

## Leicester City CIL Examination

### Residential Development – Additional Profit

The following table has been prepared at the request of the CIL Examiner. It sets out the Additional Profit.

The modelling is as in Tables 3.9 and 4.3 of the December 2014 CIL Viability Study Update. Tables 3.9 and 4.3 of the December 2014 CIL Viability Study Update showed the Residual Value having paid CIL at £25/m<sup>2</sup>. In the following table shows the additional profit – the amount out of which CIL could be paid – so is the £25/m<sup>2</sup> has been removed from the appraisals.

<b>New Table Residential Typologies – Additional Profit</b>				
			£ site	£/m2
1	SUE1	20% Affordable	6,983,626	292
2	Greenfield1	20% Affordable	2,546,674	213
3	Brownfield Redev	15% Affordable	117,036	17
4	Urban Flats	15% Affordable	-1,491,769	-450
5	Brownfield Redev M	30% Affordable	469,526	199
6	Medium Brownfield	20% Affordable	305,195	189
7	Medium Greenfield	20% Affordable	130,886	81
8	Urban Edge	Below Threshold	426,563	424
9	Town Centre Flats	Below Threshold	11,535	14
10	Ex Garage Site	Below Threshold	64,395	119
11	Town Infill	Below Threshold	149,309	283
12	Brownfield Redev 2	20% Affordable	675,861	108
13	Brownfield Redev M 2	20% Affordable	360,630	114

Source: HDH August 2015