## 2016 Viability Update - Land Value Results Summary - North Somerset Council - 100 Unit Mixed Scheme

<table>
<thead>
<tr>
<th>Development Scenario</th>
<th>Site Density (dph)</th>
<th>VL1 (Inner Weston) - £0 CIL</th>
<th>VL2 (Outer Weston / Villages) - £40 CIL</th>
<th>VL3</th>
<th>VL4</th>
<th>VL5</th>
<th>VL6</th>
<th>Higher Value Villages - £80 CIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016 Update</td>
<td>100 Mixed (30% AH)</td>
<td>30</td>
<td>-£617,048</td>
<td>£1,154,122</td>
<td>£2,925,290</td>
<td>£4,957,974</td>
<td>£6,990,658</td>
<td>£9,023,341</td>
</tr>
</tbody>
</table>

### Key:
- **RLV Lower than Viability Test 1.**
- RLV Viability Test 1 - zero and £250,000/Ha
- RLV Viability Test 2 - £250,000/Ha - £350,000/Ha
- RLV Viability Test 3 - £350,000/Ha - £500,000/Ha
- RLV Viability Test 4 - £500,000/Ha - £600,000
- RLV Viability Test 5 - £600,000/Ha - £1,200,000/Ha
- RLV Viability Test 6 - >£1,200,000/Ha

### Source:
Dixon Searle LLP (May 2016)
### 2016 Viability Update - Land Value Results Summary - North Somerset Council - 100 Unit Mixed Scheme

<table>
<thead>
<tr>
<th>Development Scenario</th>
<th>Site Density (dph)</th>
<th>VL1 (Inner Weston) - £0 CIL</th>
<th>VL2 (Outer Weston / Villages) - £40 CIL</th>
<th>VL3 Nailsea / Portishead / Clevedon / Lower Value Villages - £80 CIL</th>
<th>VL4 Higher Value Villages - £80 CIL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2016 Update</strong></td>
<td>100 Mixed (30% AH)</td>
<td>-£617,048</td>
<td>£1,154,122</td>
<td>£2,925,290</td>
<td>£6,990,658</td>
</tr>
<tr>
<td><strong>2016 Update</strong></td>
<td>100 Mixed (30% AH)</td>
<td>-£224,381</td>
<td>£419,681</td>
<td>£1,063,742</td>
<td>£2,542,058</td>
</tr>
</tbody>
</table>

**Key:**
- **RLV Lower than Viability Test 1.**
- **RLV Viability Test 1** - zero and £250,000/ha
- **RLV Viability Test 2** - £250,000/ha - £350,000/ha
- **RLV Viability Test 3** - £350,000/ha - £500,000/ha
- **RLV Viability Test 4** - £500,000/ha - £600,000
- **RLV Viability Test 5** - £600,000/ha - £1,200,000/ha
- **RLV Viability Test 6** - >£1,200,000/ha

**Source:** Dixon Searle LLP (May 2016)
## 2016 Viability Update - Land Value Results Summary - North Somerset Council - 100 Unit Mixed Scheme

<table>
<thead>
<tr>
<th>Development Scenario</th>
<th>Site Density (dph)</th>
<th>VL1</th>
<th>VL2</th>
<th>VL3</th>
<th>VL4</th>
<th>VL5</th>
<th>VL6</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2016 Update</strong></td>
<td><strong>100</strong></td>
<td>Mixed (30% AH)</td>
<td>50</td>
<td>-£617,048</td>
<td>£1,154,122</td>
<td>£2,925,290</td>
<td>£4,957,974</td>
</tr>
</tbody>
</table>

| Residual Land Value (£/Ha) | Mixed (30% AH) | 50 | -£280,476 | £524,601 | £1,325,677 | £2,253,625 | £3,177,572 | £4,101,519 |

### Key:
- RLV Lower than Viability Test 1.
- RLV Viability Test 1 - zero and £250,000/ha
- RLV Viability Test 2 - £250,000/ha - £350,000/ha
- RLV Viability Test 3 - £350,000/ha - £500,000/ha
- RLV Viability Test 4 - £500,000/ha - £600,000
- RLV Viability Test 5 - £600,000/ha - £1,200,000/ha
- RLV Viability Test 6 - >£1,200,000/ha

**Source:** Dixon Searle LLP (May 2016)