14,145,708	776,018	-273,732	276,018	405,018	529,018
120	13,802,737	757,203	-292,547	257,203	386,203	510,203
140	13,456,125	738,189	-311,561	238,189	367,189	491,189
160	13,109,512	719,174	-330,576	219,174	348,174	472,174
180	12,762,798	700,154	-349,596	200,154	329,154	453,154
200	12,410,075	680,803	-368,947	180,803	309,803	433,803
210	12,232,765	671,076	-378,674	171,076	300,076	424,076
220	12,055,454	661,349	-388,401	161,349	290,349	414,349
230	11,878,144	651,622	-398,128	151,622	280,622	404,622
240	11,699,458	641,820	-407,930	141,820	270,820	394,820
250	11,519,248	631,934	-417,816	131,934	260,934	384,934

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,772,523	590,969	-458,781	90,969	219,969	343,969
20	10,413,800	571,290	-478,460	71,290	200,290	324,290
40	10,052,626	551,476	-498,274	51,476	180,476	304,476
60	9,688,036	531,475	-518,275	31,475	160,475	284,475
80	9,319,931	511,281	-538,469	11,281	140,281	264,281
100	8,949,379	490,953	-558,797	-9,047	119,953	243,953
120	8,574,036	470,362	-579,388	-29,638	99,362	223,362
140	8,197,298	449,695	-600,055	-50,305	78,695	202,695
160	7,814,525	428,697	-621,053	-71,303	57,697	181,697
180	7,431,752	407,698	-642,052	-92,302	36,698	160,698
200	7,049,980	386,700	-663,050	-113,300	15,700	139,700
210	6,857,594	372,500	-673,550	-123,800	5,200	129,200
220	6,666,207	365,701	-684,049	-134,299	-5,299	118,701
230	6,474,821	355,202	-694,548	-144,798	-15,798	108,202
240	6,283,435	344,703	-705,047	-155,297	-26,297	97,703
250	6,091,038	334,148	-715,602	-165,852	-36,852	87,148

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£210	£250

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,207,467	1,053,701	3,951	553,701	682,701	806,701
20	18,879,773	1,035,724	-14,026	535,724	664,724	788,724
40	18,551,656	1,017,724	-32,026	517,724	646,724	770,724
60	18,220,900	999,546	-50,204	499,546	628,546	752,546
80	17,888,943	981,368	-68,382	481,368	610,368	734,368
100	17,557,587	963,191	-86,559	463,191	592,191	716,191
120	17,226,232	945,013	-104,737	445,013	574,013	698,013
140	16,893,113	926,738	-123,012	426,738	555,738	679,738
160	16,558,035	908,356	-141,394	408,356	537,356	661,356
180	16,222,958	889,974	-159,776	389,974	518,974	642,974
200	15,888,154	871,443	-178,307	371,443	500,443	624,443
210	15,715,723	862,148	-187,602	362,148	491,148	615,148
220	15,546,293	852,853	-196,897	352,853	481,853	605,853
230	15,375,302	843,473	-206,277	343,473	472,473	596,473
240	15,203,950	834,072	-215,678	334,072	463,072	587,072
250	15,032,597	824,672	-225,078	324,672	453,672	577,672

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,295,955	345,389	-704,361	-154,611	-25,611	98,389
20	5,913,182	324,391	-725,359	-175,609	-46,609	77,391
40	5,529,256	303,329	-746,421	-196,671	-67,671	56,329
60	5,140,223	281,987	-767,763	-218,013	-89,013	34,987
80	4,751,190	260,645	-789,105	-239,355	-110,355	13,645
100	4,362,157	239,303	-810,447	-260,697	-131,697	-7,697
120	3,973,124	217,961	-831,789	-282,039	-153,039	-29,039
140	3,581,641	196,485	-853,265	-303,515	-174,515	-50,515
160	3,186,245	174,794	-874,956	-325,206	-196,206	-72,206
180	2,790,850	153,103	-896,647	-346,897	-217,897	-93,897
200	2,395,454	131,412	-918,338	-368,588	-239,588	-115,588
210	2,197,757	120,567	-929,183	-379,433	-250,433	-126,433
220	2,000,059	109,721	-940,029	-390,279	-261,279	-137,279
230	1,801,304	98,818	-950,932	-401,182	-272,182	-148,182
240	1,600,373	87,795	-961,955	-412,205	-283,205	-159,205
250	1,399,442	76,772	-972,978	-423,228	-294,228	-170,228

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£80

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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L09 - Land at Grove Farm, Leamington Spa

Site type 2

Houses	
No of units	664 units
Density:	35 dph
CSH level:	4

Affordable %	20%
% rented	80%
% intermed	20%

Site area	37.94 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,428,978	195,794	-853,956	-304,206	-175,206	-51,206
20	6,624,692	174,597	-875,153	-325,403	-196,403	-72,403
40	5,811,246	153,158	-896,592	-346,842	-217,842	-93,842
60	4,997,802	131,719	-918,031	-368,281	-239,281	-115,281
80	4,184,356	110,280	-939,470	-389,720	-260,720	-136,720
100	3,369,872	88,814	-960,936	-411,186	-282,186	-158,186
120	2,543,121	67,025	-982,725	-432,975	-303,975	-179,975
140	1,716,372	45,236	-1,004,514	-454,764	-325,764	-201,764
160	889,623	23,446	-1,026,304	-476,554	-347,554	-223,554
180	62,874	1,657	-1,048,093	-498,343	-369,343	-245,343
200	-776,369	-20,462	-1,070,212	-520,462	-391,462	-267,462
210	-1,196,505	-31,534	-1,081,284	-531,534	-402,534	-278,534
220	-1,616,641	-42,607	-1,092,357	-542,607	-413,607	-289,607
230	-2,036,776	-53,680	-1,103,430	-553,680	-424,680	-300,680
240	-2,456,911	-64,753	-1,114,503	-564,753	-435,753	-311,753
250	-2,877,047	-75,826	-1,125,576	-575,826	-446,826	-322,826

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	32,425,285	854,582	-195,168	354,582	483,582	607,582
20	31,750,901	836,808	-212,942	336,808	465,808	589,808
40	31,076,517	819,035	-230,715	319,035	448,035	572,035
60	30,399,124	801,182	-248,568	301,182	430,182	554,182
80	29,720,656	783,300	-266,450	283,300	412,300	536,300
100	29,042,143	765,418	-284,332	265,418	394,418	518,418
120	28,349,563	747,165	-302,585	247,165	376,165	500,165
140	27,655,723	728,878	-320,872	228,878	357,878	481,878
160	26,961,881	710,592	-339,158	210,592	339,592	463,592
180	26,264,061	692,200	-357,550	192,200	321,200	445,200
200	25,554,341	673,495	-376,255	173,495	302,495	426,495
210	25,199,481	664,143	-385,607	164,143	293,143	417,143
220	24,844,621	654,790	-394,960	154,790	283,790	407,790
230	24,485,239	645,319	-404,431	145,319	274,319	398,319
240	24,124,576	635,813	-413,937	135,813	264,813	388,813
250	23,761,119	626,234	-423,516	126,234	255,234	379,234

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,158,254	583,990	-465,760	83,990	212,990	336,990
20	21,440,400	565,071	-484,679	65,071	194,071	318,071
40	20,714,258	545,933	-503,817	45,933	174,933	298,933
60	19,976,606	526,492	-523,258	26,492	155,492	279,492
80	19,227,342	506,745	-543,005	6,745	135,745	259,745
100	18,474,845	486,912	-562,838	-13,088	115,912	239,912
120	17,712,509	466,821	-582,929	-33,179	95,821	219,821
140	16,944,059	446,568	-603,182	-53,432	75,568	199,568
160	16,169,255	426,148	-623,602	-73,852	55,148	179,148
180	15,384,184	405,457	-644,293	-94,543	34,457	158,457
200	14,596,707	384,702	-665,048	-115,298	13,702	137,702
210	14,202,969	373,325	-675,425	-125,675	3,325	127,325
220	13,809,231	363,948	-685,802	-136,052	-7,052	116,948
230	13,415,493	353,571	-696,179	-146,429	-17,429	106,571
240	13,021,755	343,194	-706,556	-156,806	-27,806	96,194
250	12,628,017	332,817	-716,933	-167,183	-38,183	85,817

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£210	£250

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	39,334,108	1,036,667	-13,083	536,667	665,667	789,667
20	38,663,743	1,018,999	-30,751	518,999	647,999	771,999
40	37,993,378	1,001,331	-48,419	501,331	630,331	754,331
60	37,323,012	983,664	-66,086	483,664	612,664	736,664
80	36,650,047	965,927	-83,823	465,927	594,927	718,927
100	35,975,663	948,154	-101,596	448,154	577,154	701,154
120	35,301,279	930,380	-119,370	430,380	559,380	683,380
140	34,626,895	912,606	-137,144	412,606	541,606	665,606
160	33,952,511	894,833	-154,917	394,833	523,833	647,833
180	33,278,127	877,059	-172,691	377,059	506,059	630,059
200	32,603,742	859,285	-190,465	359,285	488,285	612,285
210	32,266,550	850,399	-199,351	350,399	479,399	603,399
220	31,927,403	841,460	-208,290	341,460	470,460	594,460
230	31,586,433	832,474	-217,276	332,474	461,474	585,474
240	31,243,857	823,445	-226,305	323,445	452,445	576,445
250	30,900,811	814,404	-235,346	314,404	443,404	567,404

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,021,786	343,195	-706,555	-156,805	-27,805	96,195
20	12,234,309	322,440	-727,310	-177,560	-48,560	75,440
40	11,446,833	301,686	-748,064	-198,314	-69,314	54,686
60	10,654,815	280,812	-768,938	-219,188	-90,188	33,812
80	9,854,459	259,718	-790,032	-240,282	-111,282	12,718
100	9,054,104	238,625	-811,125	-261,375	-132,375	-8,375
120	8,253,748	217,531	-832,219	-282,469	-153,469	-29,469
140	7,453,393	196,437	-853,313	-303,563	-174,563	-50,563
160	6,642,938	175,068	-874,682	-324,932	-195,932	-71,932
180	5,829,152	153,630	-896,120	-346,370	-217,370	-93,370
200	5,015,707	132,191	-917,559	-367,809	-238,809	-114,809
210	4,608,964	121,472	-928,278	-378,528	-249,528	-125,528
220	4,202,261	110,752	-939,998	-389,248	-260,248	-136,248
230	3,795,538	100,033	-949,717	-399,967	-270,967	-146,967
240	3,384,615	89,203	-960,547	-410,797	-281,797	-157,797
250	2,971,240	78,308	-971,442	-421,692	-292,692	-168,692

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£80

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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C13 - Lodge Farm, Coventry

Site type 3

Houses	
No of units	324 units
Density:	35 dph
CSH level:	4

Affordable %	20%
% rented	80%
% intermed	20%

Site area	18.51 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,624,983	195,794	-853,956	-304,206	-175,206	-51,206
20	3,228,312	174,369	-875,381	-325,631	-196,631	-72,631
40	2,827,171	152,702	-897,048	-347,298	-218,298	-94,298
60	2,426,030	131,036	-918,714	-368,964	-239,964	-115,964
80	2,024,888	109,369	-940,381	-390,631	-261,631	-137,631
100	1,622,895	87,656	-962,094	-412,344	-283,344	-159,344
120	1,215,194	65,635	-984,115	-434,365	-305,365	-181,365
140	807,491	43,615	-1,006,135	-456,385	-327,385	-203,385
160	399,790	21,594	-1,028,156	-478,406	-349,406	-225,406
180	-8,041	-434	-1,050,184	-500,434	-371,434	-247,434
200	-422,411	-22,815	-1,072,565	-522,815	-393,815	-269,815
210	-629,596	-34,006	-1,083,756	-534,006	-405,006	-281,006
220	-836,781	-45,196	-1,094,946	-545,196	-416,196	-292,196
230	-1,043,966	-56,387	-1,106,137	-556,387	-427,387	-303,387
240	-1,251,151	-67,578	-1,117,328	-567,578	-438,578	-314,578
250	-1,458,336	-78,768	-1,128,518	-578,768	-449,768	-325,768

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,821,976	854,582	-195,168	354,582	483,582	607,582
20	15,491,215	836,717	-213,033	336,717	465,717	589,717
40	15,157,534	818,694	-231,056	318,694	447,694	571,694
60	14,823,057	800,628	-249,122	300,628	429,628	553,628
80	14,488,581	782,562	-267,188	282,562	411,562	535,562
100	14,153,803	764,490	-285,270	264,490	393,490	517,490
120	13,819,025	746,021	-303,279	246,021	375,021	499,021
140	13,484,247	727,544	-322,206	227,544	356,544	480,544
160	13,149,469	709,067	-340,683	209,067	338,067	462,067
180	12,814,691	690,528	-359,322	190,528	319,528	443,528
200	12,479,913	671,526	-378,224	171,526	300,526	424,526
210	12,257,852	662,075	-387,675	162,075	291,075	415,075
220	12,035,791	652,623	-397,127	152,623	281,623	405,623
230	11,813,730	643,172	-406,578	143,172	272,172	396,172
240	11,591,669	633,721	-416,029	133,721	262,721	386,721
250	11,369,608	623,765	-425,480	123,765	252,765	376,765

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,812,160	583,990	-465,760	83,990	212,990	336,990
20	10,458,176	564,871	-484,879	64,871	193,871	317,871
40	10,104,192	545,752	-504,224	45,752	174,752	298,752
60	9,750,208	525,872	-523,878	25,872	155,872	279,872
80	9,396,224	505,904	-543,846	5,904	136,904	259,904
100	9,042,240	485,845	-563,905	-14,155	117,845	238,845
120	8,688,256	465,539	-584,211	-34,461	98,539	218,539
140	8,334,272	445,048	-604,702	-54,952	79,048	198,048
160	7,980,288	424,411	-625,339	-75,589	59,411	177,411
180	7,626,304	403,471	-646,279	-96,529	39,471	156,471
200	7,272,320	382,496	-667,254	-117,504	19,496	135,496
210	7,040,288	372,009	-677,741	-127,991	9,009	125,009
220	6,808,256	361,522	-688,228	-138,478	-9,478	114,522
230	6,576,224	351,034	-698,716	-148,966	-19,966	104,034
240	6,344,192	340,547	-709,203	-159,453	-30,453	93,547
250	6,112,160	330,059	-719,691	-169,941	-40,941	83,059

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£210	£250

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,193,149	1,036,667	-13,083	536,667	665,667	789,667
20	18,866,044	1,018,999	-30,751	518,999	647,999	771,999
40	18,538,939	1,001,292	-48,458	499,292	630,292	754,292
60	18,211,834	983,627	-66,323	483,427	612,427	736,427
80	17,884,729	965,561	-84,189	465,561	594,561	718,561
100	17,557,624	947,696	-102,054	447,696	576,696	700,696
120	17,230,519	929,831	-119,919	429,831	558,831	682,831
140	16,903,414	911,811	-137,939	411,811	540,811	664,811
160	16,576,309	893,745	-156,005	393,745	522,745	646,745
180	16,249,204	875,680	-174,070	375,680	504,680	628,680
200	15,922,099	857,614	-192,136	357,614	486,614	610,614
210	15,710,866	848,581	-201,169	348,581	477,581	601,581
220	15,500,633	839,464	-210,286	339,464	468,464	592,464
230	15,290,400	830,329	-219,421	330,329	459,329	583,329
240	15,080,167	821,194	-228,556	321,194	450,194	574,194
250	14,869,934	812,059	-237,691	312,059	441,059	565,059

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,354,004	343,195	-706,555	-156,805	-27,805	96,195
20	5,965,670	322,220	-727,530	-177,780	-48,780	75,220
40	5,577,336	301,245	-748,505	-198,755	-69,755	54,245
60	5,189,002	280,270	-769,480	-219,730	-90,730	33,270
80	4,799,668	258,822	-790,455	-241,705	-111,705	11,822
100	4,410,334	237,504	-812,246	-262,496	-133,496	-9,496
120	4,020,000	216,186	-833,564	-283,814	-154,814	-30,814
140	3,629,666	194,868	-854,882	-305,132	-176,132	-52,132
160	3,239,332	173,245	-876,505	-326,755	-197,755	-73,755
180	2,848,998	151,579	-898,171	-348,421	-219,421	-95,421
200	2,458,664	129,912	-919,838	-370,088	-241,088	-117,088
210	2,204,664	119,079	-930,671	-380,921	-251,921	-127,921
220	1,950,664	108,246	-941,504	-391,754	-262,754	-138,754
230	1,700,664	97,413	-952,337	-402,587	-273,587	-149,587
240	1,450,664	86,580	-963,170	-413,420	-284,420	-160,420
250	1,200,664	75,747	-974,003	-424,253	-295,253	-171,253

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£80

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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W26 - Gallows Hill, Warwick

Site type 4

Houses	377 units
No of units	377 units
Density:	35 dph
CSH level:	4

Affordable %	20%
% rented	80%
% intermed	20%

Site area	21.54 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,074,160	189,119	-860,631	-310,881	-181,881	-57,881
20	3,616,459	167,873	-881,877	-332,127	-203,127	-79,127
40	3,157,138	146,551	-903,199	-353,449	-224,449	-100,449
60	2,691,952	124,958	-924,792	-375,042	-246,042	-122,042
80	2,226,765	103,364	-946,386	-396,636	-267,636	-143,636
100	1,761,580	81,771	-967,979	-418,229	-289,229	-165,229
120	1,290,954	59,925	-989,825	-440,075	-311,075	-187,075
140	818,160	37,978	-1,011,772	-462,022	-333,022	-209,022
160	345,366	16,032	-1,033,718	-483,968	-354,968	-230,968
180	-129,513	-6,012	-1,055,762	-506,012	-377,012	-253,012
200	-610,040	-28,317	-1,078,067	-528,317	-399,317	-275,317
210	-850,303	-39,470	-1,089,220	-539,470	-410,470	-286,470
220	-1,090,567	-50,623	-1,100,373	-550,623	-421,623	-297,623
230	-1,330,830	-61,776	-1,111,526	-561,776	-432,776	-308,776
240	-1,571,093	-72,929	-1,122,679	-572,929	-443,929	-319,929
250	-1,811,357	-84,082	-1,133,832	-584,082	-455,082	-331,082

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,539,262	814,157	-235,593	314,157	443,157	567,157
20	17,173,914	797,198	-252,552	297,198	426,198	550,198
40	16,804,742	780,061	-269,689	280,061	409,061	533,061
60	16,435,290	762,911	-286,839	262,911	391,911	515,911
80	16,065,836	745,762	-303,988	245,762	374,762	498,762
100	15,693,599	728,492	-321,268	228,492	357,492	481,492
120	15,319,965	711,139	-338,611	211,139	340,139	464,139
140	14,943,764	693,676	-356,074	193,676	322,676	446,676
160	14,563,915	676,044	-373,706	176,044	305,044	429,044
180	14,180,764	658,258	-391,492	158,258	287,258	411,258
200	13,790,193	640,128	-409,622	140,128	269,128	393,128
210	13,593,757	631,010	-418,740	131,010	260,010	384,010
220	13,395,716	621,817	-427,933	121,817	250,817	374,817
230	13,193,769	612,443	-437,307	112,443	241,443	365,443
240	12,991,822	603,069	-446,681	103,069	232,069	356,069
250	12,789,874	593,694	-456,056	93,694	222,694	346,694

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,038,987	558,839	-490,911	58,839	187,839	311,839
20	11,648,041	540,692	-509,058	40,692	169,692	293,692
40	11,253,316	522,369	-527,381	22,369	151,369	275,369
60	10,849,421	503,620	-546,130	3,620	132,620	256,620
80	10,441,586	484,689	-565,061	-15,311	113,689	237,689
100	10,026,007	465,398	-584,352	-34,602	94,398	218,398
120	9,603,966	445,807	-603,943	-54,193	74,807	198,807
140	9,177,516	426,012	-623,738	-73,988	55,012	179,012
160	8,747,173	406,036	-643,714	-93,964	35,036	159,036
180	8,311,215	385,799	-663,951	-114,201	14,799	138,799
200	7,869,672	365,303	-684,447	-134,697	-5,697	118,303
210	7,648,128	355,019	-694,731	-144,981	-15,981	108,019
220	7,423,758	344,804	-705,146	-155,396	-26,396	97,804
230	7,198,591	334,152	-715,598	-165,848	-36,848	87,152
240	6,973,423	323,700	-726,050	-176,300	-47,300	76,700
250	6,748,256	313,248	-736,502	-186,752	-57,752	66,248

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£180	£250

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,256,264	986,697	-63,053	486,697	615,697	739,697
20	20,894,952	969,925	-79,825	469,925	598,925	722,925
40	20,531,956	953,075	-96,675	453,075	582,075	706,075
60	20,166,608	936,116	-113,634	436,116	565,116	689,116
80	19,801,259	919,157	-130,593	419,157	548,157	672,157
100	19,435,909	902,197	-147,553	402,197	531,197	655,197
120	19,068,437	885,140	-164,610	385,140	514,140	638,140
140	18,698,983	867,990	-181,760	367,990	496,990	620,990
160	18,329,531	850,840	-198,910	350,840	479,840	603,840
180	17,960,078	833,691	-216,059	333,691	462,691	586,691
200	17,587,785	816,409	-233,341	316,409	445,409	569,409
210	17,400,974	807,737	-242,013	307,737	436,737	560,737
220	17,214,162	799,066	-250,684	299,066	428,066	552,066
230	17,027,350	790,394	-259,356	290,394	419,394	543,394
240	16,840,538	781,723	-268,027	281,723	410,723	534,723
250	16,653,726	773,051	-276,699	273,051	402,051	526,051

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,149,667	331,881	-717,869	-168,119	-39,119	84,881
20	6,703,143	311,154	-738,596	-188,846	-59,846	64,154
40	6,252,809	290,250	-759,500	-209,750	-80,750	43,250
60	5,802,474	269,346	-780,404	-230,654	-101,654	22,346
80	5,352,139	248,441	-801,309	-251,559	-122,559	1,441
100	4,897,132	227,320	-822,430	-272,680	-143,680	-19,680
120	4,439,431	206,074	-843,676	-293,926	-164,926	-40,926
140	3,981,731	184,828	-864,922	-315,172	-186,172	-62,172
160	3,524,031	163,582	-886,168	-336,418	-207,418	-83,418
180	3,059,920	142,039	-907,711	-357,961	-228,961	-104,961
200	2,594,734	120,445	-929,305	-379,555	-250,555	-126,555
210	2,362,141	109,648	-940,102	-390,352	-261,352	-137,352
220	2,129,548	98,852	-950,898	-401,148	-272,148	-148,148
230	1,896,955	88,055	-961,695	-411,945	-282,945	-158,945
240	1,663,302	77,209	-972,541	-422,791	-293,791	-169,791
250	1,426,905	66,236	-983,514	-433,764	-304,764	-180,764

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£80



Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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L48 - Land at Blackdown, Leamington Spa

Site type 5

Houses	
No of units	1165 units
Density:	35 dph
CSH level:	4

Affordable %	20%
% rented	80%
% intermed	20%

Site area	66.57 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,810,283	177,408	-872,342	-322,592	-193,592	-69,592
20	10,723,053	161,076	-888,674	-338,924	-209,924	-85,924
40	9,578,557	143,884	-905,866	-356,116	-227,116	-103,116
60	8,401,241	126,199	-923,551	-373,801	-244,801	-120,801
80	7,166,152	107,646	-942,104	-392,354	-263,354	-139,354
100	5,890,041	88,477	-961,273	-411,523	-282,523	-158,523
120	4,606,604	69,198	-980,552	-430,802	-301,802	-177,802
140	3,309,623	49,715	-1,000,035	-450,285	-321,285	-197,285
160	2,004,164	30,105	-1,019,645	-469,895	-340,895	-216,895
180	685,972	10,304	-1,039,446	-489,696	-360,696	-236,696
200	-642,562	-9,652	-1,059,402	-509,652	-380,652	-256,652
210	-1,312,438	-19,715	-1,069,465	-519,715	-390,715	-266,715
220	-1,982,315	-29,777	-1,079,527	-529,777	-400,777	-276,777
230	-2,652,191	-39,840	-1,089,590	-539,840	-410,840	-286,840
240	-3,322,067	-49,902	-1,099,652	-549,902	-420,902	-296,902
250	-3,991,943	-59,965	-1,109,715	-559,965	-430,965	-306,965

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	42,912,882	644,614	-405,136	144,614	273,614	397,614
20	42,031,874	631,380	-418,370	131,380	260,380	384,380
40	41,147,007	618,088	-431,662	118,088	247,088	371,088
60	40,260,662	604,774	-444,976	104,774	233,774	357,774
80	39,374,318	591,460	-458,290	91,460	220,460	344,460
100	38,487,974	578,146	-471,604	78,146	207,146	331,146
120	37,597,150	564,784	-484,988	64,784	193,784	317,784
140	36,705,384	551,368	-498,382	51,368	180,368	304,368
160	35,813,616	537,973	-511,777	37,973	166,973	290,973
180	34,921,849	524,577	-525,173	24,577	153,577	277,577
200	34,024,617	511,099	-538,651	11,099	140,099	264,099
210	33,127,339	504,360	-545,390	4,360	133,360	257,360
220	32,230,060	494,621	-552,129	-2,379	126,621	250,621
230	31,332,781	484,882	-558,868	-9,118	119,882	243,882
240	30,435,502	474,143	-565,607	-15,857	113,143	237,143
250	29,538,223	463,403	-572,347	-22,597	106,403	230,403

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£210	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	29,746,428	446,835	-602,915	-53,165	75,835	199,835
20	28,849,148	433,356	-616,394	-66,644	62,356	186,356
40	27,951,870	419,878	-629,872	-80,122	48,878	172,878
60	27,049,633	406,325	-643,425	-93,675	35,325	159,325
80	26,146,752	392,762	-656,988	-107,238	21,762	145,762
100	25,243,134	379,189	-670,561	-120,811	8,189	132,189
120	24,334,560	365,541	-684,209	-134,459	-5,459	118,541
140	23,425,986	351,892	-697,858	-148,108	-19,108	104,892
160	22,517,412	338,097	-711,553	-161,903	-32,903	91,097
180	21,608,838	324,170	-725,280	-175,830	-46,830	77,170
200	20,695,063	310,119	-739,031	-189,881	-60,881	63,119
210	20,172,571	303,027	-746,723	-196,973	-67,973	56,027
220	19,650,820	295,875	-753,875	-204,125	-75,125	48,875
230	19,129,307	288,658	-761,092	-211,342	-82,342	41,658
240	18,608,572	281,330	-768,420	-218,670	-89,670	34,330
250	18,088,237	273,907	-775,843	-226,093	-97,093	26,907

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£250

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	51,879,556	779,307	-270,443	279,307	408,307	532,307
20	51,003,798	766,151	-283,599	266,151	395,151	519,151
40	50,127,470	752,988	-296,762	252,988	381,988	505,988
60	49,249,462	739,754	-309,966	239,754	368,754	492,754
80	48,365,463	726,520	-323,230	226,520	355,520	479,520
100	47,484,445	713,286	-336,464	213,286	342,286	466,286
120	46,603,436	700,052	-349,698	200,052	329,052	453,052
140	45,722,033	686,782	-362,968	186,782	315,782	439,782
160	44,839,688	673,467	-376,283	173,467	302,467	426,467
180	43,957,344	660,153	-389,597	160,153	289,153	413,153
200	43,074,000	646,839	-402,911	146,839	275,839	399,839
210	42,190,656	633,525	-416,225	133,525	262,525	386,525
220	41,307,312	620,211	-429,539	120,211	249,211	373,211
230	40,423,968	606,897	-442,853	106,897	235,897	359,897
240	39,540,624	593,583	-456,167	93,583	222,583	346,583
250	38,657,280	580,269	-469,481	80,269	209,269	333,269

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,633,524	279,903	-769,847	-220,097	-91,097	32,903
20	17,708,104	266,002	-783,748	-233,998	-104,998	19,002
40	16,772,560	251,948	-797,802	-248,052	-119,052	4,948
60	15,820,359	237,645	-812,105	-262,355	-133,355	-9,355
80	14,836,789	222,870	-826,880	-277,130	-148,130	-24,130
100	13,814,994	207,521	-842,229	-292,479	-163,479	-39,479
120	12,757,664	191,639	-858,111	-308,361	-179,361	-55,361
140	11,657,559	175,114	-874,636	-324,886	-195,886	-71,886
160	10,504,179	157,788	-891,962	-342,212	-213,212	-89,212
180	9,286,640	139,499	-910,251	-360,501	-231,501	-107,501
200	8,035,452	120,704	-929,046	-379,296	-250,296	-126,296
210	7,397,397	111,120	-938,630	-388,880	-259,880	-135,880
220	6,759,342	101,535	-948,215	-398,465	-269,465	-145,465
230	6,121,287	91,951	-957,799	-408,049	-279,049	-155,049
240	5,483,232	82,366	-967,384	-417,634	-288,634	-164,634
250	4,836,539	72,652	-977,098	-427,348	-298,348	-174,348

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£40

**Community Infrastructure Levy Viability**  
**Warwick District Council**  
**Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.  
**10% affordable housing**

**Site type K17 - Southcrest Farm, Kenilworth**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	80
Leamington Spa	20	250	250	250
Kenilworth	#N/A	240	250	250
Rural areas (higher value)	220	250	250	250
Rural areas (lower value)	#N/A	0	120	220

**Site type L09 - Land at Grove Farm, Leamington Spa**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	80
Leamington Spa	0	250	250	250
Kenilworth	#N/A	240	250	250
Rural areas (higher value)	200	250	250	250
Rural areas (lower value)	#N/A	0	100	220

**Site type C13 - Lodge Farm, Coventry**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	80
Leamington Spa	0	250	250	250
Kenilworth	#N/A	230	250	250
Rural areas (higher value)	200	250	250	250
Rural areas (lower value)	#N/A	0	100	220

**Site type W26 - Gallows Hill, Warwick**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	60
Leamington Spa	#N/A	250	250	250
Kenilworth	#N/A	210	250	250
Rural areas (higher value)	140	250	250	250
Rural areas (lower value)	#N/A	#N/A	100	210

**Site type L48 - Land at Blackdown, Leamington Spa**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	#N/A	40
Leamington Spa	#N/A	250	250	250
Kenilworth	#N/A	100	250	250
Rural areas (higher value)	#N/A	250	250	250
Rural areas (lower value)	#N/A	#N/A	20	180

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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K17 - Southcrest Farm, Kenilworth  
Site type 1

Houses	319 units
Density:	35 dph
CSH level:	4

Affordable %	10%
% rented	80%
% intermed	20%

Site area	18.23 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,417,612	352,063	-697,687	-147,937	-18,937	105,063
20	5,986,994	328,440	-721,310	-171,560	-42,560	81,440
40	5,550,166	304,476	-745,274	-195,524	-66,524	57,476
60	5,112,504	280,467	-769,283	-219,533	-90,533	33,467
80	4,674,842	256,457	-793,293	-243,543	-114,543	9,457
100	4,237,181	232,447	-817,303	-267,553	-138,553	-14,553
120	3,799,520	208,437	-841,313	-291,563	-162,563	-38,563
140	3,352,117	183,894	-865,323	-315,573	-186,573	-62,573
160	2,904,714	159,491	-889,333	-339,583	-210,583	-86,583
180	2,457,311	135,089	-913,343	-363,593	-234,593	-110,593
200	2,009,908	110,687	-937,353	-387,603	-258,603	-134,603
210	1,792,248	98,321	-951,363	-401,613	-272,613	-148,613
220	1,566,201	85,920	-965,373	-415,623	-286,623	-162,623
230	1,340,153	73,519	-979,383	-429,633	-300,633	-176,633
240	1,114,105	61,119	-993,393	-443,643	-314,643	-190,643
250	888,058	48,718	-1,007,403	-457,653	-328,653	-204,653

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£80

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£19,548,314	1,072,400	22,650	572,400	701,400	825,400
20	19,175,966	1,051,973	2,223	551,973	680,973	804,973
40	18,803,190	1,031,523	-18,227	531,523	660,523	784,523
60	18,430,416	1,011,073	-38,677	511,073	640,073	764,073
80	18,057,642	990,623	-59,127	490,623	619,623	743,623
100	17,684,868	970,173	-79,577	470,173	599,173	723,173
120	17,312,094	949,723	-100,027	449,723	578,723	702,723
140	16,939,320	929,273	-120,477	429,273	558,273	682,273
160	16,566,546	908,823	-140,927	408,823	537,823	661,823
180	16,193,772	888,373	-161,377	388,373	517,373	641,373
200	15,820,998	867,923	-181,827	367,923	496,923	620,923
210	15,584,694	854,960	-194,790	354,960	483,960	607,960
220	15,391,885	844,382	-205,368	344,382	473,382	597,382
230	15,196,915	833,687	-216,063	333,687	462,687	586,687
240	15,001,946	822,991	-226,759	322,991	451,991	575,991
250	14,806,977	812,295	-237,455	312,295	441,295	565,295

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£250	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,091,709	773,056	-276,694	273,056	402,056	526,056
20	13,702,090	751,682	-298,068	251,682	380,682	504,682
40	13,312,471	730,290	-319,442	230,290	359,290	483,290
60	12,922,852	708,842	-340,816	208,842	337,842	461,842
80	12,533,233	687,394	-362,190	187,394	316,394	440,394
100	12,143,614	665,946	-383,564	165,946	294,946	418,946
120	11,753,995	644,498	-404,938	144,498	273,498	397,498
140	11,364,376	623,050	-426,312	123,050	252,050	376,050
160	10,974,757	601,602	-447,686	101,602	230,602	354,602
180	10,585,138	580,154	-469,060	80,154	209,154	333,154
200	10,195,519	558,706	-490,434	58,706	187,706	311,706
210	9,805,900	537,258	-511,808	37,258	166,258	290,258
220	9,416,281	515,810	-533,182	15,810	144,810	268,810
230	9,026,662	494,362	-554,556	-5,642	123,362	247,362
240	8,637,043	472,914	-575,930	-27,016	101,914	225,914
250	8,247,424	451,466	-597,304	-48,390	80,466	204,466

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£240	£250	£250

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,247,685	1,275,343	225,593	775,343	904,343	1,028,343
20	22,879,030	1,255,119	205,369	755,119	884,119	1,008,119
40	22,510,375	1,234,895	185,145	734,895	863,895	987,895
60	22,141,720	1,214,671	164,921	714,671	843,671	967,671
80	21,773,065	1,194,447	144,697	694,447	823,447	947,447
100	21,404,410	1,174,223	124,473	674,223	803,223	927,223
120	21,035,755	1,153,999	104,249	653,999	782,999	906,999
140	20,667,100	1,133,775	84,025	633,775	762,775	886,775
160	20,298,445	1,113,551	63,801	613,551	742,551	866,551
180	19,929,790	1,093,327	43,577	593,327	722,327	846,327
200	19,561,135	1,073,103	23,353	573,103	702,103	826,103
210	19,347,241	1,061,369	11,619	561,369	690,369	814,369
220	19,158,759	1,051,029	1,279	551,029	680,029	804,029
230	18,970,277	1,040,689	-9,061	540,689	669,689	793,689
240	18,781,795	1,030,349	-19,401	530,349	659,349	783,349
250	18,593,313	1,020,009	-29,741	520,009	649,009	773,009

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£220	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,345,608	512,690	-537,060	12,690	141,690	265,690
20	8,927,389	489,747	-560,003	-10,253	118,747	242,747
40	8,509,170	466,804	-583,246	-33,496	95,804	219,804
60	8,090,951	443,861	-606,489	-56,739	72,861	196,861
80	7,672,732	420,918	-629,732	-80,482	49,918	173,918
100	7,254,513	397,975	-652,975	-104,225	26,975	150,975
120	6,836,294	375,032	-676,218	-127,968	3,032	128,032
140	6,418,075	352,089	-699,461	-151,711	-19,911	105,089
160	5,999,856	329,146	-722,704	-175,454	-46,964	82,146
180	5,581,637	306,203	-745,947	-199,197	-74,017	59,203
200	5,163,418	283,260	-769,190	-222,940	-101,070	36,260
210	4,821,299	264,491	-785,259	-235,509	-106,509	17,491
220	4,602,468	252,487	-797,263	-247,513	-118,513	5,487
230	4,383,637	240,483	-809,267	-259,517	-130,517	-6,517
240	4,164,806	228,479	-821,271	-271,521	-142,521	-18,521
250	3,945,975	216,475	-833,275	-283,525	-154,525	-30,525

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£120	£220

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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L09 - Land at Grove Farm, Leamington Spa

Site type 2

Houses	104
No of units	664 units
Density:	35 dph
CSH level:	4

Affordable %	10%
% rented	80%
% intermed	20%

Site area	37.94 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,271,627	349,779	-699,971	-150,221	-21,221	102,779
20	12,385,716	326,431	-723,319	-173,569	-44,569	79,431
40	11,498,310	303,043	-746,707	-196,957	-67,957	56,043
60	10,597,910	279,312	-770,438	-220,688	-91,688	32,312
80	9,697,509	255,582	-794,168	-244,418	-115,418	8,582
100	8,797,110	231,852	-817,898	-268,148	-139,148	-15,148
120	7,896,710	208,121	-841,629	-291,879	-162,879	-38,879
140	6,984,351	184,076	-865,674	-315,924	-186,924	-62,924
160	6,069,225	159,957	-889,793	-340,043	-211,043	-87,043
180	5,154,099	135,838	-913,912	-364,162	-235,162	-111,162
200	4,238,973	111,720	-938,030	-388,280	-259,280	-135,280
210	3,780,062	99,625	-950,125	-400,375	-271,375	-147,375
220	3,315,016	87,369	-962,381	-412,631	-283,631	-159,631
230	2,849,969	75,112	-974,638	-424,888	-295,888	-171,888
240	2,384,922	62,856	-986,894	-437,144	-308,144	-184,144
250	1,919,876	50,599	-999,151	-449,401	-320,401	-196,401

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£80

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	40,036,418	1,055,177	5,427	555,177	684,177	808,177
20	39,278,571	1,035,203	-14,547	535,203	664,203	788,203
40	38,519,889	1,015,208	-34,542	515,208	644,208	768,208
60	37,761,207	995,213	-54,537	495,213	624,213	748,213
80	37,002,525	975,217	-74,533	475,217	604,217	728,217
100	36,243,842	955,222	-94,528	455,222	584,222	708,222
120	35,485,161	935,226	-114,524	435,226	564,226	688,226
140	34,726,478	915,231	-134,519	415,231	544,231	668,231
160	33,966,226	895,194	-154,556	395,194	524,194	648,194
180	33,195,860	874,891	-174,859	374,891	503,891	627,891
200	32,424,006	854,548	-195,202	354,548	483,548	607,548
210	32,036,083	844,324	-205,426	344,324	473,324	597,324
220	31,645,798	834,038	-215,712	334,038	463,038	587,038
230	31,255,513	823,752	-225,998	323,752	452,752	576,752
240	30,865,228	813,466	-236,284	313,466	442,466	566,466
250	30,471,511	803,090	-246,660	303,090	432,090	556,090

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£250	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	28,909,441	761,921	-287,829	261,921	390,921	514,921
20	28,129,484	741,364	-308,386	241,364	370,364	494,364
40	27,348,914	720,792	-328,958	220,792	349,792	473,792
60	26,562,452	700,065	-349,685	200,065	329,065	453,065
80	25,764,726	679,040	-370,710	179,040	308,040	432,040
100	24,966,291	657,997	-391,753	157,997	286,997	410,997
120	24,156,105	636,644	-413,106	136,644	265,644	389,644
140	23,326,223	614,772	-434,978	114,772	243,772	367,772
160	22,490,427	592,745	-457,005	92,745	221,745	345,745
180	21,646,600	570,505	-479,245	70,505	199,505	323,505
200	20,795,758	548,081	-501,669	48,081	177,081	301,081
210	20,368,944	536,779	-512,979	36,779	155,779	289,779
220	19,938,130	525,478	-524,272	25,478	134,478	278,478
230	19,507,369	514,125	-535,625	14,125	113,125	267,125
240	19,071,541	502,639	-547,111	2,639	91,639	255,639
250	18,635,714	491,152	-558,598	-8,848	70,152	244,152

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£240	£250	£250

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	47,600,020	1,254,519	204,769	754,519	883,519	1,007,519
20	46,845,859	1,234,642	184,892	734,642	863,642	987,642
40	46,091,697	1,214,766	165,016	714,766	843,766	967,766
60	45,337,536	1,194,890	145,140	694,890	823,890	947,890
80	44,583,375	1,175,014	125,264	675,014	804,014	928,014
100	43,829,213	1,155,137	105,387	655,137	784,137	908,137
120	43,075,053	1,135,261	85,511	635,261	764,261	888,261
140	42,320,892	1,115,385	65,635	615,385	744,385	868,385
160	41,566,730	1,095,506	45,756	595,506	724,506	848,506
180	40,807,938	1,075,510	25,760	575,510	704,510	828,510
200	40,049,256	1,055,515	5,765	555,515	684,515	808,515
210	39,669,915	1,045,517	-4,233	545,517	674,517	798,517
220	39,290,574	1,035,520	-14,230	535,520	664,520	788,520
230	38,911,233	1,025,522	-24,228	525,522	654,522	778,522
240	38,531,892	1,015,524	-34,226	515,524	644,524	768,524
250	38,152,550	1,005,527	-44,223	505,527	634,527	758,527

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,272,171	507,926	-541,824	7,926	136,926	260,926
20	18,422,484	485,532	-564,218	-14,468	114,532	238,532
40	17,564,345	462,916	-586,834	-37,084	91,916	215,916
60	16,692,691	439,943	-609,807	-60,057	68,943	192,943
80	15,811,476	416,718	-633,032	-83,282	45,718	169,718
100	14,925,565	393,370	-656,380	-106,630	22,370	146,370
120	14,039,655	370,021	-679,729	-129,979	-979	123,021
140	13,153,744	346,672	-703,078	-153,328	-24,328	99,672
160	12,267,833	323,308	-726,427	-176,692	-47,692	76,308
180	11,366,839	299,578	-750,172	-200,422	-71,422	52,578
200	10,466,438	275,847	-773,903	-224,153	-95,153	28,847
210	10,016,238	263,982	-785,768	-236,018	-107,018	16,982
220	9,566,039	252,117	-797,633	-247,883	-118,883	5,117
230	9,115,839	240,252	-809,498	-259,748	-130,748	-6,748
240	8,665,639	228,387	-821,363	-271,613	-142,613	-18,613
250	8,215,438	216,521	-833,229	-283,479	-154,479	-30,479

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£100	£220

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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C13 - Lodge Farm, Coventry

Site type 3

Houses	
No of units	324 units
Density:	35 dph
CSH level:	4

Affordable %	10%
% rented	80%
% intermed	20%

Site area	18.51 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,475,914	349,779	-699,971	-150,221	-21,221	102,779
20	6,039,037	326,183	-723,567	-173,817	-44,817	79,183
40	5,601,281	302,538	-747,212	-197,462	-68,462	55,538
60	5,157,259	278,556	-771,194	-221,444	-92,444	31,556
80	4,713,238	254,573	-795,177	-245,427	-116,427	7,573
100	4,269,216	230,590	-819,160	-269,410	-140,410	-16,410
120	3,825,195	206,608	-843,142	-293,392	-164,392	-40,392
140	3,374,803	182,281	-867,469	-317,719	-188,719	-64,719
160	2,923,519	157,906	-891,844	-342,094	-213,094	-89,094
180	2,472,235	133,531	-916,219	-366,469	-237,469	-113,469
200	2,020,952	109,156	-940,594	-390,844	-261,844	-137,844
210	1,793,837	96,889	-952,861	-403,111	-274,111	-150,111
220	1,564,506	84,503	-965,247	-415,497	-286,497	-162,497
230	1,335,173	72,116	-977,634	-427,884	-298,884	-174,884
240	1,105,840	59,729	-990,021	-440,271	-311,271	-187,271
250	876,509	47,342	-1,002,408	-452,658	-323,658	-199,658

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£80

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,535,842	1,055,177	5,427	555,177	684,177	808,177
20	19,164,144	1,035,100	-14,650	535,100	664,100	788,100
40	18,792,037	1,015,002	-34,748	515,002	644,002	768,002
60	18,419,931	994,904	-54,846	494,904	623,904	747,904
80	18,047,824	974,805	-74,945	474,805	603,805	727,805
100	17,675,717	954,706	-95,044	454,706	583,706	707,706
120	17,299,703	934,182	-115,568	434,182	563,182	687,182
140	16,919,417	913,857	-135,893	413,857	542,857	666,857
160	16,543,130	893,533	-156,217	393,533	522,533	646,533
180	16,166,843	872,992	-176,542	372,992	501,992	625,992
200	15,788,286	852,438	-197,312	352,438	481,438	605,438
210	15,590,374	842,073	-207,677	342,073	471,073	595,073
220	15,397,949	831,679	-218,071	331,679	460,679	584,679
230	15,205,522	821,286	-228,464	321,286	450,286	574,286
240	15,012,805	810,877	-238,873	310,877	439,877	563,877
250	14,818,185	800,365	-249,385	300,365	429,365	553,365

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£250	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,106,414	761,921	-287,829	261,921	390,921	514,921
20	13,721,862	741,150	-308,600	241,150	370,150	494,150
40	13,337,010	720,363	-329,387	220,363	349,363	473,363
60	12,949,090	699,411	-350,339	199,411	328,411	452,411
80	12,555,539	678,154	-371,596	178,154	307,154	431,154
100	12,161,839	656,889	-392,861	156,889	285,889	409,889
120	11,761,357	635,258	-414,492	135,258	264,258	388,258
140	11,351,930	613,144	-436,606	113,144	242,144	366,144
160	10,939,234	590,854	-458,896	90,854	219,854	343,854
180	10,523,109	568,378	-481,372	68,378	197,378	321,378
200	10,102,847	545,678	-504,072	45,678	174,678	298,678
210	9,891,382	534,257	-515,493	34,257	163,257	287,257
220	9,679,918	522,836	-526,915	22,836	151,836	275,836
230	9,466,667	511,317	-538,433	11,317	140,317	264,317
240	9,251,743	499,708	-550,042	-292	128,708	252,708
250	9,036,820	488,100	-561,650	-11,900	117,100	241,100

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£230	£250	£250

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,226,516	1,254,519	204,769	754,519	883,519	1,007,519
20	22,858,522	1,234,642	184,892	734,642	863,642	987,642
40	22,490,527	1,214,766	165,016	714,766	843,766	967,766
60	22,122,533	1,194,890	145,140	694,890	823,890	947,890
80	21,754,538	1,175,014	125,264	675,014	804,014	928,014
100	21,383,577	1,154,977	105,227	654,977	783,977	907,977
120	21,011,470	1,134,879	85,129	634,879	763,879	887,879
140	20,639,364	1,114,780	65,030	614,780	743,780	867,780
160	20,267,257	1,094,682	44,932	594,682	723,682	847,682
180	19,894,884	1,074,569	24,819	574,569	703,569	827,569
200	19,518,597	1,054,245	4,495	554,245	683,245	807,245
210	19,330,455	1,044,083	-5,667	544,083	673,083	797,083
220	19,142,312	1,033,921	-15,829	533,921	662,921	786,921
230	18,954,168	1,023,759	-25,991	523,759	652,759	776,759
240	18,766,025	1,013,597	-36,153	513,597	642,597	766,597
250	18,577,882	1,003,435	-46,315	503,435	632,435	756,435

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,403,890	507,926	-541,824	7,926	136,926	260,926
20	8,984,836	485,292	-564,458	-14,708	114,292	238,292
40	8,561,512	462,427	-587,323	-37,573	91,427	215,427
60	8,131,666	439,210	-610,540	-60,790	68,210	192,210
80	7,696,860	415,725	-634,025	-84,275	44,725	168,725
100	7,259,983	392,129	-657,621	-107,871	21,129	145,129
120	6,823,107	368,532	-681,218	-131,468	-2,468	121,532
140	6,386,230	344,935	-704,815	-155,065	-26,065	97,935
160	5,949,462	321,290	-728,460	-178,710	-49,710	74,290
180	5,504,440	297,308	-752,442	-202,692	-73,692	50,308
200	5,060,419	273,325	-776,425	-226,675	-97,675	26,325
210	4,838,408	261,334	-788,416	-238,666	-109,666	14,334
220	4,616,397	249,342	-800,408	-250,658	-121,658	2,342
230	4,394,387	237,351	-812,399	-262,649	-133,649	-9,649
240	4,172,376	225,360	-824,390	-274,640	-145,640	-21,640
250	3,949,511	213,322	-836,428	-286,678	-157,678	-33,678

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£100	£220

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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W26 - Gallows Hill, Warwick

Site type 4

Houses	377 units
Density:	35 dph
CSH level:	4

Affordable %	10%
% rented	80%
% intermed	20%

Site area	21.54 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,290,026	338,396	-711,354	-161,604	-32,604	91,396
20	6,783,399	314,879	-734,871	-185,121	-56,121	67,879
40	6,276,772	291,362	-758,388	-208,638	-79,638	44,362
60	5,770,145	267,845	-781,905	-232,155	-103,155	20,845
80	5,259,687	244,150	-805,600	-255,850	-126,850	-2,850
100	4,744,775	220,248	-829,502	-279,752	-150,752	-26,752
120	4,229,861	196,346	-853,404	-303,654	-174,654	-50,654
140	3,714,949	172,445	-877,305	-327,555	-198,555	-74,555
160	3,199,429	148,190	-901,560	-351,810	-222,810	-98,810
180	2,689,094	123,897	-925,853	-376,103	-247,103	-123,103
200	2,145,760	99,604	-950,146	-400,396	-271,396	-147,396
210	1,884,093	87,458	-962,292	-412,542	-283,542	-159,542
220	1,618,989	75,152	-974,598	-424,848	-295,848	-171,848
230	1,353,042	62,807	-986,943	-437,193	-308,193	-184,193
240	1,087,095	50,462	-999,288	-449,538	-320,538	-196,538
250	821,149	38,117	-1,011,633	-461,883	-332,883	-208,883

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£60

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,641,633	1,004,585	-45,165	504,585	633,585	757,585
20	21,231,011	986,524	-64,226	485,524	614,524	738,524
40	20,819,994	966,445	-83,305	466,445	595,445	719,445
60	20,408,976	947,366	-102,384	447,366	576,366	700,366
80	19,998,182	928,205	-121,545	428,205	557,205	681,205
100	19,580,547	908,911	-140,839	408,911	537,911	661,911
120	19,164,914	889,618	-160,132	389,618	518,618	642,618
140	18,749,279	870,325	-179,425	370,325	499,325	623,325
160	18,329,357	850,832	-198,918	350,832	479,832	603,832
180	17,909,031	831,321	-218,429	331,321	460,321	584,321
200	17,488,704	811,810	-237,940	311,810	440,810	564,810
210	17,278,541	802,054	-247,696	302,054	431,054	555,054
220	17,066,000	792,188	-257,562	292,188	421,188	545,188
230	16,851,805	782,246	-267,504	282,246	411,246	535,246
240	16,636,835	772,267	-277,483	272,267	401,267	525,267
250	16,421,516	762,272	-287,478	262,272	391,272	515,272

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,660,664	726,954	-322,796	226,954	355,954	479,954
20	15,240,230	707,438	-342,312	207,438	336,438	460,438
40	14,815,134	687,705	-362,045	187,705	316,705	440,705
60	14,388,436	667,898	-381,852	167,898	296,898	420,898
80	13,955,884	647,820	-401,930	147,820	276,820	400,820
100	13,515,268	627,367	-422,383	127,367	256,367	380,367
120	13,068,698	606,637	-443,113	106,637	235,637	359,637
140	12,614,317	585,545	-464,205	85,545	214,545	338,545
160	12,155,520	564,248	-485,502	64,248	193,248	317,248
180	11,688,365	542,563	-507,187	42,563	171,563	295,563
200	11,215,161	520,598	-529,152	20,598	149,598	273,598
210	10,977,762	509,578	-549,172	9,578	138,578	262,578
220	10,738,888	498,489	-567,261	-1,511	127,489	251,489
230	10,497,608	487,289	-582,461	-12,711	116,289	240,289
240	10,256,327	476,089	-597,661	-23,911	105,089	229,089
250	10,014,145	464,848	-614,902	-35,152	93,848	217,848

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£210	£250	£250

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,712,508	1,193,551	143,801	693,551	822,551	946,551
20	25,306,032	1,174,683	124,933	674,683	803,683	927,683
40	24,899,557	1,155,815	106,065	655,815	784,815	908,815
60	24,493,082	1,136,947	87,197	636,947	765,947	889,947
80	24,085,539	1,118,029	68,279	618,029	747,029	871,029
100	23,674,521	1,098,950	49,200	598,950	727,950	851,950
120	23,263,504	1,079,871	30,121	579,871	708,871	832,871
140	22,852,486	1,060,792	11,042	560,792	689,792	813,792
160	22,440,840	1,041,684	-8,066	541,684	670,684	794,684
180	22,025,206	1,022,390	-27,360	522,390	651,390	775,390
200	21,609,571	1,003,097	-46,653	503,097	632,097	756,097
210	21,401,754	993,450	-56,300	493,450	622,450	746,450
220	21,193,937	983,803	-65,947	483,803	612,803	736,803
230	20,986,120	974,157	-75,593	474,157	603,157	727,157
240	20,777,818	964,488	-85,262	464,488	593,488	717,488
250	20,567,655	954,732	-95,018	454,732	583,732	707,732

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£140	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,518,710	488,269	-561,481	-11,731	117,269	241,269
20	10,051,556	466,584	-583,166	-33,416	95,584	219,584
40	9,576,953	444,554	-605,196	-55,446	73,554	197,554
60	9,096,058	422,231	-627,519	-77,769	51,231	175,231
80	8,608,641	399,605	-650,145	-100,395	28,605	152,605
100	8,114,465	376,666	-673,084	-123,334	5,666	129,666
120	7,613,289	353,402	-696,348	-146,598	-17,598	106,402
140	7,106,862	329,885	-719,865	-170,115	-41,115	82,885
160	6,600,035	306,368	-743,382	-193,632	-64,632	59,368
180	6,093,409	282,251	-766,899	-217,149	-88,149	35,851
200	5,582,708	259,144	-790,606	-240,856	-111,856	12,144
210	5,325,251	247,193	-802,557	-252,807	-123,807	193
220	5,067,796	235,243	-814,507	-264,757	-135,757	-11,757
230	4,810,339	223,292	-826,458	-276,708	-147,708	-23,708
240	4,552,882	211,341	-838,409	-288,659	-159,659	-35,659
250	4,295,426	199,390	-850,360	-300,610	-171,610	-47,610

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£210

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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L48 - Land at Blackdown, Leamington Spa

Site type 5

Houses	1165 units
No of units	35 dph
Density:	4
CSH level:	

Affordable %	10%
% rented	80%
% intermed	20%

Site area	66.57 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,132,669	287,401	-762,349	-212,599	-83,599	40,401
20	18,082,319	271,623	-778,127	-228,377	-99,377	24,623
40	17,019,104	255,652	-794,098	-244,348	-115,348	8,652
60	15,919,853	239,139	-810,611	-260,861	-131,861	-7,861
80	14,779,151	222,004	-827,746	-277,996	-148,996	-24,996
100	13,591,257	204,161	-845,589	-295,839	-166,839	-42,839
120	12,352,735	185,556	-864,194	-314,444	-185,444	-61,444
140	11,042,468	165,874	-883,876	-334,126	-205,126	-81,126
160	9,654,094	145,019	-904,731	-354,981	-225,981	-101,981
180	8,236,658	123,727	-926,023	-376,273	-247,273	-123,273
200	6,801,034	102,161	-947,589	-397,839	-268,839	-144,839
210	6,083,223	91,379	-958,371	-408,621	-279,621	-155,621
220	5,360,025	80,515	-969,235	-419,485	-290,485	-166,485
230	4,630,473	69,556	-980,194	-430,444	-301,444	-177,444
240	3,900,921	58,598	-991,153	-441,402	-312,402	-188,402
250	3,171,370	47,639	-1,002,111	-452,361	-323,361	-199,361

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£40

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	52,857,278	793,993	-255,757	293,993	422,993	546,993
20	51,866,760	779,114	-270,636	279,114	408,114	532,114
40	50,875,625	764,226	-285,524	264,226	393,226	517,226
60	49,884,491	749,338	-300,412	249,338	378,338	502,338
80	48,893,357	734,450	-315,300	234,450	363,450	487,450
100	47,902,223	719,562	-330,250	219,562	348,562	472,562
120	46,911,089	704,674	-345,229	204,674	333,674	457,674
140	45,919,955	689,786	-360,207	189,786	318,786	442,786
160	44,928,821	674,898	-375,185	174,898	303,898	427,898
180	43,937,687	659,937	-390,213	159,937	288,937	412,937
200	42,946,553	644,967	-405,283	144,967	273,967	397,967
210	42,401,487	636,932	-412,818	136,932	265,932	389,932
220	41,899,868	629,397	-420,353	129,397	258,397	382,397
230	41,398,249	621,862	-427,888	121,862	250,862	374,862
240	40,896,631	614,327	-435,423	114,327	243,327	367,327
250	40,395,011	606,792	-442,958	106,792	235,792	359,792

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	38,445,094	577,501	-472,249	77,501	206,501	330,501
20	37,442,301	562,438	-487,312	62,438	191,438	315,438
40	36,439,064	547,368	-502,382	47,368	176,368	300,368
60	35,435,826	532,298	-517,452	32,298	161,298	285,298
80	34,427,563	517,152	-532,598	17,152	146,152	270,152
100	33,418,124	501,989	-547,761	1,989	130,989	254,989
120	32,408,686	486,826	-562,924	-13,174	115,826	239,826
140	31,394,559	471,592	-578,158	-28,408	100,592	224,592
160	30,378,818	456,334	-593,416	-43,666	85,334	209,334
180	29,363,078	441,076	-608,674	-58,924	70,076	194,076
200	28,342,681	425,748	-624,002	-74,252	54,748	178,748
210	27,828,007	418,917	-631,753	-81,983	47,917	171,917
220	27,311,128	410,253	-639,497	-89,747	39,253	163,253
230	26,794,248	402,489	-647,261	-97,511	31,489	155,489
240	26,275,327	394,694	-655,056	-105,306	23,694	147,694
250	25,750,810	386,815	-662,935	-113,185	15,815	139,815

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£250	£250

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	62,687,834	941,663	-108,087	441,663	570,663	694,663
20	61,702,605	926,863	-122,887	426,863	555,863	679,863
40	60,717,377	912,064	-137,686	412,064	541,064	665,064
60	59,732,148	897,264	-152,486	397,264	526,264	650,264
80	58,746,920	882,464	-167,286	382,464	511,464	635,464
100	57,757,733	867,620	-182,130	367,620	496,620	620,620
120	56,767,598	852,732	-197,018	352,732	481,732	605,732
140	55,776,464	837,844	-211,906	337,844	466,844	590,844
160	54,785,329	822,956	-226,794	322,956	451,956	575,956
180	53,794,195	808,067	-241,683	308,067	437,067	561,067
200	52,799,441	793,125	-256,625	293,125	422,125	546,125
210	52,300,873	785,635	-264,115	285,635	414,635	538,635
220	51,802,304	778,146	-271,604	278,146	407,146	531,146
230	51,303,735	770,657	-279,093	270,657	399,657	523,657
240	50,805,166	763,168	-286,582	263,168	392,168	516,168
250	50,306,599	755,679	-294,071	255,679	384,679	508,679

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,345,655	395,750	-654,000	-104,250	24,750	148,750
20	25,323,509	380,396	-669,354	-119,604	9,396	133,396
40	24,301,363	365,042	-684,708	-134,958	-5,958	118,042
60	23,273,512	349,602	-700,148	-150,398	-21,398	102,602
80	22,240,724	334,088	-715,662	-165,912	-36,912	87,088
100	21,193,748	318,361	-731,389	-181,639	-52,639	71,361
120	20,134,626	302,451	-747,299	-197,549	-68,549	55,451
140	19,062,810	286,351	-763,399	-213,649	-84,649	39,351
160	17,959,181	269,773	-779,977	-230,227	-101,227	22,773
180	16,822,177	252,694	-797,056	-247,306	-118,306	5,694
200	15,650,174	235,088	-814,662	-264,912	-135,912	-11,912
210	15,049,543	225,066	-823,684	-273,934	-144,934	-20,934
220	14,431,442	216,781	-832,969	-283,219	-154,219	-30,219
230	13,802,158	207,329	-842,421	-292,671	-163,671	-39,671
240	13,146,934	197,486	-852,264	-302,514	-173,514	-49,514
250	12,476,656	187,418	-862,332	-312,582	-183,582	-59,582

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£180

**Community Infrastructure Levy Viability**  
**Warwick District Council**  
**Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.  
**0% affordable housing**

**Site type** **K17 - Southcrest Farm, Kenilworth**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	0	100	180
Leamington Spa	180	250	250	250
Kenilworth	#N/A	250	250	250
Rural areas (higher value)	250	250	250	250
Rural areas (lower value)	#N/A	120	230	250

**Site type** **L09 - Land at Grove Farm, Leamington Spa**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	0	100	180
Leamington Spa	180	250	250	250
Kenilworth	#N/A	250	250	250
Rural areas (higher value)	250	250	250	250
Rural areas (lower value)	#N/A	120	230	250

**Site type** **C13 - Lodge Farm, Coventry**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	0	100	180
Leamington Spa	180	250	250	250
Kenilworth	#N/A	250	250	250
Rural areas (higher value)	250	250	250	250
Rural areas (lower value)	#N/A	120	230	250

**Site type** **W26 - Gallows Hill, Warwick**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	80	180
Leamington Spa	120	250	250	250
Kenilworth	#N/A	250	250	250
Rural areas (higher value)	250	250	250	250
Rural areas (lower value)	#N/A	100	210	250

**Site type** **L48 - Land at Blackdown, Leamington Spa**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Warwick	#N/A	#N/A	20	160
Leamington Spa	#N/A	250	250	250
Kenilworth	#N/A	240	250	250
Rural areas (higher value)	60	250	250	250
Rural areas (lower value)	#N/A	0	160	250



Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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K17 - Southcrest Farm, Kenilworth

Site type 1

Houses	319 units
Density:	35 dph
CSH level:	4

Affordable %	0%
% rented	80%
% intermed	20%

Site area	18.23 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,220,989	505,854	-543,896	5,854	134,854	258,854
20	8,749,506	479,989	-569,761	-20,011	108,989	232,989
40	8,271,041	453,741	-596,009	-46,259	82,741	206,741
60	7,792,575	427,492	-622,258	-72,508	56,492	180,492
80	7,314,110	401,244	-648,506	-98,756	30,244	154,244
100	6,835,644	374,996	-674,754	-125,004	3,996	127,996
120	6,357,178	348,748	-701,002	-151,252	-22,466	101,748
140	5,878,712	322,500	-727,250	-177,500	-49,143	74,857
160	5,400,246	296,252	-753,498	-203,748	-75,821	48,179
180	4,921,780	270,004	-779,746	-230,004	-102,498	21,502
200	4,443,314	243,756	-806,004	-256,256	-129,175	-5,175
210	4,161,175	228,278	-821,472	-271,722	-142,722	-18,722
220	3,914,053	214,721	-835,029	-285,279	-156,279	-32,279
230	3,666,931	201,164	-848,586	-298,836	-169,836	-45,836
240	3,419,809	187,607	-862,143	-312,393	-183,393	-59,393
250	3,172,686	174,050	-875,700	-325,950	-196,950	-72,950

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£100	£180

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£23,259,013	1,275,965	226,215	775,965	904,965	1,028,965
20	22,849,395	1,253,493	203,743	753,493	882,493	1,006,493
40	22,439,777	1,231,022	181,272	731,022	860,022	984,022
60	22,027,074	1,208,382	158,632	708,382	837,382	961,382
80	21,612,890	1,185,660	135,910	685,660	814,660	938,660
100	21,198,695	1,162,937	113,187	662,937	791,937	915,937
120	20,784,489	1,140,215	90,465	640,215	769,215	893,215
140	20,369,033	1,117,423	67,743	617,423	746,423	870,423
160	19,953,577	1,094,631	44,996	594,631	723,631	847,631
180	19,538,121	1,071,839	22,249	571,839	700,839	824,839
200	19,122,665	1,049,047	-1,259	549,047	678,047	802,047
210	18,707,209	1,026,255	-3,512	526,255	655,255	779,255
220	18,291,753	1,003,463	-5,765	503,463	632,463	756,463
230	17,876,297	980,671	-8,018	480,671	609,671	733,671
240	17,460,841	957,879	-10,271	457,879	586,879	710,879
250	17,045,385	935,087	-12,524	435,087	564,087	688,087

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£250	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,355,663	952,113	-97,637	452,113	581,113	705,113
20	16,936,511	929,119	-120,631	429,119	558,119	682,119
40	16,517,359	906,125	-143,645	406,125	535,125	659,125
60	16,098,207	883,131	-166,659	383,131	512,131	636,131
80	15,679,055	860,137	-189,673	360,137	489,137	613,137
100	15,259,903	837,143	-212,687	337,143	466,143	590,143
120	14,840,751	814,149	-235,701	314,149	443,149	567,149
140	14,421,599	791,155	-258,715	291,155	420,155	544,155
160	14,002,447	768,161	-281,729	268,161	397,161	521,161
180	13,583,295	745,167	-304,743	245,167	374,167	498,167
200	13,164,143	722,173	-327,757	222,173	351,173	475,173
210	12,803,016	702,360	-347,944	202,360	331,360	455,360
220	12,441,889	682,547	-368,131	182,547	311,547	435,547
230	12,080,762	662,734	-388,318	162,734	291,734	415,734
240	11,719,635	642,921	-408,505	142,921	271,921	395,921
250	11,358,508	623,108	-428,692	123,108	252,108	376,108

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	27,281,562	1,496,637	446,887	996,637	1,125,637	1,249,637
20	26,874,360	1,474,299	424,549	974,299	1,103,299	1,227,299
40	26,467,158	1,451,961	402,211	951,961	1,080,961	1,204,961
60	26,059,956	1,429,623	379,873	929,623	1,058,623	1,182,623
80	25,652,754	1,407,285	357,535	907,285	1,036,285	1,160,285
100	25,245,552	1,384,947	335,197	884,947	1,013,947	1,137,947
120	24,838,350	1,362,609	312,859	862,609	991,609	1,115,609
140	24,431,148	1,340,271	290,521	840,271	969,271	1,093,271
160	24,023,946	1,317,933	268,183	817,933	946,933	1,070,933
180	23,616,744	1,295,595	245,845	795,595	924,595	1,048,595
200	23,209,542	1,273,257	223,507	773,257	902,257	1,026,257
210	22,802,340	1,250,919	201,169	750,919	879,919	1,003,919
220	22,395,138	1,228,581	178,831	728,581	857,581	981,581
230	21,987,936	1,206,243	156,493	706,243	835,243	959,243
240	21,580,734	1,183,905	134,155	683,905	812,905	936,905
250	21,173,532	1,161,567	111,817	661,567	790,567	914,567

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,313,523	675,507	-374,243	175,507	304,507	428,507
20	11,865,121	650,908	-398,842	150,908	279,908	403,908
40	11,416,719	626,309	-423,441	126,309	255,309	379,309
60	10,968,317	601,710	-448,040	101,710	230,710	354,710
80	10,519,915	577,111	-472,639	77,111	206,111	330,111
100	10,071,513	552,512	-497,238	52,512	181,512	305,512
120	9,623,111	527,913	-521,837	27,913	156,913	280,913
140	9,174,709	503,314	-546,436	3,314	132,314	256,314
160	8,726,307	478,715	-571,035	-21,285	107,715	231,715
180	8,277,905	454,116	-595,634	-46,886	83,116	207,116
200	7,829,503	429,517	-620,233	-72,487	58,517	182,517
210	7,413,279	405,918	-644,832	-98,088	33,918	157,918
220	7,000,055	382,319	-669,431	-123,689	9,319	133,319
230	6,590,831	358,720	-694,030	-149,290	-15,280	108,720
240	6,181,607	335,121	-718,629	-174,891	-40,881	84,121
250	5,772,383	311,522	-743,228	-200,492	-66,482	59,522

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£230	£250

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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L09 - Land at Grove Farm, Leamington Spa

Site type 2

Houses	
No of units	664 units
Density:	35 dph
CSH level:	4

Affordable %	0%
% rented	80%
% intermed	20%

Site area	37.94 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,026,667	501,456	-549,294	1,456	130,456	254,456
20	18,069,011	476,216	-573,534	-23,784	105,216	229,216
40	17,099,331	450,660	-599,090	-49,340	79,660	203,660
60	16,114,986	424,717	-625,033	-75,283	53,717	177,717
80	15,130,642	398,774	-650,976	-101,226	27,774	151,774
100	14,146,296	372,832	-676,918	-127,168	1,832	125,832
120	13,161,951	346,889	-702,861	-153,111	-24,111	99,889
140	12,166,130	320,643	-729,107	-179,357	-50,357	73,643
160	11,165,686	294,276	-755,474	-205,724	-76,724	47,276
180	10,165,242	267,909	-781,841	-232,091	-103,091	20,909
200	9,164,798	241,542	-808,208	-258,458	-129,458	-5,458
210	8,664,576	228,359	-821,391	-271,641	-142,641	-18,641
220	8,157,455	214,993	-834,757	-285,007	-156,007	-32,007
230	7,649,052	201,594	-848,156	-298,406	-169,406	-45,406
240	7,140,649	188,195	-861,595	-311,805	-182,805	-58,805
250	6,632,244	174,796	-874,954	-325,204	-196,204	-72,204

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£100	£180

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	47,628,429	1,255,267	205,517	755,267	884,267	1,008,267
20	46,790,473	1,233,183	183,433	733,183	862,183	986,183
40	45,952,515	1,211,098	161,348	711,098	840,098	964,098
60	45,114,559	1,189,013	139,263	689,013	818,013	942,013
80	44,276,602	1,166,929	117,179	666,929	795,929	919,929
100	43,434,321	1,144,790	94,980	644,790	773,790	897,790
120	42,591,341	1,122,513	72,783	622,513	751,513	875,513
140	41,748,361	1,100,296	50,546	600,296	729,296	853,296
160	40,905,380	1,078,079	28,329	578,079	707,079	831,079
180	40,062,400	1,055,861	6,111	555,861	684,861	808,861
200	39,219,420	1,033,644	-16,106	533,644	662,644	786,644
210	38,379,931	1,022,536	-27,214	522,536	651,536	775,536
220	38,373,661	1,011,354	-38,396	511,354	640,354	764,354
230	37,947,448	1,000,121	-49,629	500,121	629,121	753,121
240	37,521,098	988,884	-60,866	488,884	617,884	741,884
250	37,092,291	977,583	-72,167	477,583	606,583	730,583

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£250	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	35,560,202	937,204	-112,546	437,204	566,204	690,204
20	34,712,116	914,852	-134,898	414,852	543,852	667,852
40	33,864,031	892,501	-157,249	392,501	521,501	645,501
60	33,014,561	870,113	-179,637	370,113	499,113	623,113
80	32,154,592	847,448	-202,302	347,448	476,448	600,448
100	31,287,291	824,590	-225,160	324,590	453,590	577,590
120	30,419,991	801,732	-248,018	301,732	430,732	554,732
140	29,542,631	778,608	-271,142	278,608	407,608	531,608
160	28,655,481	755,227	-294,523	255,227	384,227	508,227
180	27,768,331	731,846	-317,904	231,846	360,846	484,846
200	26,860,338	707,916	-341,834	207,916	336,916	460,916
210	26,339,088	695,759	-365,991	195,759	324,759	448,759
220	25,937,840	683,603	-389,147	183,603	312,603	436,603
230	25,472,239	671,332	-412,302	171,332	300,332	424,332
240	25,003,445	658,976	-435,457	158,976	287,976	411,976
250	24,534,653	646,621	-458,612	146,621	275,621	399,621

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	55,853,547	1,472,044	422,294	972,044	1,101,044	1,225,044
20	55,020,532	1,450,089	400,339	950,089	1,079,089	1,203,089
40	54,187,518	1,428,135	378,385	928,135	1,057,135	1,181,135
60	53,352,060	1,406,116	356,366	906,116	1,035,116	1,159,116
80	52,514,104	1,384,031	334,281	884,031	1,013,031	1,137,031
100	51,676,146	1,361,947	312,197	861,947	990,947	1,114,947
120	50,838,190	1,339,862	290,112	839,862	968,862	1,092,862
140	50,000,232	1,317,777	268,027	817,777	946,777	1,070,777
160	49,162,276	1,295,693	245,943	795,693	924,693	1,048,693
180	48,324,319	1,273,608	223,858	773,608	902,608	1,026,608
200	47,486,362	1,251,523	201,773	751,523	880,523	1,004,523
210	47,067,384	1,240,481	190,731	740,481	869,481	993,481
220	46,648,405	1,229,438	179,688	729,438	858,438	982,438
230	46,229,427	1,218,396	168,646	718,396	847,396	971,396
240	45,808,809	1,207,310	157,560	707,310	836,310	960,310
250	45,387,319	1,196,202	146,452	696,202	825,202	949,202

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,325,372	667,461	-382,289	167,461	296,461	420,461
20	24,428,054	643,812	-405,938	143,812	272,812	396,812
40	23,513,730	619,714	-430,036	119,714	248,714	372,714
60	22,591,191	595,400	-454,350	95,400	224,400	348,400
80	21,653,604	570,690	-479,060	70,690	199,690	323,690
100	20,709,106	545,797	-503,953	45,797	174,797	298,797
120	19,756,187	520,683	-529,067	20,683	149,683	273,683
140	18,788,869	495,189	-554,561	-4,811	124,189	248,189
160	17,813,690	469,487	-580,263	-30,513	98,487	222,487
180	16,829,345	443,544	-606,206	-56,456	72,544	196,544
200	15,845,000	417,602	-632,148	-82,398	46,602	170,602
210	15,352,827	404,630	-645,120	-95,370	33,630	157,630
220	14,860,654	391,659	-659,091	-108,341	20,659	144,659
230	14,368,482	378,687	-671,063	-121,313	7,687	131,687
240	13,876,309	365,716	-684,034	-134,284	-5,284	118,716
250	13,379,440	352,621	-697,129	-147,379	-18,379	105,621

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£230	£250

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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C13 - Lodge Farm, Coventry

Site type 3

Houses	324 units
No of units	35 dph
Density:	4
CSH level:	

Affordable %	0%
% rented	80%
% intermed	20%

Site area	18.51 ha
Net to gross	50%

Growth	0%
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,284,097	501,456	-549,294	1,456	130,456	254,456
20	8,811,783	475,945	-573,805	-24,055	104,945	228,945
40	8,333,439	450,109	-599,641	-49,891	79,109	203,109
60	7,848,021	423,890	-625,860	-76,110	52,890	176,890
80	7,362,602	397,671	-652,079	-102,329	26,671	150,671
100	6,877,184	371,453	-678,297	-128,547	453	124,453
120	6,391,766	345,234	-704,516	-154,766	-25,766	98,234
140	5,906,348	319,015	-730,735	-181,318	-52,318	71,682
160	5,420,929	292,796	-757,116	-207,966	-78,966	45,034
180	4,935,511	266,577	-783,633	-234,613	-105,613	18,387
200	4,450,092	240,358	-810,150	-261,260	-132,260	-8,260
210	4,173,148	225,402	-824,348	-274,598	-145,598	-21,598
220	3,922,435	211,860	-837,890	-288,140	-159,140	-35,140
230	3,671,722	198,318	-851,432	-301,682	-172,682	-48,682
240	3,421,009	184,777	-864,973	-315,223	-186,223	-62,223
250	3,170,296	171,235	-878,515	-328,765	-199,765	-75,765

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£100	£180

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,240,378	1,255,267	205,517	755,267	884,267	1,008,267
20	22,831,496	1,233,183	183,433	733,183	862,183	986,183
40	22,422,613	1,211,098	161,348	711,098	840,098	964,098
60	22,013,730	1,189,014	139,263	689,014	817,914	941,914
80	21,604,847	1,166,929	117,178	666,929	795,829	919,829
100	21,195,964	1,144,845	95,093	644,845	773,745	897,745
120	20,787,081	1,122,760	73,008	622,760	751,660	875,660
140	20,378,198	1,100,675	50,923	600,675	729,575	853,575
160	19,969,315	1,078,590	28,838	578,590	707,490	831,490
180	19,560,432	1,056,505	6,753	556,505	685,405	809,405
200	19,151,549	1,034,420	-15,332	534,420	663,320	787,320
210	18,742,666	1,012,335	-37,417	512,335	641,235	765,235
220	18,333,783	990,250	-59,502	490,250	619,150	743,150
230	17,924,900	968,165	-81,587	468,165	597,065	721,065
240	17,516,017	946,080	-103,672	446,080	574,980	698,980
250	17,107,134	924,000	-125,757	424,000	552,900	676,900

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£250	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,351,665	937,204	-112,546	437,204	566,204	690,204
20	16,933,570	914,622	-135,128	414,622	543,622	667,622
40	16,515,475	892,039	-157,711	392,039	521,039	645,039
60	16,097,380	869,456	-180,293	369,456	498,456	622,456
80	15,679,285	846,873	-202,875	346,873	475,873	599,873
100	15,261,190	824,290	-225,457	324,290	453,290	577,290
120	14,843,095	801,707	-248,039	301,707	430,707	554,707
140	14,425,000	779,124	-270,621	279,124	408,124	532,124
160	14,006,905	756,541	-293,203	256,541	385,541	509,541
180	13,588,810	733,958	-315,785	233,958	362,958	486,958
200	13,170,715	711,375	-338,367	211,375	340,375	464,375
210	12,812,620	695,346	-356,304	193,346	322,046	446,046
220	12,454,525	679,317	-374,241	175,317	303,717	427,717
230	12,096,430	663,288	-392,178	157,288	285,388	409,388
240	11,738,335	647,259	-410,115	139,259	267,059	391,059
250	11,380,240	631,230	-428,052	121,230	248,730	372,730

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	27,253,839	1,472,044	422,294	972,044	1,101,044	1,225,044
20	26,847,368	1,450,089	400,339	950,089	1,079,089	1,203,089
40	26,440,897	1,428,135	378,385	928,135	1,057,135	1,181,135
60	26,034,426	1,406,180	356,430	906,180	1,035,180	1,159,180
80	25,627,955	1,384,226	334,476	884,226	1,013,226	1,137,226
100	25,221,484	1,362,271	312,521	862,271	991,271	1,115,271
120	24,815,013	1,340,317	290,567	840,317	969,317	1,093,317
140	24,408,542	1,318,362	268,612	818,362	947,362	1,071,362
160	24,002,071	1,296,408	246,658	796,408	925,408	1,049,408
180	23,595,600	1,274,453	224,704	774,453	903,453	1,027,453
200	23,189,129	1,252,499	202,750	752,499	881,499	1,005,499
210	22,782,658	1,230,544	180,795	730,544	859,544	983,544
220	22,376,187	1,208,590	158,841	708,590	837,590	961,590
230	21,969,716	1,186,635	136,886	686,635	815,635	939,635
240	21,563,245	1,164,681	114,932	664,681	793,681	917,681
250	21,156,774	1,142,726	92,977	642,726	771,726	895,726

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,357,561	667,461	-382,289	167,461	296,461	420,461
20	11,915,081	643,561	-406,189	143,561	272,561	396,561
40	11,472,601	619,661	-430,089	119,661	248,661	372,661
60	11,030,121	595,761	-453,989	95,761	224,761	348,761
80	10,587,641	571,861	-477,889	71,861	200,861	324,861
100	10,145,161	547,961	-501,789	47,961	176,961	300,961
120	9,702,681	524,061	-525,689	24,061	153,061	277,061
140	9,260,201	500,161	-549,589	2,161	129,161	253,161
160	8,817,721	476,261	-573,489	-21,741	105,261	229,261
180	8,375,241	452,361	-597,389	-45,841	81,361	205,361
200	7,932,761	428,461	-621,289	-70,941	57,461	181,461
210	7,490,281	404,561	-645,189	-95,041	33,561	157,561
220	7,047,801	380,661	-669,089	-119,141	9,661	133,661
230	6,605,321	356,761	-692,989	-143,241	-14,741	109,761
240	6,162,841	332,861	-716,889	-167,341	-38,841	85,861
250	5,720,361	308,961	-740,789	-191,441	-62,941	61,961

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£120	£230	£250

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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W26 - Gallows Hill, Warwick

Site type 4

Houses	377 units
No of units	377 units
Density:	35 dph
CSH level:	4

Affordable %	0%
% rented	80%
% intermed	20%

Site area	21.54 ha
Net to gross	50%

Growth	
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,399,248	482,724	-567,026	-17,276	111,724	235,724
20	9,871,697	458,235	-591,515	-41,765	87,235	211,235
40	9,336,044	433,371	-616,379	-66,629	62,371	186,371
60	8,792,101	408,121	-641,629	-91,879	37,121	161,121
80	8,239,587	382,474	-667,276	-117,526	11,474	135,474
100	7,678,220	356,416	-693,334	-143,584	-14,584	109,416
120	7,115,301	330,286	-719,464	-169,714	-40,714	83,286
140	6,552,382	304,156	-745,594	-195,844	-66,844	57,156
160	5,987,515	277,935	-771,815	-222,065	-93,065	30,935
180	5,415,390	251,377	-798,373	-248,623	-119,623	4,377
200	4,843,264	224,820	-824,930	-275,180	-146,180	-22,180
210	4,557,201	211,541	-838,209	-288,459	-159,459	-35,459
220	4,271,139	198,262	-851,488	-301,738	-172,738	-48,738
230	3,985,648	184,917	-864,833	-315,083	-186,083	-62,083
240	3,692,365	171,421	-878,329	-328,579	-199,579	-75,579
250	3,402,165	157,925	-891,825	-342,075	-213,075	-89,075

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£180

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,734,934	1,194,592	144,842	694,592	823,592	947,592
20	25,283,295	1,173,628	123,878	673,628	802,628	926,628
40	24,831,423	1,152,652	102,902	652,652	781,652	905,652
60	24,374,737	1,131,453	81,703	631,453	760,453	884,453
80	23,918,050	1,110,254	60,504	610,254	739,254	863,254
100	23,461,365	1,089,055	39,305	589,055	718,055	842,055
120	23,002,895	1,067,774	18,024	567,774	696,774	820,774
140	22,541,079	1,046,337	-3,413	546,337	675,337	799,337
160	22,079,264	1,024,900	-24,850	524,900	653,900	777,900
180	21,617,447	1,003,462	-46,288	503,462	632,462	756,462
200	21,151,937	981,854	-67,896	481,854	610,854	734,854
210	20,918,422	971,014	-78,736	471,014	600,014	724,014
220	20,684,908	960,175	-89,575	460,175	589,175	713,175
230	20,451,392	949,335	-100,415	449,335	578,335	702,335
240	20,217,878	938,496	-111,254	438,496	567,496	691,496
250	19,984,363	927,656	-122,094	427,656	556,656	680,656

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£120	£250	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,241,690	893,182	-156,568	393,182	522,182	646,182
20	18,779,874	871,745	-178,005	371,745	500,745	624,745
40	18,318,058	850,308	-199,442	350,308	479,308	603,308
60	17,853,505	828,744	-221,006	328,744	457,744	581,744
80	17,386,476	807,065	-242,685	307,065	436,065	560,065
100	16,919,447	785,385	-264,365	285,385	414,385	538,385
120	16,443,216	763,279	-286,471	263,279	392,279	516,279
140	15,965,503	741,104	-308,646	241,104	370,104	494,104
160	15,480,711	718,601	-331,149	218,601	347,601	471,601
180	14,984,012	695,544	-354,206	195,544	324,544	448,544
200	14,480,186	672,157	-377,593	172,157	301,157	425,157
210	14,227,753	659,439	-389,311	160,439	289,439	413,439
220	13,972,905	646,610	-401,140	148,610	277,610	401,610
230	13,713,374	636,562	-413,188	136,562	265,562	389,562
240	13,453,844	624,515	-425,235	124,515	253,515	377,515
250	13,194,313	612,468	-437,282	112,468	241,468	365,468

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	30,162,878	1,400,134	350,384	900,134	1,029,134	1,153,134
20	29,713,903	1,379,293	329,543	879,293	1,008,293	1,132,293
40	29,264,928	1,358,452	308,702	858,452	987,452	1,111,452
60	28,813,834	1,337,512	287,762	837,512	966,512	1,090,512
80	28,362,194	1,316,547	266,797	816,547	945,547	1,069,547
100	27,910,556	1,295,583	245,833	795,583	924,583	1,048,583
120	27,458,447	1,274,504	224,754	774,504	903,504	1,027,504
140	26,999,760	1,253,305	203,555	753,305	882,305	1,006,305
160	26,543,074	1,232,106	182,356	732,106	861,106	985,106
180	26,086,388	1,210,907	161,157	710,907	839,907	963,907
200	25,628,517	1,189,653	139,903	689,653	818,653	942,653
210	25,397,609	1,178,934	129,184	678,934	807,934	931,934
220	25,166,701	1,168,216	118,466	668,216	797,216	921,216
230	24,935,793	1,157,497	107,747	657,497	786,497	910,497
240	24,704,886	1,146,779	97,029	646,779	775,779	899,779
250	24,473,977	1,136,060	86,310	636,060	765,060	889,060

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,760,308	638,741	-411,009	138,741	267,741	391,741
20	13,273,853	616,160	-433,590	116,160	245,160	369,160
40	12,777,124	593,103	-456,647	93,103	222,103	346,103
60	12,272,257	569,667	-480,083	69,667	198,667	322,667
80	11,756,617	545,732	-504,018	45,732	174,732	298,732
100	11,234,795	521,509	-528,241	21,509	150,509	274,509
120	10,707,097	497,014	-552,736	-2,966	126,014	250,014
140	10,170,920	472,125	-577,625	-27,875	101,125	225,125
160	9,628,341	446,939	-602,811	-53,061	75,939	199,939
180	9,079,263	421,451	-628,289	-78,549	50,451	174,451
200	8,523,435	395,650	-654,100	-104,350	24,650	148,650
210	8,241,976	382,595	-667,165	-117,415	11,595	135,595
220	7,960,517	369,520	-680,230	-130,480	-1,480	122,520
230	7,679,057	356,455	-693,295	-143,545	-14,545	109,455
240	7,397,598	343,390	-706,360	-156,610	-27,610	96,390
250	7,116,139	330,325	-719,425	-169,675	-40,675	83,325

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£210	£250

Community Infrastructure Levy  
Warwick District Council

Benchmark Land Values (per gross ha)

BLV1 Greenfield 1 £1,049,750	BLV2 Greenfield 2 £500,000	BLV3 Greenfield 3 £371,000	BLV4 Greenfield 4 £247,000
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L48 - Land at Blackdown, Leamington Spa

Site type 5

Houses	165 units
No of units	35 dph
Density:	4
CSH level:	

Affordable %	0%
% rented	80%
% intermed	20%

Site area	66.57 ha
Net to gross	50%

Growth	0%
Sales	0%
Build	0%

Warwick

Private values £3073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,224,908	393,936	-655,814	-106,064	22,936	146,936
20	25,084,404	376,804	-672,946	-123,196	5,804	129,804
40	23,941,454	359,636	-690,114	-140,364	-11,364	112,636
60	22,785,338	342,269	-707,481	-157,731	-28,731	95,269
80	21,614,807	324,686	-725,064	-175,314	-46,314	77,686
100	20,431,584	306,912	-742,838	-193,088	-64,088	59,912
120	19,228,012	288,833	-760,917	-211,167	-82,167	41,833
140	17,985,216	270,164	-779,586	-229,836	-100,836	23,164
160	16,695,694	250,794	-798,956	-249,206	-120,206	3,794
180	15,361,319	230,749	-819,001	-269,251	-140,251	-16,251
200	13,944,553	209,468	-840,282	-290,532	-161,532	-37,532
210	13,206,464	198,380	-851,370	-301,620	-172,620	-48,620
220	12,440,422	186,873	-862,877	-313,127	-184,127	-60,127
230	11,664,329	175,215	-874,535	-324,785	-195,785	-71,785
240	10,879,604	163,427	-886,323	-336,573	-207,573	-83,573
250	10,094,859	151,640	-898,110	-348,360	-219,360	-95,360

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£160

Leamington Spa

Private values £3971 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	62,787,585	943,161	-106,589	443,161	572,161	696,161
20	61,692,886	926,717	-123,033	426,717	555,717	679,717
40	60,598,188	910,273	-139,477	410,273	539,273	663,273
60	59,499,125	893,764	-155,986	393,764	522,764	646,764
80	58,397,865	877,221	-172,529	377,221	506,221	630,221
100	57,296,604	860,679	-189,071	360,679	489,679	613,679
120	56,195,344	844,136	-205,614	344,136	473,136	597,136
140	55,094,084	827,593	-222,181	327,593	456,593	580,593
160	53,992,824	811,050	-238,824	311,050	439,824	563,824
180	52,891,564	794,507	-255,467	294,507	423,057	547,057
200	51,790,304	777,964	-272,109	277,964	406,290	530,290
210	51,144,690	769,319	-280,431	269,319	398,319	522,319
220	50,660,725	760,998	-288,752	260,998	389,998	513,998
230	50,104,067	752,636	-297,114	252,636	381,636	505,636
240	49,546,713	744,264	-305,486	244,264	373,264	497,264
250	48,989,358	735,892	-313,858	235,892	364,892	488,892

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£250	£250

Kenilworth

Private values £3584 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	47,120,822	707,824	-341,926	207,824	336,824	460,824
20	46,012,892	691,181	-358,569	191,181	320,181	444,181
40	44,904,961	674,538	-375,212	174,538	303,538	427,538
60	43,796,743	657,891	-391,859	157,891	286,891	410,891
80	42,682,035	641,146	-408,604	141,146	270,146	394,146
100	41,567,326	624,402	-425,348	124,402	253,402	377,402
120	40,452,617	607,657	-442,093	107,657	236,657	360,657
140	39,333,018	590,839	-458,911	90,839	219,839	343,839
160	38,211,419	573,991	-475,759	73,991	202,991	326,991
180	37,089,821	557,143	-492,607	57,143	186,143	310,143
200	35,965,205	540,250	-509,500	40,250	169,250	293,250
210	35,400,904	531,773	-517,971	31,773	160,773	284,773
220	34,836,605	523,297	-526,453	23,297	152,297	276,297
230	34,272,304	514,820	-534,930	14,820	143,820	267,820
240	33,708,004	506,343	-543,407	6,343	135,343	259,343
250	33,143,703	497,867	-551,883	-2,133	126,867	250,867

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£240	£250	£250

Rural areas (higher value)

Private values £4236 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	73,486,985	1,103,882	54,132	603,882	732,882	856,882
20	72,398,742	1,087,535	37,785	587,535	716,535	840,535
40	71,306,714	1,071,131	21,381	571,131	700,131	824,131
60	70,212,016	1,054,687	4,987	554,687	683,687	807,687
80	69,117,318	1,038,243	-11,507	538,243	667,243	791,243
100	68,022,619	1,021,799	-27,951	521,799	650,799	774,799
120	66,927,921	1,005,355	-44,395	505,355	634,355	758,355
140	65,830,500	988,870	-60,880	488,870	617,870	741,870
160	64,729,240	972,328	-77,422	472,328	601,328	725,328
180	63,627,979	955,785	-93,965	455,785	584,785	708,785
200	62,526,719	939,243	-110,507	439,243	568,243	692,243
210	61,976,088	930,971	-118,779	430,971	559,971	683,971
220	61,425,458	922,700	-127,050	422,700	551,700	675,700
230	60,874,828	914,429	-135,321	414,429	543,429	667,429
240	60,322,021	906,125	-143,625	406,125	535,125	659,125
250	59,768,056	897,803	-151,947	397,803	526,803	650,803

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£60	£250	£250	£250

Rural areas (lower value)

Private values £3262 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	34,000,527	510,738	-539,012	10,738	139,738	263,738
20	32,878,928	493,889	-555,861	-6,111	122,889	246,889
40	31,751,943	476,961	-572,789	-23,039	105,961	229,961
60	30,623,342	460,007	-589,743	-39,993	89,007	213,007
80	29,492,571	443,021	-606,729	-56,979	72,021	196,021
100	28,356,853	425,961	-623,789	-74,039	54,961	178,961
120	27,221,136	408,901	-640,849	-91,099	37,901	161,901
140	26,067,960	391,579	-658,171	-108,421	20,579	144,579
160	24,905,018	374,110	-675,640	-125,890	3,110	127,110
180	23,729,994	356,444	-693,306	-143,556	-14,556	109,444
200	22,538,617	338,563	-711,187	-161,437	-32,437	91,563
210	21,935,938	329,510	-720,240	-170,490	-41,490	82,510
220	21,324,002	320,318	-729,432	-179,682	-50,682	73,318
230	20,705,398	311,025	-738,725	-188,975	-59,975	64,025
240	20,076,211	301,574	-748,176	-198,426	-69,426	54,574
250	19,440,152	292,019	-757,731	-207,981	-78,981	45,019

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£160	£250

## Appendix 5 - Commercial appraisal results

## COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Offices
Location:	Prime

	£s per sqft	Yield	Rent free
Appraisal 1	£12.00	6.90%	2.00 years
Appraisal 2	£13.00	6.90%	2.00 years
Appraisal 3	£14.00	6.90%	2.00 years
Appraisal 4	£15.00	7.40%	2.00 years
<b>Appraisal 5 (base)</b>	<b>£15.00</b>	<b>6.90%</b>	<b>2.00 years</b>
Appraisal 6	£15.00	6.50%	2.00 years
Appraisal 7	£20.00	6.90%	2.00 years
Appraisal 8	£25.00	6.90%	2.00 years
Appraisal 9	£30.00	6.90%	2.00 years
Appraisal 10	£32.50	6.90%	2.00 years

Existing floorspace as % of new
30%

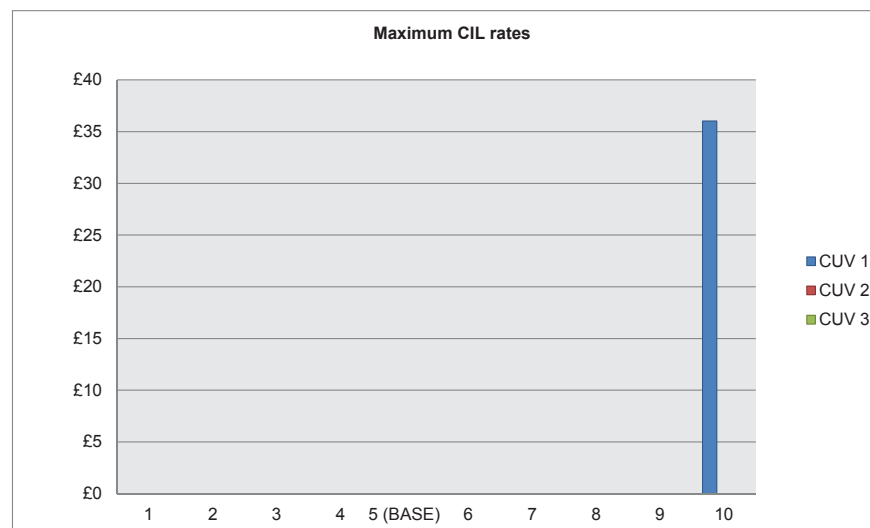
Net off existing floorspace from CIL calculation:

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£8.00	8.00%	3.00 years	15.00%
Current use value 2	£9.00	8.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	3.00 years	20.00%

### Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-25%	£0	£0	£0
Appraisal 2	-15%	£0	£0	£0
Appraisal 3	-7%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
<b>Appraisal 5 (base)</b>	<b>-</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>
Appraisal 6	0%	£0	£0	£0
Appraisal 7	25%	£0	£0	£0
Appraisal 8	40%	£0	£0	£0
Appraisal 9	50%	£0	£0	£0
Appraisal 10	54%	£36	£0	£0







**CURRENT USE VALUE**  
**Commercial Development**

Use class:	Offices
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	Common assumptions	CUV 1		CUV 2		CUV 3	
<b>Current use value</b>							
Existing space as percentage of new	30% 9,000						
Rent per sq ft		£8 psf		£9 psf		£10 psf	
Rental income per annum		£72,000		£81,000		£90,000	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		8.00%		8.00%		8.00%	
Refurbishment costs	£50 psf	£450,000		£450,000		£450,000	
Fees	7%	£31,500		£31,500		£31,500	
Capitalised rent, net of refurb and fees			£232,949		£322,255		£411,561
	5.80%						
<b>Current use value</b>			<b>£232,949</b>		<b>£322,255</b>		<b>£411,561</b>
<b>CUV including Landowner premium</b>		15%	£267,891	20.00%	£386,706	20.00%	£493,874

## COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Retail superstores
Location:	Whole district

	£s per sqft	Yield	Rent free
Appraisal 1	£22.00	5.25%	1.00 years
Appraisal 2	£23.00	5.25%	1.00 years
Appraisal 3	£24.00	5.50%	1.00 years
Appraisal 4	£25.00	5.50%	1.00 years
<b>Appraisal 5 (base)</b>	<b>£25.00</b>	<b>5.50%</b>	<b>1.00 years</b>
Appraisal 6	£25.00	5.00%	1.00 years
Appraisal 7	£26.00	5.25%	1.00 years
Appraisal 8	£27.00	5.25%	1.00 years
Appraisal 9	£28.00	5.25%	1.00 years
Appraisal 10	£29.00	5.25%	1.00 years

Existing floorspace as % of new
50%

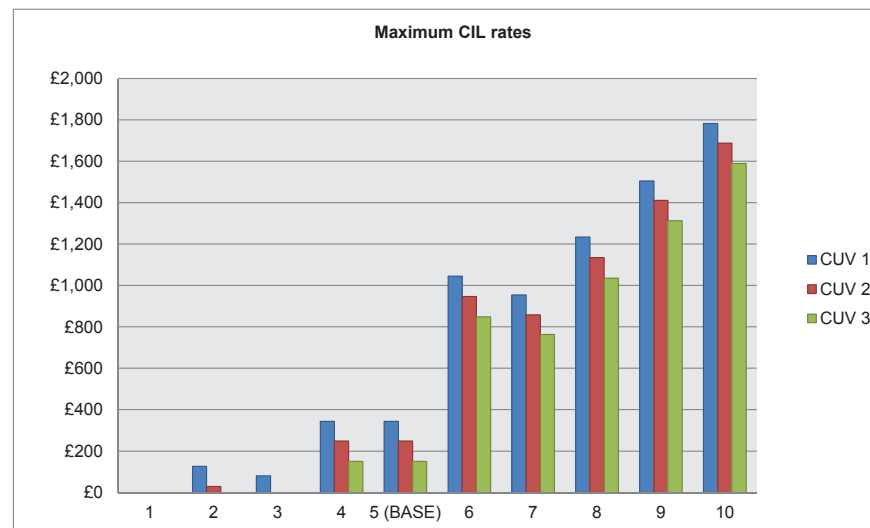
Net off existing floorspace from CIL calculation:

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£17.50	6.00%	1.50 years	20.00%
Current use value 2	£18.00	6.00%	1.50 years	20.00%
Current use value 3	£18.50	6.00%	1.50 years	20.00%

### Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-14%	£0	£0	£0
Appraisal 2	-9%	£127	£29	£0
Appraisal 3	-4%	£80	£0	£0
Appraisal 4	0%	£345	£249	£151
<b>Appraisal 5 (base)</b>	<b>-</b>	<b>£345</b>	<b>£249</b>	<b>£151</b>
Appraisal 6	0%	£1,046	£948	£849
Appraisal 7	4%	£956	£858	£764
Appraisal 8	7%	£1,235	£1,135	£1,036
Appraisal 9	11%	£1,506	£1,412	£1,313
Appraisal 10	14%	£1,784	£1,689	£1,590





## CURRENT USE VALUE Commercial Development

Use class:	Retail superstores
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	Common assumptions	CUV 1		CUV 2		CUV 3	
<b>Current use value</b>							
Existing space as percentage of new	50%	15,000					
Rent per sq ft		£18 psf		£18 psf		£19 psf	
Rental income per annum		£262,500		£270,000		£277,500	
Rent free/voids (years)		1.5	0.9163	1.5	0.9163	1.5	0.9163
Total revenue, capitalised (including all costs)		6.00%		6.00%		6.00%	
Refurbishment costs	£50 psf	£750,000		£750,000		£750,000	
Fees	7%	£52,500		£52,500		£52,500	
Capitalised rent, net of refurb and fees			£3,206,345		£3,320,883		£3,435,422
			6.80%				
<b>Current use value</b>			<b>£3,206,345</b>		<b>£3,320,883</b>		<b>£3,435,422</b>
<b>CUV including Landowner premium</b>		20%	£3,847,614	20.00%	£3,985,060	20.00%	£4,122,506

## COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Retail
Location:	Prime Leamington

	£s per sqft	Yield	Rent free
Appraisal 1	£42.00	5.40%	1.00 years
Appraisal 2	£44.00	5.40%	1.00 years
Appraisal 3	£46.00	5.40%	1.00 years
Appraisal 4	£48.00	5.90%	1.00 years
<b>Appraisal 5 (base)</b>	<b>£48.00</b>	<b>5.40%</b>	<b>1.00 years</b>
Appraisal 6	£48.00	5.20%	1.00 years
Appraisal 7	£49.00	5.40%	1.00 years
Appraisal 8	£50.00	5.40%	1.00 years
Appraisal 9	£51.00	5.40%	1.00 years
Appraisal 10	£52.00	5.40%	1.00 years

Existing floorspace as % of new
25%

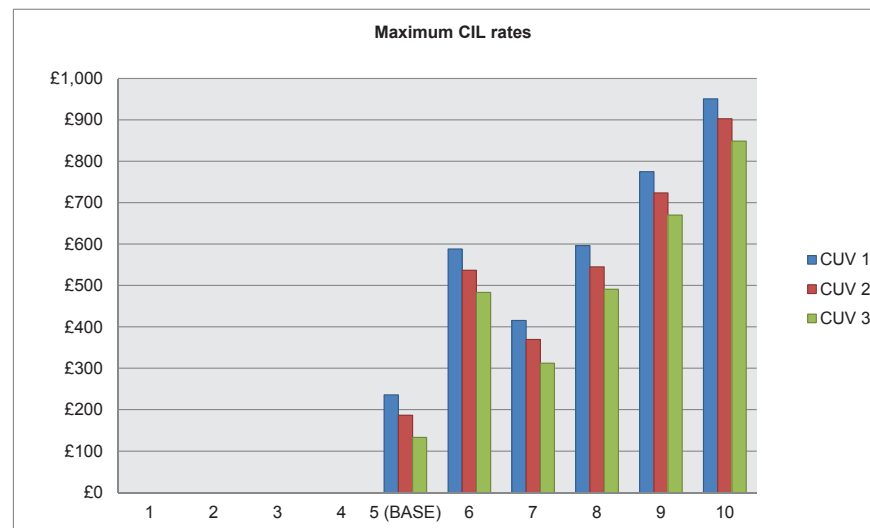
Net off existing floorspace from CIL calculation:

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£30.00	7.00%	2.00 years	20.00%
Current use value 2	£31.00	7.00%	2.00 years	20.00%
Current use value 3	£32.00	7.00%	2.00 years	20.00%

### Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-14%	£0	£0	£0
Appraisal 2	-9%	£0	£0	£0
Appraisal 3	-4%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
<b>Appraisal 5 (base)</b>	<b>-</b>	<b>£236</b>	<b>£187</b>	<b>£133</b>
Appraisal 6	0%	£588	£537	£483
Appraisal 7	2%	£416	£370	£312
Appraisal 8	4%	£597	£545	£491
Appraisal 9	6%	£775	£724	£670
Appraisal 10	8%	£951	£903	£849





**CURRENT USE VALUE**  
**Commercial Development**

Use class:	Retail
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	Common assumptions	CUV 1		CUV 2		CUV 3	
<b>Current use value</b>							
Existing space as percentage of new	25% 750						
Rent per sq ft		£30 psf		£31 psf		£32 psf	
Rental income per annum		£22,500		£23,250		£24,000	
Rent free/voids (years)		2.0	0.8734	2.0	0.8734	2.0	0.8734
Total revenue, capitalised (including all costs)		7.00%		7.00%		7.00%	
Refurbishment costs	£50 psf	£37,500		£37,500		£37,500	
Fees	7%	£2,625		£2,625		£2,625	
Capitalised rent, net of refurb and fees			£240,623		£249,981		£259,340
	6.80%						
<b>Current use value</b>			<b>£240,623</b>		<b>£249,981</b>		<b>£259,340</b>
<b>CUV including Landowner premium</b>		20%	£288,748	20.00%	£299,978	20.00%	£311,208

## COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Retail
Location:	Outside prime Leamington

	£s per sqft	Yield	Rent free
Appraisal 1	£22.00	6.70%	1.00 years
Appraisal 2	£23.00	6.70%	1.00 years
Appraisal 3	£24.00	6.70%	1.00 years
Appraisal 4	£25.00	7.00%	1.00 years
<b>Appraisal 5 (base)</b>	<b>£25.00</b>	<b>6.70%</b>	<b>1.00 years</b>
Appraisal 6	£25.00	6.40%	1.00 years
Appraisal 7	£26.00	6.70%	1.00 years
Appraisal 8	£27.00	6.70%	1.00 years
Appraisal 9	£28.00	6.70%	1.00 years
Appraisal 10	£29.00	6.70%	1.00 years

Existing floorspace as % of new
50%

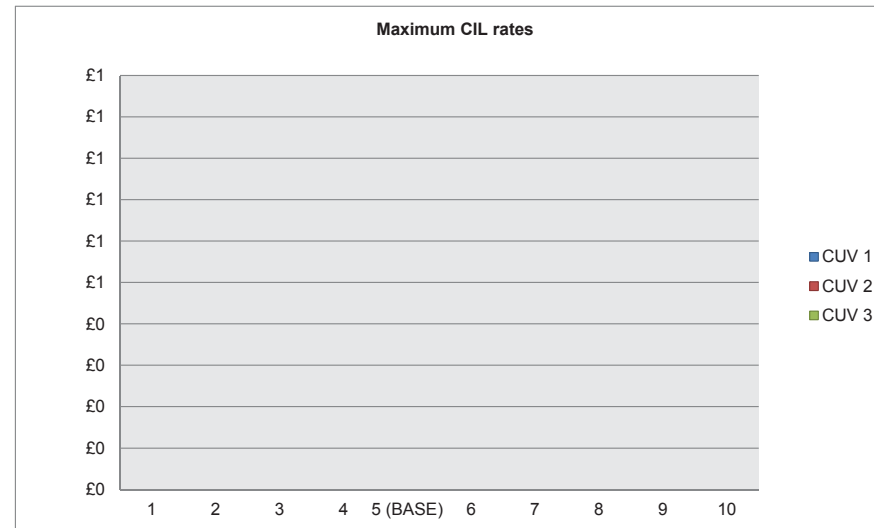
Net off existing floorspace from CIL calculation:

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£12.00	7.00%	1.50 years	20.00%
Current use value 2	£15.00	7.00%	1.50 years	20.00%
Current use value 3	£17.00	7.00%	1.50 years	20.00%

### Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-14%	£0	£0	£0
Appraisal 2	-9%	£0	£0	£0
Appraisal 3	-4%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
<b>Appraisal 5 (base)</b>	<b>-</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>
Appraisal 6	0%	£0	£0	£0
Appraisal 7	4%	£0	£0	£0
Appraisal 8	7%	£0	£0	£0
Appraisal 9	11%	£0	£0	£0
Appraisal 10	14%	£0	£0	£0







**CURRENT USE VALUE**  
**Commercial Development**

Use class:	Retail
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	Common assumptions	CUV 1		CUV 2		CUV 3	
<b>Current use value</b>							
Existing space as percentage of new	50% 1,500						
Rent per sq ft		£12 psf		£15 psf		£17 psf	
Rental income per annum		£18,000		£22,500		£25,500	
Rent free/voids (years)		1.5	0.9035	1.5	0.9035	1.5	0.9035
Total revenue, capitalised (including all costs)		7.00%		7.00%		7.00%	
Refurbishment costs	£50 psf	£75,000		£75,000		£75,000	
Fees	7%	£5,250		£5,250		£5,250	
Capitalised rent, net of refurb and fees			£152,077		£210,158		£248,879
	6.80%						
<b>Current use value</b>			<b>£152,077</b>		<b>£210,158</b>		<b>£248,879</b>
<b>CUV including Landowner premium</b>		20%	£182,492	20.00%	£252,190	20.00%	£298,655

## COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Hotels
Location:	Whole district

	£s per sqft	Yield	Rent free
Appraisal 1	£27.90	6.00%	0.50 years
Appraisal 2	£28.90	6.00%	0.50 years
Appraisal 3	£29.90	6.00%	0.50 years
Appraisal 4	£30.90	6.25%	0.50 years
<b>Appraisal 5 (base)</b>	<b>£30.90</b>	<b>6.00%</b>	<b>0.50 years</b>
Appraisal 6	£30.90	5.75%	0.50 years
Appraisal 7	£32.90	6.00%	0.50 years
Appraisal 8	£33.90	6.00%	0.50 years
Appraisal 9	£34.90	6.00%	0.50 years
Appraisal 10	£35.90	6.00%	0.50 years

Existing floorspace as % of new
25%

Average room size	200 sq ft
Cap value per room	£103,000
Cap value per sq ft	£515.00
Rent	£30.90

Net off existing floorspace from CIL calculation:

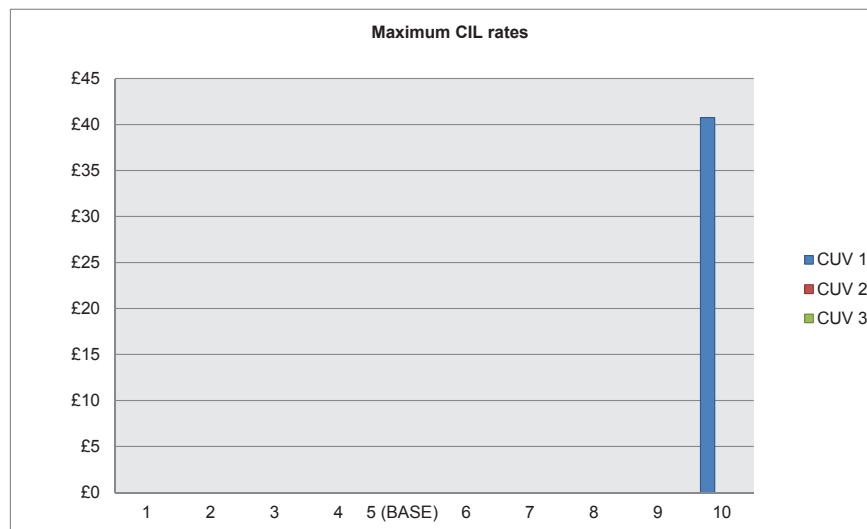
Average gross area per room: 286 sq ft

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£19.00	7.00%	2.00 years	20.00%
Current use value 2	£20.00	7.00%	2.00 years	20.00%
Current use value 3	£21.00	7.00%	2.00 years	20.00%

### Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-11%	£0	£0	£0
Appraisal 2	-7%	£0	£0	£0
Appraisal 3	-3%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
<b>Appraisal 5 (base)</b>	<b>-</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>
Appraisal 6	0%	£0	£0	£0
Appraisal 7	6%	£0	£0	£0
Appraisal 8	9%	£0	£0	£0
Appraisal 9	11%	£0	£0	£0
Appraisal 10	14%	£41	£0	£0





**CURRENT USE VALUE**  
**Commercial Development**

Use class:	Hotels
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	Common assumptions	CUV 1		CUV 2		CUV 3	
<b>Current use value</b>							
Existing space as percentage of new	25% 5,000						
Rent per sq ft		£19 psf		£20 psf		£21 psf	
Rental income per annum		£95,000		£100,000		£105,000	
Rent free/voids (years)		2.0	0.8734	2.0	0.8734	2.0	0.8734
Total revenue, capitalised (including all costs)		7.00%		7.00%		7.00%	
Refurbishment costs	£50 psf	£250,000		£250,000		£250,000	
Fees	7%	£17,500		£17,500		£17,500	
Capitalised rent, net of refurb and fees			£917,881		£980,270		£1,042,658
	6.80%						
<b>Current use value</b>			<b>£917,881</b>		<b>£980,270</b>		<b>£1,042,658</b>
<b>CUV including Landowner premium</b>		20%	£1,101,457	20.00%	£1,176,324	20.00%	£1,251,190

## DEVELOPMENT APPRAISAL

### Commercial Development

Use class: **STUDENT HSG**

DEVELOPMENT VALUE		Term rent	£180 per week	
		Vacation rent		
<b>Rental Income</b>				
Annual rent per unit - term time (95% occupancy)	51 weeks	98% occupancy	88,200	4,498,200
Annual rent per unit - summer (50% occupancy)	weeks	50% occupancy	-	-
Operating costs	500 units		£2100 per unit	(1,050,000)
Net annual rents				3,448,200
Total revenue, capitalised (including all costs)			6.25%	55,171,200
Purchaser's costs			6.8%	(3,751,642)
<b>GROSS DEVELOPMENT VALUE</b>				<b>51,419,558</b>

DEVELOPMENT COSTS				
<b>Development Costs</b>				
Demolition costs	£7 psf	71,250 sqt		498,750
Building costs	£151.71 psf			21,618,590
Area per unit (incl common areas)	285 sqft pu	142,500		
External works			10.00%	2,161,859
Contingency			5.00%	1,189,022
CIL			147.61	977,083
S106				712,500
Professional fees			10.00%	2,427,920
<b>Disposal Costs</b>				
Letting Agent's fee (% of rent)			0.00%	-
Agent's fees (on capital value)			0.00%	-
Legal fees (% of capital value)			0.00%	-
<b>Interest on Finance</b>				
Total development duration	24 months			-
Interest on Construction Costs	24 months		7.00%	2,071,001
<b>Profit</b>				
Developer's profit on total revenue			20.00%	10,283,912
<b>TOTAL DEVELOPMENT COSTS</b>				<b>41,940,636</b>

LAND VALUE				
Land surplus				9,478,922
Stamp duty			4.00%	(379,157)
Agent's fees			1.25%	(118,487)
Legal fees			0.50%	(47,395)
Interest on land finance	24 months		7.00%	(1,250,744)
<b>RESIDUAL LAND VALUE</b>				<b>7,683,140</b>

<b>Existing use value</b>				
Existing space as % of new	50%	71,250		
Rent per sq ft		£15.00 psf		
Rental income per annum		1,068,750		
Rent free/voids (years)		3.0	0.7938	
Total revenue, capitalised (including all costs)			8.00%	10,605,103
Refurbishment costs		£50 psf	3,562,500	
Fees		7%	249,375	
Purchaser's costs		5.75%		390,611
<b>Existing use value</b>				<b>6,402,617</b>

EUV including Landowner premium 20% 7,683,140

Residual Land Value less EUV plus premium -

## COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Industrial and warehousing
Location:	Whole district

	£s per sqft	Yield	Rent free
Appraisal 1	£6.00	7.00%	1.00 years
Appraisal 2	£6.00	7.00%	1.00 years
Appraisal 3	£6.00	7.00%	1.00 years
Appraisal 4	£5.50	7.50%	1.00 years
<b>Appraisal 5 (base)</b>	<b>£6.00</b>	<b>7.00%</b>	<b>1.00 years</b>
Appraisal 6	£6.50	6.50%	1.00 years
Appraisal 7	£9.00	7.00%	1.00 years
Appraisal 8	£12.00	7.00%	1.00 years
Appraisal 9	£15.00	7.00%	1.00 years
Appraisal 10	£15.15	7.00%	1.00 years

Existing floorspace as % of new
50%

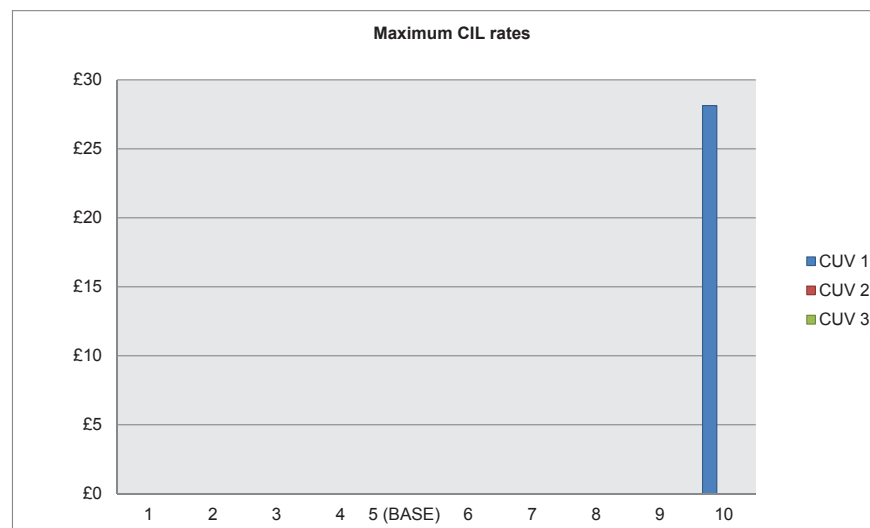
Net off existing floorspace from CIL calculation:

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£3.50	10.00%	3.00 years	15.00%
Current use value 2	£4.00	9.50%	3.00 years	15.00%
Current use value 3	£5.00	9.00%	3.00 years	15.00%

### Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	0%	£0	£0	£0
Appraisal 2	0%	£0	£0	£0
Appraisal 3	0%	£0	£0	£0
Appraisal 4	-9%	£0	£0	£0
<b>Appraisal 5 (base)</b>	<b>-</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>
Appraisal 6	8%	£0	£0	£0
Appraisal 7	33%	£0	£0	£0
Appraisal 8	50%	£0	£0	£0
Appraisal 9	60%	£0	£0	£0
Appraisal 10	60%	£28	£0	£0







**CURRENT USE VALUE**  
**Commercial Development**

Use class: **Industrial and warehousing**

	Common assumptions	CUV 1		CUV 2		CUV 3	
<b>Current use value</b>							
Existing space as percentage of new	50% 15,000						
Rent per sq ft		£4 psf		£4 psf		£5 psf	
Rental income per annum		£52,500		£60,000		£75,000	
Rent free/voids (years)		3.0	0.7513	3.0	0.7617	3.0	0.7722
Total revenue, capitalised (including all costs)		10.00%		9.50%		9.00%	
Refurbishment costs	£30 psf	£450,000		£450,000		£450,000	
Fees	7%	£31,500		£31,500		£31,500	
Capitalised rent, net of refurb and fees			-£87,060		-£455		£161,986
	5.80%						
<b>Current use value</b>			<b>-£87,060</b>		<b>-£455</b>		<b>£161,986</b>
<b>CUV including Landowner premium</b>		15%	-£100,119	15.00%	-£524	15.00%	£186,284