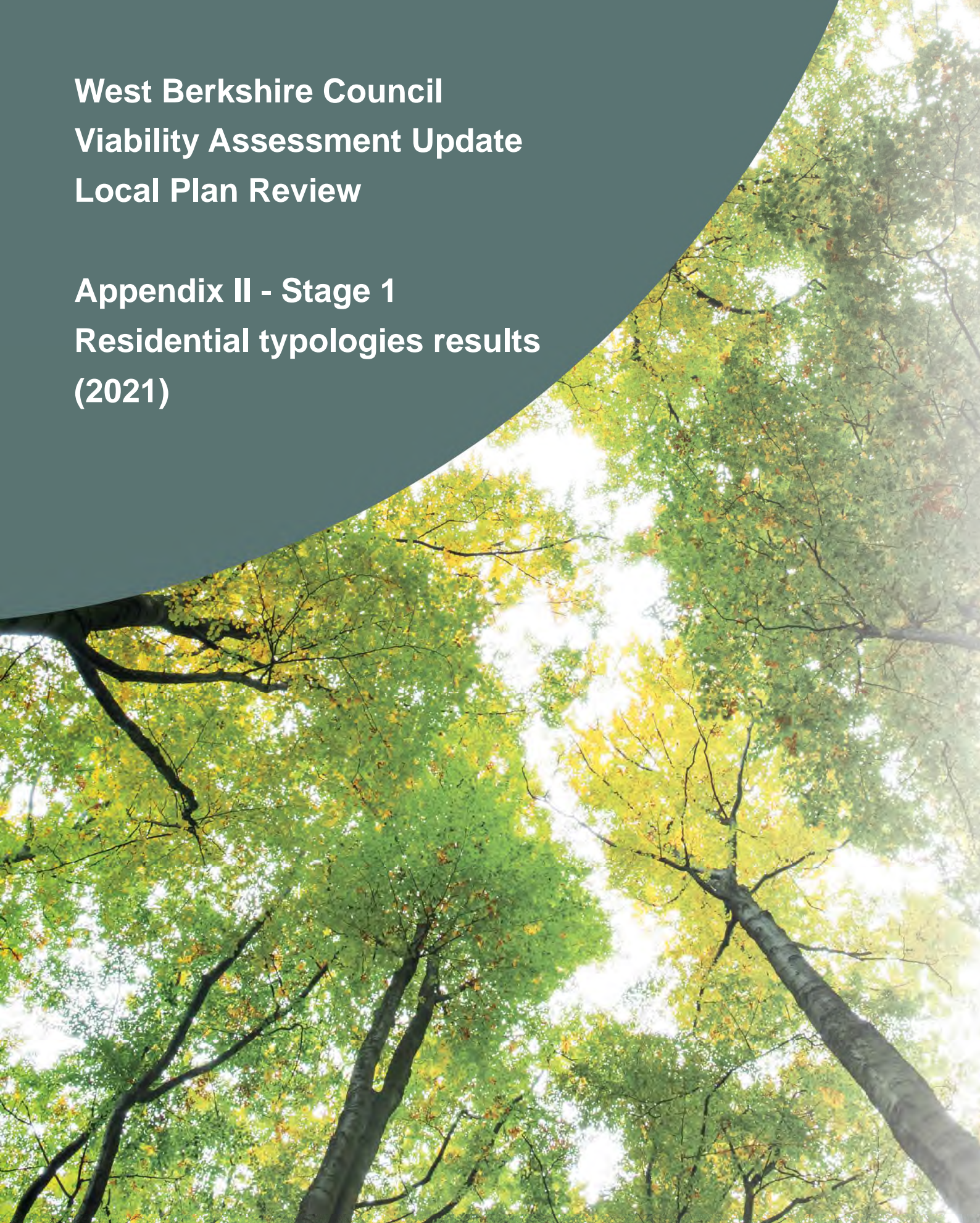


**West Berkshire Council
Viability Assessment Update
Local Plan Review**

**Appendix II - Stage 1
Residential typologies results
(2021)**



**West Berkshire Council - Appendix II - Local Plan Review Viability Assessment
- Residential Results - Table 1a: 2 Houses**

Development Scenario	2 Houses
Typical Site Type	PDL
Net Land Area (ha)	0.07
OS Allowance (ha)	0.02
Gross Land Area (ha)	0.09
Site Density (dph)	30

2 Houses	Indexed CIL @ £97.56/sq.m.	Indexed CIL @ £162.60/sq.m.
	0% AH	0% AH
Value Levels £/m ²	Residual Land Value (£)	Residual Land Value (£)
VL1 £3,750	-£8,151	-£20,037
VL2 £4,000	£26,393	£14,991
VL3 £4,250	£60,707	£49,305
VL4 £4,500	£95,021	£83,619
VL5 £4,750	£129,284	£117,882
VL6 £5,000	£163,467	£152,175
VL7 £5,500	£231,386	£220,093
	Residual Land Value (£/ha)	Residual Land Value (£/ha)
VL1 £3,750	-£90,569	-£222,631
VL2 £4,000	£293,259	£166,568
VL3 £4,250	£674,525	£547,834
VL4 £4,500	£1,055,792	£929,101
VL5 £4,750	£1,436,487	£1,309,796
VL6 £5,000	£1,816,305	£1,690,831
VL7 £5,500	£2,570,958	£2,445,482

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL benchmark/Residential land values

Dixon Searle Partnership (2021)

**West Berkshire Council - Appendix II - Local Plan Review Viability Assessment
- Residential Results - Table 1b: 5 Houses**

Development Scenario	5
	Houses
Typical Site Type	GF/PDL
Net Land Area (ha)	0.17
OS Allowance (ha)	0.04
Gross Land Area (ha)	0.24
Site Density (dph)	30

5 Houses	Indexed CIL @ £97.56/sq.m.		Indexed CIL @ £162.60/sq.m.	
	20% AH	30% AH	20% AH	30% AH
Value Levels £/m²	Residual Land Value (£)		Residual Land Value (£)	
VL1 £3,750	£264,502	£165,464	£242,333	£148,511
VL2 £4,000	£341,829	£228,051	£319,875	£211,111
VL3 £4,250	£419,273	£289,592	£397,319	£273,126
VL4 £4,500	£496,717	£350,519	£474,763	£334,053
VL5 £4,750	£574,045	£411,354	£552,091	£394,889
VL6 £5,000	£651,489	£472,281	£629,535	£455,816
VL7 £5,500	£806,261	£594,044	£784,307	£577,578
	Residual Land Value (£/ha)		Residual Land Value (£/ha)	
VL1 £3,750	£1,102,090	£689,435	£1,009,720	£618,795
VL2 £4,000	£1,424,288	£950,211	£1,332,814	£879,631
VL3 £4,250	£1,746,972	£1,206,632	£1,655,497	£1,138,026
VL4 £4,500	£2,069,655	£1,460,494	£1,978,181	£1,391,888
VL5 £4,750	£2,391,855	£1,713,976	£2,300,381	£1,645,370
VL6 £5,000	£2,714,539	£1,967,838	£2,623,064	£1,899,232
VL7 £5,500	£3,359,422	£2,475,182	£3,267,948	£2,406,576

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL benchmark/Residential land values

**West Berkshire Council - Appendix II - Local Plan Review Viability Assessment
- Residential Results - Table 1c: 6 Houses**

Development Scenario	6
	Houses
Typical Site Type	GF/PDL
Net Land Area (ha)	0.20
OS Allowance (ha)	0.05
Gross Land Area (ha)	0.28
Site Density (dph)	30

6 Houses	Indexed CIL @ £97.56/sq.m.		Indexed CIL @ £162.60/sq.m.	
	20% AH	30% AH	20% AH	30% AH
Value Levels £/m²	Residual Land Value (£)		Residual Land Value (£)	
VL1 £3,750	£331,853	£234,755	£304,411	£212,169
VL2 £4,000	£425,674	£312,509	£398,231	£290,555
VL3 £4,250	£519,635	£389,953	£492,193	£367,999
VL4 £4,500	£613,596	£467,397	£586,154	£445,443
VL5 £4,750	£707,416	£544,725	£679,974	£522,771
VL6 £5,000	£801,378	£622,169	£773,935	£600,216
VL7 £5,500	£989,159	£776,941	£961,717	£754,988
	Residual Land Value (£/ha)		Residual Land Value (£/ha)	
VL1 £3,750	£1,185,191	£838,410	£1,087,183	£757,747
VL2 £4,000	£1,520,263	£1,116,105	£1,422,255	£1,037,698
VL3 £4,250	£1,855,839	£1,392,690	£1,757,831	£1,314,284
VL4 £4,500	£2,191,415	£1,669,276	£2,093,406	£1,590,870
VL5 £4,750	£2,526,487	£1,945,448	£2,428,479	£1,867,041
VL6 £5,000	£2,862,063	£2,222,034	£2,764,054	£2,143,627
VL7 £5,500	£3,532,711	£2,774,791	£3,434,702	£2,696,384

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV >£3,000,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL benchmark/Residential land values

**West Berkshire Council - Appendix II - Local Plan Review Viability Assessment
- Residential Results - Table 1d: 10 Houses**

Development Scenario	10 Houses
Typical Site Type	GF/PDL
Net Land Area (ha)	0.29
OS Allowance (ha)	0.09
Gross Land Area (ha)	0.42
Site Density (dph)	35

10 Houses	Indexed CIL @ £97.56/sq.m.			Indexed CIL @ £162.60/sq.m.		
	20% AH	30% AH	40% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			Residual Land Value (£)		
VL1 £3,750	£480,847	£340,867	£199,474	£436,939	£302,448	£165,596
VL2 £4,000	£623,216	£466,871	£310,526	£579,308	£428,452	£277,595
VL3 £4,250	£765,799	£593,064	£420,328	£721,891	£554,644	£387,398
VL4 £4,500	£908,381	£719,257	£530,131	£864,474	£680,837	£497,200
VL5 £4,750	£1,050,751	£845,260	£639,770	£1,006,843	£806,841	£606,839
VL6 £5,000	£1,193,334	£971,453	£749,572	£1,149,426	£933,034	£716,642
VL7 £5,500	£1,478,286	£1,223,650	£969,013	£1,434,378	£1,185,230	£936,083
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £3,750	£1,148,781	£814,359	£476,559	£1,043,882	£722,572	£395,621
VL2 £4,000	£1,488,913	£1,115,391	£741,870	£1,384,013	£1,023,605	£663,196
VL3 £4,250	£1,829,554	£1,416,876	£1,004,198	£1,724,655	£1,325,089	£925,523
VL4 £4,500	£2,170,195	£1,718,361	£1,266,525	£2,065,297	£1,626,574	£1,187,851
VL5 £4,750	£2,510,327	£2,019,393	£1,528,460	£2,405,428	£1,927,607	£1,449,785
VL6 £5,000	£2,850,969	£2,320,878	£1,790,787	£2,746,070	£2,229,091	£1,712,113
VL7 £5,500	£3,531,742	£2,923,395	£2,315,049	£3,426,842	£2,831,609	£2,236,375

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL Benchmark/Residential land values

**West Berkshire Council - Appendix II - Local Plan Review Viability Assessment
- Residential Results - Table 1e: 15 Flats**

Development Scenario	15 Flats
Typical Site Type	PDL
Net Land Area (ha)	0.20
OS Allowance (ha)	0.13
Gross Land Area (ha)	0.36
Site Density (dph)	75

15 Flats	Indexed CIL @ £97.56/sq.m.			Indexed CIL @ £162.60/sq.m.		
	20% AH	30% AH	40% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			Residual Land Value (£)		
VL1 £3,750	£87,632	-£69,122	-£150,059	£40,996	-£109,825	-£187,144
VL2 £4,000	£217,684	£44,779	-£43,530	£171,496	£5,916	-£80,035
VL3 £4,250	£344,610	£156,188	£59,749	£299,714	£117,385	£24,773
VL4 £4,500	£470,632	£266,123	£161,390	£425,736	£228,097	£126,524
VL5 £4,750	£596,466	£373,274	£261,679	£551,569	£335,860	£227,373
VL6 £5,000	£722,488	£480,585	£359,634	£677,592	£443,172	£325,962
VL7 £5,500	£974,343	£695,047	£555,399	£929,447	£657,634	£521,727
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £3,750	£243,421	-£192,007	-£416,830	£113,878	-£305,069	-£519,845
VL2 £4,000	£604,678	£124,386	-£120,916	£476,378	£16,433	-£222,318
VL3 £4,250	£957,251	£433,855	£165,971	£832,539	£326,069	£68,813
VL4 £4,500	£1,307,312	£739,232	£448,306	£1,182,601	£633,603	£351,455
VL5 £4,750	£1,656,849	£1,036,872	£726,885	£1,532,137	£932,945	£631,591
VL6 £5,000	£2,006,911	£1,334,959	£998,983	£1,882,199	£1,231,033	£905,450
VL7 £5,500	£2,706,509	£1,930,687	£1,542,776	£2,581,797	£1,826,760	£1,449,242

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL Benchmark/Residential land values

Dixon Searle Partnership (2021)

**West Berkshire Council - Appendix II - Local Plan Review Viability Assessment
- Residential Results - Table 1f: 15 Houses**

Development Scenario	15 Houses
Typical Site Type	GF/PDL
Net Land Area (ha)	0.43
OS Allowance (ha)	0.13
Gross Land Area (ha)	0.62
Site Density (dph)	35

15 Houses	Indexed CIL @ £97.56/sq.m.			Indexed CIL @ £162.60/sq.m.		
	20% AH	30% AH	40% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			Residual Land Value (£)		
VL1 £3,750	£764,048	£484,089	£344,109	£698,187	£429,204	£294,712
VL2 £4,000	£983,325	£670,634	£514,289	£917,463	£615,749	£464,892
VL3 £4,250	£1,202,930	£857,460	£684,724	£1,137,069	£802,575	£635,328
VL4 £4,500	£1,422,536	£1,044,285	£855,160	£1,356,674	£989,401	£805,764
VL5 £4,750	£1,641,812	£1,230,831	£1,025,340	£1,575,951	£1,175,946	£975,944
VL6 £5,000	£1,861,418	£1,417,656	£1,195,776	£1,795,557	£1,362,770	£1,146,379
VL7 £5,500	£2,300,300	£1,791,028	£1,536,391	£2,234,439	£1,736,143	£1,486,995
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £3,750	£1,226,683	£777,206	£552,468	£1,120,942	£689,089	£473,162
VL2 £4,000	£1,578,732	£1,076,706	£825,693	£1,472,991	£988,588	£746,387
VL3 £4,250	£1,931,310	£1,376,655	£1,099,328	£1,825,569	£1,288,538	£1,020,022
VL4 £4,500	£2,283,888	£1,676,605	£1,372,963	£2,178,146	£1,588,487	£1,293,657
VL5 £4,750	£2,635,937	£1,976,105	£1,646,188	£2,530,196	£1,887,987	£1,566,882
VL6 £5,000	£2,988,515	£2,276,054	£1,919,823	£2,882,774	£2,187,933	£1,840,517
VL7 £5,500	£3,693,143	£2,875,503	£2,466,683	£3,587,401	£2,787,385	£2,387,377

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL Benchmark/Residential land values

Dixon Searle Partnership (2021)

**West Berkshire Council - Appendix II - Local Plan Review Viability Assessment
- Residential Results - Table 1g: 25 Houses**

Development Scenario	25 Houses
Typical Site Type	GF/PDL
Net Land Area (ha)	0.63
OS Allowance (ha)	0.22
Gross Land Area (ha)	0.94
Site Density (dph)	40

25 Houses	Indexed CIL @ £97.56/sq.m.			Indexed CIL @ £162.60/sq.m.		
	20% AH	30% AH	40% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			Residual Land Value (£)		
VL1 £3,750	£1,287,668	£877,404	£603,895	£1,177,899	£784,100	£521,568
VL2 £4,000	£1,645,143	£1,186,420	£880,604	£1,535,371	£1,093,116	£798,277
VL3 £4,250	£2,003,155	£1,495,900	£1,157,728	£1,893,385	£1,402,596	£1,075,401
VL4 £4,500	£2,361,167	£1,805,381	£1,434,852	£2,251,397	£1,712,074	£1,352,525
VL5 £4,750	£2,718,642	£2,114,397	£1,711,560	£2,608,872	£2,021,090	£1,629,234
VL6 £5,000	£3,076,654	£2,423,875	£1,988,686	£2,966,884	£2,330,569	£1,906,356
VL7 £5,500	£3,792,140	£3,042,365	£2,542,519	£3,682,371	£2,949,064	£2,460,192
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £3,750	£1,371,684	£934,652	£643,297	£1,254,752	£835,260	£555,598
VL2 £4,000	£1,752,483	£1,263,829	£938,060	£1,635,548	£1,164,437	£850,361
VL3 £4,250	£2,133,853	£1,593,503	£1,233,266	£2,016,921	£1,494,110	£1,145,567
VL4 £4,500	£2,515,224	£1,923,176	£1,528,471	£2,398,293	£1,823,781	£1,440,773
VL5 £4,750	£2,896,023	£2,252,353	£1,823,233	£2,779,092	£2,152,958	£1,735,536
VL6 £5,000	£3,277,394	£2,582,024	£2,118,440	£3,160,462	£2,482,630	£2,030,738
VL7 £5,500	£4,039,564	£3,240,868	£2,708,409	£3,922,632	£3,141,479	£2,620,710

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL Benchmark/Residential land values

Dixon Searle Partnership (2021)

**West Berkshire Council - Appendix II - Local Plan Review Viability Assessment
- Residential Results - Table 1h: 30 Flats (Sheltered)**

Development Scenario	30 Flats (Sheltered)
Typical Site Type	PDL
Net Land Area (ha)	0.24
OS Allowance (ha)	0.26
Gross Land Area (ha)	0.54
Site Density (dph)	125

30 Flats (Sheltered)	Indexed CIL @ £97.56/sq.m.			Indexed CIL @ £162.60/sq.m.		
	20% AH	30% AH	40% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			Residual Land Value (£)		
VL6 £5,000	£744,481	£346,678	£34,039	£635,792	£251,575	£-52,457
VL7 £5,500	£1,271,231	£813,746	£464,978	£1,162,542	£718,643	£383,461
VL8 £6,000	£1,797,982	£1,280,814	£888,794	£1,689,293	£1,185,711	£807,278
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL6 £5,000	£1,388,957	£646,787	£63,506	£1,186,179	£469,356	£-97,868
VL7 £5,500	£2,371,701	£1,518,183	£867,496	£2,168,923	£1,340,752	£715,412
VL8 £6,000	£3,354,444	£2,389,579	£1,658,198	£3,151,666	£2,212,148	£1,506,115

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL Benchmark/Residential land values

Dixon Searle Partnership (2021)

**West Berkshire Council - Appendix II - Local Plan Review Viability Assessment
- Residential Results - Table 1i: 50 Mixed**

Development Scenario	50
	Mixed
Typical Site Type	GF/PDL
Net Land Area (ha)	1.00
OS Allowance (ha)	0.44
Gross Land Area (ha)	1.59
Site Density (dph)	50

50 Mixed	Indexed CIL @ £97.56/sq.m.			Indexed CIL @ £162.60/sq.m.		
	20% AH	30% AH	40% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			Residual Land Value (£)		
VL1 £3,750	£2,165,636	£2,165,636	£1,040,769	£1,955,752	£1,955,752	£883,356
VL2 £4,000	£2,819,001	£2,819,001	£1,553,231	£2,609,117	£2,609,117	£1,395,818
VL3 £4,250	£3,473,350	£3,473,350	£2,066,463	£3,263,462	£3,263,462	£1,909,051
VL4 £4,500	£4,127,698	£4,127,698	£2,579,696	£3,917,814	£3,917,814	£2,422,283
VL5 £4,750	£4,781,065	£4,781,065	£3,092,157	£4,571,181	£4,571,181	£2,934,746
VL6 £5,000	£5,435,412	£5,435,412	£3,605,386	£5,225,529	£5,225,529	£3,447,977
VL7 £5,500	£6,743,127	£6,743,127	£4,631,085	£6,533,243	£6,533,243	£4,473,666
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £3,750	£1,362,035	£1,362,035	£654,571	£1,230,033	£1,230,033	£555,570
VL2 £4,000	£1,772,957	£1,772,957	£976,875	£1,640,954	£1,640,954	£877,873
VL3 £4,250	£2,184,497	£2,184,497	£1,299,663	£2,052,492	£2,052,492	£1,200,661
VL4 £4,500	£2,596,036	£2,596,036	£1,622,450	£2,464,034	£2,464,034	£1,523,448
VL5 £4,750	£3,006,959	£3,006,959	£1,944,753	£2,874,957	£2,874,957	£1,845,752
VL6 £5,000	£3,418,498	£3,418,498	£2,267,538	£3,286,496	£3,286,496	£2,168,539
VL7 £5,500	£4,240,960	£4,240,960	£2,912,632	£4,108,958	£4,108,958	£2,813,627

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL Benchmark/Residential land values

**West Berkshire Council - Appendix II - Local Plan Review Viability Assessment
- Residential Results - Table 1j: 50 Flats**

Development Scenario	50 Flats
Typical Site Type	PDL
Net Land Area (ha)	0.43
OS Allowance (ha)	0.44
Gross Land Area (ha)	0.94
Site Density (dph)	115

50 Flats	Indexed CIL @ £97.56/sq.m.			Indexed CIL @ £162.60/sq.m.		
	20% AH	30% AH	40% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			Residual Land Value (£)		
VL1 £3,750	£166,952	-£202,943	-£538,649	£15,006	-£345,699	-£663,641
VL2 £4,000	£559,705	£163,839	-£201,055	£413,268	£27,953	-£323,302
VL3 £4,250	£950,722	£512,560	£126,818	£804,285	£381,613	£10,229
VL4 £4,500	£1,341,738	£858,872	£438,761	£1,195,301	£727,924	£326,521
VL5 £4,750	£1,732,168	£1,204,664	£746,581	£1,585,731	£1,073,716	£634,340
VL6 £5,000	£2,123,185	£1,550,975	£1,054,862	£1,976,748	£1,420,028	£942,621
VL7 £5,500	£2,904,632	£2,243,079	£1,670,962	£2,758,191	£2,112,131	£1,558,721
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £3,750	£177,608	-£215,897	-£573,030	£15,964	-£367,765	-£706,001
VL2 £4,000	£595,431	£174,297	-£213,888	£439,647	£29,737	-£343,938
VL3 £4,250	£1,011,406	£545,277	£134,913	£855,622	£405,971	£10,882
VL4 £4,500	£1,427,381	£913,693	£466,768	£1,271,597	£774,388	£347,363
VL5 £4,750	£1,842,732	£1,281,557	£794,235	£1,686,948	£1,142,251	£674,830
VL6 £5,000	£2,258,707	£1,649,974	£1,122,193	£2,102,923	£1,510,668	£1,002,788
VL7 £5,500	£3,090,034	£2,386,254	£1,777,619	£2,934,245	£2,246,948	£1,658,214

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL Benchmark/Residential land values

**West Berkshire Council - Appendix II - Local Plan Review Viability Assessment
- Residential Results - Table 1k: 60 Flats (Extra Care)**

Development Scenario	60 Flats (Extra Care)
Typical Site Type	PDL
Net Land Area (ha)	0.48
OS Allowance (ha)	0.53
Gross Land Area (ha)	1.08
Site Density (dph)	125

60 Flats (Extra Care)	Indexed CIL @ £97.56/sq.m.			Indexed CIL @ £162.60/sq.m.		
	20% AH	30% AH	40% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			Residual Land Value (£)		
VL6 £5,000	£715,213	-£127,922	-£932,415	£471,352	-£359,822	-£1,137,001
VL7 £5,500	£1,809,551	£859,796	£14,140	£1,565,690	£646,418	-£182,603
VL8 £6,000	£2,903,888	£1,830,032	£885,061	£2,660,028	£1,616,654	£702,165
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL6 £5,000	£661,010	-£118,227	-£861,751	£435,631	-£332,553	-£1,050,833
VL7 £5,500	£1,672,413	£794,636	£13,069	£1,447,033	£597,429	-£168,764
VL8 £6,000	£2,683,815	£1,691,342	£817,986	£2,458,436	£1,494,135	£648,951

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL Benchmark/Residential land values

Dixon Searle Partnership (2021)

**West Berkshire Council - Appendix II - Local Plan Review Viability Assessment
- Residential Results - Table 1I: 100 Mixed (PDL, town centre)**

Development Scenario	100 Mixed
Typical Site Type	PDL, town centre
Net Land Area (ha)	1.11
OS Allowance (ha)	0.88
Gross Land Area (ha)	2.15
Site Density (dph)	90

100 Mixed (PDL)	Indexed CIL @ £97.56/sq.m.			Indexed CIL @ £162.60/sq.m.		
	20% AH	30% AH	40% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			Residual Land Value (£)		
VL1 £3,750	£4,248,990	£3,079,986	£2,048,291	£3,835,200	£2,717,920	£1,737,965
VL2 £4,000	£5,511,917	£4,198,530	£3,052,636	£5,098,127	£3,836,464	£2,742,293
VL3 £4,250	£6,776,741	£5,318,717	£4,049,826	£6,362,950	£4,956,651	£3,739,483
VL4 £4,500	£8,041,564	£6,438,904	£5,047,015	£7,627,773	£6,076,837	£4,736,672
VL5 £4,750	£9,304,491	£7,557,411	£6,042,710	£8,890,701	£7,195,344	£5,732,367
VL6 £5,000	£10,569,315	£8,677,598	£7,039,900	£10,155,524	£8,315,531	£6,729,556
VL7 £5,500	£13,097,065	£10,916,292	£9,032,784	£12,683,275	£10,554,225	£8,722,438
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £3,750	£1,976,274	£1,432,552	£952,693	£1,783,814	£1,264,149	£808,356
VL2 £4,000	£2,563,682	£1,952,805	£1,419,831	£2,371,222	£1,784,402	£1,275,485
VL3 £4,250	£3,151,972	£2,473,822	£1,883,640	£2,959,512	£2,305,419	£1,739,294
VL4 £4,500	£3,740,262	£2,994,839	£2,347,449	£3,547,802	£2,826,436	£2,203,103
VL5 £4,750	£4,327,670	£3,515,075	£2,810,563	£4,135,210	£3,346,672	£2,666,217
VL6 £5,000	£4,915,960	£4,036,092	£3,274,372	£4,723,500	£3,867,689	£3,130,026
VL7 £5,500	£6,091,658	£5,077,345	£4,201,295	£5,899,198	£4,908,942	£4,056,948

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL Benchmark/Residential land values

**West Berkshire Council - Appendix II - Local Plan Review Viability Assessment
- Residential Results - Table 1m: 100 Mixed (Greenfield)**

Development Scenario	100 Mixed
Typical Site Type	Greenfield
Net Land Area (ha)	2.86
OS Allowance (ha)	0.88
Gross Land Area (ha)	4.16
Site Density (dph)	35

100 Mixed (GF)	Indexed CIL @ £97.56/sq.m.			Indexed CIL @ £162.60/sq.m.		
	20% AH	30% AH	40% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			Residual Land Value (£)		
VL1 £3,750	£3,797,181	£2,635,590	£1,604,386	£3,377,413	£2,268,294	£1,289,567
VL2 £4,000	£5,088,535	£3,778,017	£2,617,976	£4,668,768	£3,410,720	£2,303,146
VL3 £4,250	£6,381,828	£4,922,158	£3,633,079	£5,962,061	£4,554,862	£3,318,254
VL4 £4,500	£7,675,121	£6,066,300	£4,648,187	£7,255,353	£5,699,003	£4,333,362
VL5 £4,750	£8,966,474	£7,208,726	£5,661,773	£8,546,707	£6,841,429	£5,346,948
VL6 £5,000	£10,259,767	£8,352,867	£6,676,881	£9,840,000	£7,985,571	£6,362,056
VL7 £5,500	£12,844,414	£10,639,435	£8,705,428	£12,424,646	£10,272,138	£8,390,602
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £3,750	£912,784	£633,555	£385,670	£811,878	£545,263	£309,992
VL2 £4,000	£1,223,205	£908,177	£629,321	£1,122,300	£819,885	£553,641
VL3 £4,250	£1,534,093	£1,183,211	£873,336	£1,433,188	£1,094,919	£797,657
VL4 £4,500	£1,844,981	£1,458,245	£1,117,353	£1,744,075	£1,369,953	£1,041,673
VL5 £4,750	£2,155,402	£1,732,867	£1,361,003	£2,054,497	£1,644,574	£1,285,324
VL6 £5,000	£2,466,290	£2,007,901	£1,605,020	£2,365,385	£1,919,608	£1,529,340
VL7 £5,500	£3,087,600	£2,557,556	£2,092,651	£2,986,694	£2,469,264	£2,016,972

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL Benchmark/Residential land values

**West Berkshire Council - Appendix II - Local Plan Review Viability Assessment
- Residential Results - Table 1n: 250 Flats (6+ Storey)**

Development Scenario	250 Flats (6+ Storey)
Typical Site Type	PDL
Net Land Area (ha)	1.00
OS Allowance (ha)	2.19
Gross Land Area (ha)	3.34
Site Density (dph)	250

250 Flats (6+ Storey)	Indexed CIL @ £97.56/sq.m.			Indexed CIL @ £162.60/sq.m.		
	20% AH	30% AH	40% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			Residual Land Value (£)		
VL1 £3,750	-£5,736,081	-£7,389,519	-£8,835,440	-£6,582,902	-£8,130,483	-£9,470,555
VL2 £4,000	-£3,795,287	-£5,649,772	-£7,269,167	-£4,642,108	-£6,390,733	-£7,904,282
VL3 £4,250	-£1,866,706	-£3,926,241	-£5,714,969	-£2,704,321	-£4,667,209	-£6,350,101
VL4 £4,500	£1,543	-£2,213,526	-£4,175,446	-£806,946	-£2,948,940	-£4,810,561
VL5 £4,750	£1,721,260	-£546,615	-£2,647,506	£972,989	-£1,259,580	-£3,280,435
VL6 £5,000	£3,435,212	£1,020,328	-£1,144,148	£2,686,941	£365,591	-£1,761,056
VL7 £5,500	£6,860,547	£4,055,573	£1,658,364	£6,112,275	£3,400,836	£1,097,161
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £3,750	-£1,717,390	-£2,212,431	-£2,645,341	-£1,970,929	-£2,434,276	-£2,835,496
VL2 £4,000	-£1,136,314	-£1,691,548	-£2,176,397	-£1,389,853	-£1,913,393	-£2,366,552
VL3 £4,250	-£558,894	-£1,175,521	-£1,711,069	-£809,677	-£1,397,368	-£1,901,228
VL4 £4,500	£462	-£662,732	-£1,250,133	-£241,601	-£882,916	-£1,440,288
VL5 £4,750	£515,347	-£163,657	-£792,666	£291,314	-£377,120	-£982,166
VL6 £5,000	£1,028,507	£305,488	-£342,559	£804,473	£109,458	-£527,262
VL7 £5,500	£2,054,056	£1,214,243	£496,516	£1,830,023	£1,018,214	£328,491

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL Benchmark/Residential land values

**West Berkshire Council - Appendix II - Local Plan Review Viability Assessment
- Residential Results - Table 1o: 250 Mixed**

Development Scenario	250
	Mixed
Typical Site Type	GF
Net Land Area (ha)	7.14
OS Allowance (ha)	2.19
Gross Land Area (ha)	10.40
Site Density (dph)	35

250 Mixed	Indexed CIL @ £97.56/sq.m.			Indexed CIL @ £162.60/sq.m.		
	20% AH	30% AH	40% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			Residual Land Value (£)		
VL1 £3,750	£7,622,043	£4,980,135	£2,653,720	£6,572,624	£4,061,893	£1,866,663
VL2 £4,000	£10,659,063	£7,667,723	£5,040,265	£9,609,645	£6,749,481	£4,253,201
VL3 £4,250	£13,700,644	£10,359,345	£7,430,387	£12,651,200	£9,441,105	£6,643,323
VL4 £4,500	£16,742,223	£13,050,969	£9,820,509	£15,692,805	£12,132,726	£9,033,445
VL5 £4,750	£19,779,239	£15,738,555	£12,207,047	£18,729,823	£14,820,315	£11,419,983
VL6 £5,000	£22,820,816	£18,430,172	£14,597,167	£21,771,400	£17,511,935	£13,810,104
VL7 £5,500	£28,899,396	£23,809,366	£19,373,819	£27,849,985	£22,891,131	£18,586,759
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £3,750	£732,587	£478,662	£255,060	£631,723	£390,406	£179,413
VL2 £4,000	£1,024,488	£736,977	£484,441	£923,624	£648,721	£408,793
VL3 £4,250	£1,316,827	£995,681	£714,166	£1,215,960	£907,425	£638,518
VL4 £4,500	£1,609,166	£1,254,384	£943,891	£1,508,302	£1,166,128	£868,243
VL5 £4,750	£1,901,066	£1,512,699	£1,173,271	£1,800,203	£1,424,443	£1,097,623
VL6 £5,000	£2,193,405	£1,771,402	£1,402,996	£2,092,542	£1,683,146	£1,327,348
VL7 £5,500	£2,777,643	£2,288,419	£1,862,100	£2,676,780	£2,200,164	£1,786,452

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL Benchmark/Residential land values

**West Berkshire Council - Appendix II - Local Plan Review Viability Assessment
- Residential Results - Table 1p: Land North East of Thatcham**

Development Scenario	2500
	Mixed
Typical Site Type	GF
Net Land Area (ha)	120.90
Gross Land Area (ha)	172.40
Affordable Housing:	40%
CIL (£/sq. m.)	£97.56/sq. m.
BLV (£/ha)	£250,000
BLV (£)	£43,100,000

Construction Rate (+/- from Base)	Residual Land Value (£)		
	VL1 £3,750	VL2 £4,000 BASE	VL3 £4,250
-5%	£38,863,335	£55,393,811	£71,924,277
-4%	£36,934,902	£53,465,379	£69,995,847
-3%	£35,006,470	£51,536,947	£68,067,417
-2%	£33,078,037	£49,608,515	£66,138,987
-1%	£31,149,603	£47,680,082	£64,210,556
0% BASE	£29,220,679	£45,751,648	£62,282,125
1%	£27,291,562	£43,823,215	£60,353,694
2%	£25,361,920	£41,894,781	£58,425,262
3%	£23,432,086	£39,966,347	£56,496,829
4%	£21,501,493	£38,037,876	£54,568,395
5%	£19,570,508	£36,108,759	£52,639,961
Construction Rate (+/- from Base)	Residual Land Value Total (£) Surplus / Deficit Above Benchmark Land Value(£)		
-5%	-£4,236,665	£12,293,811	£28,824,277
-4%	-£6,165,098	£10,365,379	£26,895,847
-3%	-£8,093,530	£8,436,947	£24,967,417
-2%	-£10,021,963	£6,508,515	£23,038,987
-1%	-£11,950,397	£4,580,082	£21,110,556
0% BASE	-£13,879,321	£2,651,648	£19,182,125
1%	-£15,808,438	£723,215	£17,253,694
2%	-£17,738,080	-£1,205,219	£15,325,262
3%	-£19,667,914	-£3,133,653	£13,396,829
4%	-£21,598,507	-£5,062,124	£11,468,395
5%	-£23,529,492	-£6,991,241	£9,539,961

Construction Rate (+/- from Base)	Residual Land Value (£/ha)		
	VL1 £3,750	VL2 £4,000 BASE	VL3 £4,250
-5%	£225,425	£321,310	£417,194
-4%	£214,240	£310,124	£406,008
-3%	£203,054	£298,938	£394,823
-2%	£191,868	£287,752	£383,637
-1%	£180,682	£276,567	£372,451
0% BASE	£169,493	£265,381	£361,265
1%	£158,304	£254,195	£350,079
2%	£147,111	£243,009	£338,894
3%	£135,917	£231,823	£327,708
4%	£124,719	£220,637	£316,522
5%	£113,518	£209,448	£305,336
Construction Rate (+/- from Base)	Residual Land Value Total (£/dwelling) Surplus / Deficit Above Benchmark Land Value(£)		
-5%	-£1,695	£4,918	£11,530
-4%	-£2,466	£4,146	£10,758
-3%	-£3,237	£3,375	£9,987
-2%	-£4,009	£2,603	£9,216
-1%	-£4,780	£1,832	£8,444
0% BASE	-£5,552	£1,061	£7,673
1%	-£6,323	£289	£6,901
2%	-£7,095	-£482	£6,130
3%	-£7,867	-£1,253	£5,359
4%	-£8,639	-£2,025	£4,587
5%	-£9,412	-£2,796	£3,816