

APPENDIX 3: Viability Summaries showing actual CIL calculations and Buffer to proposed CIL rate.

Table1

Assumed 20% on Cost for Private element

Area		% Dev	Cur. Av Sales £/sqm	New Build Premium %	Aff %	Land Value Benchmark per hect				Calculated CIL				Av CIL	Proposed CIL	CIL Buffer
						25 pha	40 pha	70pha	100pha	25 pha	40 pha	70pha	100pha			
Borehamwood (exluding Istree Corridor)	WD6	66%	£3,488	2.5%	35%		£2.7m	£2.0m	£1.80m		£161	£221	£231	£ 204	£120	70%
Potters Bar	EN6	9%	£3,810	5%	35%	£2.2m	£3.6m			£185	£157			£ 171	£120	43%
Ilstree & Shenley	WD6	2%	£3,800	2.5%	35%		£2.7m				£195			£ 195	£120	63%
Bushey	WD23	20%	£3,875	8%	35%		£4.0m				£229			£ 229	£210	9%
Radlett	WD7	3%	£4,489	20%	40%		£6.0m				£226			£ 226	£210	8%

Av Z1	£ 190	58%
Av Z2	£ 228	8%

Table 2

Assumed 20% on GDV for Private element

Area		% Dev	Cur. Av Sales £/sqm	New Build Premium %	Aff %	Land Value Benchmark per hect				Calculated CIL				Av CIL	Proposed CIL	CIL Buffer
						25 pha	40 pha	70pha	100pha	25 pha	40 pha	70pha	100pha			
Borehamwood (exluding Istree Corridor)	WD6	66%	£3,488	2.5%	35%		£1.72m	£1.6m	£1.6m		£225	£101	£87	£ 138	£120	15%
Potters Bar	EN6	9%	£3,810	5%	35%	£1.63m	£2.60m			£174	£180			£ 177	£120	48%
Ilstree & Shenley	WD6	2%	£3,800	2.5%	35%		£1.93m				£143			£ 143	£120	19%
Bushey	WD23	20%	£3,875	8%	35%		£2.99m				£225			£ 225	£210	7%
Radlett	WD7	3%	£4,489	20%	40%		£4.45m				£211			£ 211	£210	0%

AUV

Av Z1	£ 153	27%
Av Z2	£ 218	4%