Cambridge City Council

Cabinet

Date: Tuesday, 10 February 2026

Time: 5.00 pm

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ [access the building via Peashill entrance]

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Agenda

This meeting is open to any member of the Council who wishes to ask questions of the Executive on items included on this agenda. Could members please notify the Committee Manager if they wish to attend and speak.

1 Apologies

2 Declarations of Interest

3 Minutes (Pages 3 - 26)

4 Public Questions

KEY DECISIONS

5 Community Infrastructure Levy draft charging schedule consultation (Pages 27 - 208)

NON-KEY DECISIONS & MONITORING ITEMS

6 Budget Setting Report and Medium-Term Financial Strategy 2026/27 (Pages 209 - 476)

Appendix T(b) to the report contains exempt information during which the public is likely to be excluded from the meeting subject to determination by the Committee following consideration of a public interest test. This exclusion would be made under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Cabinet Members: Holloway (Chair), Wade (Vice-Chair), Bird, Moore, Nestor, Smart, A. Smith, S. Smith, Thornburrow and Todd-Jones

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Further information on public speaking will be supplied once registration and the written question / statement has been received.

CABINET

13 January 2026
5.00 - 6.40 pm

Present: Councillors Holloway (Chair), Wade (Vice-Chair), Moore, Smart, A. Smith, S. Smith, Thornburrow and Todd-Jones

Other Councillors present:
Councillors Bick, Hauk, Porrer (Virtually) and Young

Officers Present:
Chief Executive: Robert Pollock
Sam Scharf: Communities Director
Strategic Community Investment Lead: Julie Cornwell
Democratic Services Manager: Dan Kalley
Deputy Democratic Services Manager: Claire Tunnicliffe

Also present (virtually):
Strategic Housing Advice Lead: Simon Hunt
Waste Policy, Change and Innovations Manager: Rebecca Weymouth Wood
Waste and Environment Planning Officer: Michelle Webb
Waste Policy Officer: Dee Wood

FOR THE INFORMATION OF THE COUNCIL

25/1/Cab Apologies

Apologies were received from Councillors Bird and Nestor.

25/2/Cab Declarations of Interest

Name	Item	Reason
Councillor Moore	25/5/Cab	Personal: Daughter works at Kettle's Yard
Councillor Thornburrow	25/6/Cab	Personal: Daughter works for a Homeless Charity

25/3/Cab Minutes

The Leader made the following announcements since the last December Cabinet Meeting:

i. Would write to the Secretary of State for Housing, Communities and Local Government to confirm that Cambridge did not support postponing local elections, with the City Council elections taking place in May. While Local Government Reorganisation (LGR) was significant, the Council did not consider postponing elections necessary and maintaining democratic legitimacy essential.
ii. The Council had signed the UNISON Anti-Racism Charter, promoted by Unison. Following a motion proposed by Councillor A Smith.
iii. The Local Plan consultation remained open until 30 January 2026, which would help shape the future of Cambridge and surrounding areas. Draft Greater Cambridge Local Plan for consultation | Greater Cambridge Shared Planning
iv. An LGR consultation on Local Government was planned to take place early February, which focused on options for Cambridge and Peterborough.
v. A **groundbreaking ceremony for the WREN Solar Farm** at Waterbeach had taken place.
    - The Cabinet Member for Climate Action and Environment informed the Cabinet that the solar farm would enable the expansion of the electric refuse fleet beyond the current grid limit, helping reduce carbon emissions and improve air quality, supporting the Council's 2030 net-zero target.

The minutes of the meeting held on 25 November 2025 were signed as a correct record.

25/4/Cab Public Questions

There were no public questions.

25/5/Cab Community Grants 2026-27

The Cabinet Member for Communities introduced the report.

The purpose of the report was to approve grant funding decisions where the award was over £5,000 and information on the multi-year funding scheme.

In response to questions from Cabinet Members and those Councillors present, the Cabinet Member for Communities and Strategic Community Investment Lead said the following:

i. An inflation uplift would be included to ensure consistency across all multi-year grants. The overall cost was modest, around £40,000 spread

over the full three years. This provided organisations the ability to plan for the uplift. Believed it represented good value for money.

ii. The inflation uplift was seen as a managed level of risk. The Council would honour the inflation uplift set at the start of the multiyear grant scheme.

iii. Grant funding was a significant level of funding for the Council. It was not possible to provide examples of district councils with a grants pot of this size.

iv. This section of grant funding was only a part of the picture. The Council provided just over £2 million in grants overall, not all of which sat within the community grants programme.

v. Alongside these grants, work was undertaken to support communities through the Community Development team, there was also work with council tenants and estates, and the activities delivered through the Estates and Facilities teams. As example, the Junction operated on a peppercorn rent from the Council, another way in which the Council supported local organisations.

vi. The grants were only one element of a much wider programme of community support. It was important to recognise the substantial work that took place across the teams that was not often seen or attributed directly.

vii. These services were discretionary, not statutory duties, nor were the Council required or instructed to provide them. While a small amount of funding came from government for specific purposes, the vast majority of what the Council delivered was entirely the Council's choice.

viii. Noted the comments made by the Chair of the Services, Climate and Communities Overview and Scrutiny Committee, the Committee unanimously supported the introduction of multi-year settlements, with cross-party agreement. Members also recognised that several charities receiving annual council funding were included in this move. While not suggesting that Council support should stop, the Committee felt these organisations should be encouraged to diversify their income and strengthen their resilience rather than becoming overly reliant on the grant funding.

ix. Stressed that reliance on grants was a natural and unavoidable aspect of the voluntary sector, particularly given current pressures.

x. Highlighted the valuable role of Cambridge Council for Voluntary Service (CCVS) which the Council supported through grants, in helping voluntary and community groups build sustainability. While emphasising the shared commitment to strengthening the sector, many organisations would continue to need ongoing support through the grants system.
CCVS (Cambridge Council for Voluntary Service) | VolunteerCambs!

xi. The Communities Investment Team fully supported helping groups diversify their income and this was encouraged through the grants process.

xii. Applicants were asked to list other funding sources, almost seen as match funding, though decisions were not changed, if those other external applications were unsuccessful

xiii. Larger, well-established organisations were expected to demonstrate efforts to secure additional income.

xiv. Officers provided support where needed.

xv. The Resettlement Grant Fund required match funding, set at 5% for grants over £30,000, and this had not proved a barrier.

xvi. The key message was that while the Council remained committed to providing financial support, it also aimed to help groups build their capacity and resilience.

xvii. Had expressed disappointment at the lower number of sports and active-lifestyle grant applications. There had been some organisations who had gone through different routes: one opted for the under £5,000 scheme, and another decided to revisit its business plan before submitting a stronger application in a future round.

xviii. For those sports and active applications that were not successful, two main issues emerged. First, none of the organisations had discussed their proposals with the Active Lifestyles team, resulting in bids that were not always aligned with areas of greatest need. Second, some groups did not meet the Council's eligibility criteria. To address this, the Council has strengthened guidance on partnership working, encouraging groups that did not meet the criteria to collaborate with eligible organisations, for example, local sports clubs partnering with a community group in their area.

xix. The Active Lifestyles team run its own small and organisational grant schemes, which were expected to be integrated into the main grant's portal, giving a clearer overall picture.

xx. Regarding Shared Prosperity Fund (SPF) allocations, the Council often received in-year funding at short notice from the Cambridgeshire & Peterborough Combined Authority, which the grants team then administered for other departments. Last year funding was focused in Abbey Ward, with learning now applied in North Cambridge. Current allocations supported capacity-building in the voluntary sector, including family and youth services and the food bank.

xxi. Thanked the Finance Team for their support on the grant funding work.

xxii. The grants recommended by Officers were awarded strictly on evidence, data, and the quality of the applications. It was a robust and thorough assessment process.

Post Meeting Note:
The UK Shared Prosperity Fund (UKSPF) is managed by the Cambridgeshire and Peterborough Combined Authority (CPCA) as the accountable body to MHCLG for the funding. Following a three year UKSPF funding round in 2022-25, the programme was extended by the new Labour government for a further transitional year in 2025-26 to bridge to new arrangements under the Pride in Place fund and the Local Growth Fund (which replace UKSPF).

This year UKSPF grant is enabling the City Council to fund:

- work to extend the community wealth building approach taken in Abbey to North Cambridge (£143,000).
- a new strand of work on Inclusive Innovation, enabling the development of our Included project to improve outcomes for young people in the city (£60,000).
- continued work to support markets and market traders in the city, working in partnership with South Cambridgeshire and Huntingdonshire District Councils (£110,00 across three districts).

The CPCA is also using the UKSPF funds allocated to the region to:

- funding for the Region of Learning team, working as part of the CPCA skills team, to extend digital badge delivery across the region.
- support the visitor economy, including progressing work to establish a Local Visitor Economy Partnership, a Destination Management Plan and place brand development for Cambridgeshire and Peterborough and funding for Baits Bite Lock repairs.

The bidding and reporting to the CPCA is managed in the Economy and Place Group but the projects are developed and delivered with teams from across the council e.g. the work in North Cambridge is led by the Communities Group and the work to support markets is managed by the Inclusive Economy and the Markets team in City Services.
Head of Economy, Energy and Climate

Cabinet **unanimously resolved** to:

i. Approve the Community Grants to voluntary and community organisations for 2026-27, as set out in Appendix 1 of the Officer's report, subject to the budget approval in February 2026 and any further satisfactory information required of applicant organisations.

ii. Approve the expanded direction of travel for the Community Grants Programme, using a 3-Tier approach starting 1 April 2027 as set out at 4.6 and at Appendix 2 of the Officer's report.
iii. Approve an additional multi-year grant for Food Poverty Infrastructure starting 1 April 2026, as set out at 4.5 of the Officer's report.

25/6/Cab Homelessness Prevention Grants to Agencies

The Cabinet Member for Safety, Wellbeing and Tackling Homelessness introduced the report.

The report referred to the annual bid round for grants made to organisations providing homelessness prevention services. It provided an overview of the process, the grant eligibility criteria, and the budget.

In response to questions from those present the Cabinet Member said the following:

i. Noted the Cabinet Member for Finance & Resources stated the Government had honoured its commitment to increase funding for homelessness, rough sleeping, and domestic abuse. Under the Fair Funding element of the local government settlement, the Council's allocation was set to rise to £2.2 million by 2028/29. This provided continuity of support for homelessness services, prevention work, and pathways that helped people move into stable accommodation and employment.
ii. Welcomed the comment from the Cabinet Member for Communities who emphasised the vital impact of the homelessness prevention grants, noting the strong overlap between communities work and homelessness support. Expressed confidence that the projects funded through this programme would provide valuable assistance to some of the most vulnerable residents.
iii. Cambridge City Council unseen partnership work supported rough sleepers, fostering relationships with the Street Pastors, St John Ambulance, and others, who regularly checked on rough sleepers in the city centre, ensuring they have accommodation and support.
iv. Crossways was open with twenty beds under the Severe Weather Emergency Protocol (SWEP): welcomed the extension of this provision into the summer months emphasising the importance of raising public awareness of the significant amount of work taking place.
v. Confirmed that support and accommodation were available throughout the year and that, in principle, no one should have to sleep rough, assistance was always offered wherever possible.

vi. The Street Outreach Team was the primary point of contact for rough sleepers. Information about how to reach them was widely publicised on the Council's website. The Team provided excellent and supportive response when contacted and it was important to promote this route for anyone wanting to help people sleeping rough. https://www.changegrowlive.org/service/cambridge-street-outreach/infoThere was also the StreetLink app to assist in reporting concerns.

Cabinet **unanimously resolved** to:

i. Approve the award of homelessness prevention grants to voluntary and community organisations for 2026-27, as set out in Appendix 1 of the Officer's report.

25/7/Cab Transformation and Re-investment Fund Update

The Cabinet Member for Finance and Resources introduced the report.

The report highlighted in February 2025, Full Council approved transferring £3.149million into the Transformation and Reinvestment Fund (TRF) to support initiatives aligned with the Council's transformation programme.

Under the Officer Scheme of Delegation, Officers were authorised to make detailed decisions on how these funds were used. However, to ensure transparency and accountability, the report updated Cabinet on allocations made to date and outlined the benefits these investments would deliver for the Council and the wider city.

Cabinet **unanimously resolved** to:

i. Note progress with the allocation of funds from the Transformation and Reinvestment Fund

25/8/Cab RECAP Resources and Waste Strategy 2025 - 2031

The Cabinet Member for Climate Action and Environment introduced the report.

The report referred to Cambridgeshire County Council, as the Minerals and Waste Authority, had approved publication of a consultation on the Draft RECAP Interim Resources and Waste Strategy 2026–2031 on behalf of the

RECAP Waste Partnership (RRWS). The consultation would close on 26 January.

Greater Cambridge Shared Waste Service was seeking the Cabinets approval for the draft document and agreement to delegate sign-off of the final post-consultation version to the Cabinet Member for Climate Action and Environment.

In response to questions and statements from those present, the Cabinet Member for Climate Action and Environment said the following:

i. The strategy had been extensively discussed across all councils within the Combined authority area, representing a wide range of political groups. A significant amount of work had gone into agreeing wording that all partners could support.
ii. The strategy focused on improving waste and recycling facilities across Cambridgeshire and Peterborough, strengthening communications, and reducing emissions from waste collection and disposal.
iii. Did not anticipate major changes arising from the consultation. However, if any significant amendments were proposed, this would be brought back to Cabinet.
iv. There were two elements to the proximity principle referenced in both the strategy and the report. Some councils had struggled to find local solutions specifically in relation to transfer stations (sites where collected waste is unloaded and then transported for further processing or disposal).
v. Previously, the Council did not require a transfer station for blue-bin recycling but did now. In contrast, councils located further away, such as in Fenland, required transfer stations to transport material to Waterbeach. Each authority therefore had different operational needs.
vi. The second aspect concerned a Materials Recovery Facility (MRF). Ideally, a modern and environmentally efficient facility would be in Cambridge and used by all partners at an affordable cost. The report highlighted that, with stronger cross-council cooperation, the RECAP partnership could potentially deliver such a major project in future if councils agreed.
vii. Supported in principle exploring a Cambridge-based MRF in the longer term, but it would require substantial upfront investment, higher risk, and technical expertise that councils currently lacked. These issues would need collective consideration. This underlined the value of a shared waste and recycling strategy, providing a coordinated basis for future planning and investment.

viii. The strategy set out a high-level approach to improving recycling facilities and strengthening joint working across Cambridge and Peterborough, while also aiming to reduce overall waste. Ideally, recycling should form a greater proportion of waste, but the strategy also emphasised avoiding unnecessary waste generation altogether.

ix. The Supplementary Planning Document (next item on the agenda) focused on practical measures such as improving bin stores, ensuring adequate access for collection vehicles, and other requirements for new developments. These improvements will be particularly significant for residents of new apartment blocks. Officers worked closely with developers to achieve good outcomes for both residents and collection crews, ensuring bin stores were accessible and waste and recycling can be collected efficiently.

Cabinet **unanimously resolved** to:

1. Approve the Draft RECAP Resources and Waste Strategy 2026-2031 (RRWS).
2. Grant delegation of approval to Cabinet Member for the final post consultation version of RECAP Resources and Waste Strategy 2026-2031 (RRWS) in February 2026.

25/9/Cab RECAP Waste Design Guide

The Cabinet Member for Climate Action and Environment introduced the report.

The updated Draft RDG was a Supplementary Planning Document (SPD) designed to guide residential developers in ensuring new developments were operationally compliant for waste collection authorities.

In response to questions, the Cabinet Member for Climate Action and Environment and Waste and Environmental Planning Officer said the following:

i. The RDG had previously formed part of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (WMLP). While it continued to be linked to the WMLP, the approval timetable for the SPD was now being decoupled at county level to allow for quicker adoption.

ii. The revised SPD aimed to ensure bin stores were easily accessible for residents, as well as avoiding overly complex locking systems, provide sufficient space for waste and recycling storage, support efficient access for waste collection crews and provide clarity on

existing issues with shared bin stores, particularly regarding recycling access.

iii. The document was an update to the existing design guide, reflecting lessons learned including new waste infrastructure such as underground bins.

iv. Noted the Cabinet's request for feedback on the consultation currently underway, referenced on page 124 of the agenda pack. Any significant changes would be report back to the Cabinet if required.

v. Underground bins would be installed at the Fanshawe Road development.

vi. Would continue to explore opportunities to expand underground storage in new schemes.

vii. Retrofitting underground bins in the city centre would be costly and complex due to existing underground utilities.

viii. Underground bins were being adapted to accommodate weekly food waste collections.

ix. Noted the concern regarding accessibility for wheelchair users, particularly lifting bags into large, shared bins and would provide an answer outside of the meeting if there were any specific requirement for height of a refuse bin.

Post Meeting Note:
Building regulations did not specify any requirements for the height of refuse bins. Greater Cambridge Shared Waste provides an assisted collection service for residents with mobility or disability issues if it not possible for anybody within the household to take the waste to the normal collection point. The service can also provide residents with their own small 140 litre bins which are lower in height if this is their preference. Residents with concerns should contact the waste service so that their individual needs can be discussed and a suitable solution agreed.
Waste and Environmental Planning Officer

Cabinet **unanimously resolved** to:

i. Approve the Draft RECAP Design Guide-Policy Update (RDG).

ii. Grant delegation of approval to Cabinet Member for the final post consultation version of RECAP Design Guide-Policy Update (RDG) in February 2026

The meeting ended at 6.40 pm

CHAIR

CABINET 16 December 2025
5.00 - 7.15 pm

Present: Councillors Holloway (Chair), Wade (Vice-Chair), Bird, Moore, Smart, A. Smith, S. Smith, Thornburrow and Todd-Jones

Officers Present:
Chief Executive: Robert Pollock
Chief Operating Officer: Jane Wilson
Chief Finance Officer: Jody Etherington
Biodiversity Manager: Guy Belcher
Benefits Manager, Revenues and Benefits: Naomi Armstrong
Democratic Services Manager: Dan Kalley
Deputy Democratic Services Manager: Claire Tunnicliffe

Other Councillors present:
Councillors Bick, Hauk, Payne and Porrer

FOR THE INFORMATION OF THE COUNCIL

25/52/Cab Apologies

Apologies were received from Councillor Nestor.

25/53/Cab Declarations of Interest

Name	Agenda Item	Reason
Councillor S Smith	25/56/Cab, 25/57/Cab 25/58/Cab	Personal: Member of Adams Road Bird Sanctuary Club
Councillor Moore	25/56/Cab 25/57/Cab 25/58/Cab	Personal: Member of Birdwood Area Residents Association
Councillor A Smith	25/56/Cab 25/57/Cab 25/58/Cab	Personal: Member of Coldham's Brook and Cherry Hinton Brook

25/54/Cab Minutes

The Leader of the Council informed those present of the following:

i. Following the November Full Council and Cabinet meetings, where it was agreed to submit a proposal for the local government reorganization the submission has now been made.
ii. Looked forward to hearing further updates from the Government in the new year and to the upcoming public consultation.
iii. Extend a huge thank you to all the officers involved was this was an enormous undertaking, and their hard work was greatly appreciated

The minutes of the meeting held on 20 November were then approved as a correct record and signed by the Chair.

25/55/Cab Public Questions

There were no public questions.

25/56/Cab Biodiversity Strategy (Mid-term review)

The Cabinet Member for Cabinet Member for Nature, Open Space and City Services presented the report.

The report referred to the draft revised Strategy which proposed to retain the existing vision, themes, and support for the Cambridge Nature Network, while introducing alternative actions and projects to align the new statutory Biodiversity Reporting Duty, the draft Urban Forest Strategy (UFS), and wider initiatives. These included the statutory Cambridgeshire & Peterborough Local Nature Recovery Strategy (LNRS, proposed for submission to the Secretary of State in December 2025), the BIG Chalk partnership, and the Council's ambition to collaborate towards achieving future Nature City Accreditation.

The Cabinet Member responded to questions from Cabinet and Councillors in attendance as follows:

i. The strategy was ambitious in scope, aligning with national legislation and regional priorities such as the Cambridgeshire Doubling Nature vision, which set a target for measurable biodiversity net gain by 2031. It embedded biodiversity across all Council services, committed to enhancing local nature reserves, to restore chalk streams, and achieve 20% biodiversity net gain for Council-led developments. These actions went beyond compliance, aiming to create a resilient, connected nature network and integrate nature into urban planning, housing, and community spaces.

ii. This was a midterm review of the current strategy updates, legislation and initiatives which aligned with the statutory Local Nature Recovery Strategy (LNRS).

iii. The updated national legislation under the Environment Act embedded LNRS actions into planning and service delivery, while retaining the original vision, themes, and objectives. The draft review proposed new projects, designations, and initiatives, including the Council's aspiration to work with external partners to achieve Nature City Accreditation.

iv. The consultation would ensure these objectives and projects were supported, while seeking additional ideas and partners to help address the biodiversity emergency declared by the Council in 2019.

v. The Nature City Accreditation would provide an additional funding stream, much of the work required for this accreditation was already being done. Securing it would not only validate that the Council were taking the right actions but provide extra impetus to continue and expand the Council's efforts, encouraging greater outcomes for nature and biodiversity to be delivered.

vi. While the cost-of-living crisis was a critical issue, the need for a healthy environment was equally important. Access to open spaces and nature played a vital role in mental health, helping people feel connected and supported.

vii. Noted the comment made by Councillor Thornburrow who thanked Officers for their work on city projects with resident groups and partners, including Friends of Logan's Meadow. The chalk stream project also engaged stakeholders such as Anglia Ruskin University, providing an academic input to inform future initiatives. Biodiversity net gain was being directed into these projects, allowing the Planning Services and Greater Cambridge Partnership schemes to support long-term environmental improvements for residents and visitors.

viii. Welcomed the comment from Councillor S Smith on the importance of harnessing local professional and amateur expertise to address environmental issues. Groups such as the Adams Road Bird Sanctuary Club had provided valuable data and survey work supporting designations and protection of key spaces. The consultation would explore how these groups could further contribute with their ongoing commitment to nature and biodiversity. It was important to acknowledge this work and was greatly valued.

ix. The Local Nature Recovery Strategy (item 7 on the agenda) was a core part of the Biodiversity Strategy. Nature and biodiversity, while related and were distinct. Experiencing them was vital for wellbeing, such a need had been highlighted during COVID, if these opportunities were absent, the impact would be significant.

x. Resident involvement was essential, with Nature Towns and Cities Accreditation promoting a bottom-up approach which ensured that actions were taken together rather than imposed. This shared responsibility was vital to the success of the strategy.

xi. To provide recreation and social space for people was very much about management planning and managing the resources available When usage increased and pressure built, it was an important need to adapt and manage those spaces to ensure they remain functional and accessible. It was the Council's goal to make these resources worked for everyone, maintaining them, so they can support the level of usage required over time.

xii. Acknowledged Councillor Thornburrow's comment that evidence was being gathered for the Greater Cambridge Local Plan on sports facilities across the city and South Cambridgeshire, assessing current provision, future needs during the Plan period, and the pressure on existing facilities.

Planning Policy Officers were very much involved in working with the relevant officers on various polices regarding biodiversity as part of the Greater Cambridge Local Plan.

The Biodiversity Manager said the following:

i. The principles behind the Nature City Accreditation were around collaboration and community empowerment. This aligned well with the new City Services and Communities structure and was viewed as an ongoing process rather than a final goal The aim was to reach out to new groups and individuals, encouraging them to engage with nature close to home, right on their doorstep.

ii. The Council's focus was on effective management and planning for green and open spaces. A review had been undertaken on 13 core nature sites, including local nature reserves and commons, and were proposing zoning for certain activities.

iii. A key part of the strategy was education helping users of these open spaces understand the pressures and threats on these sites, such as the impact of dogs swimming in chalk streams, an example. While this may seem harmless, research had shown flea treatments could have catastrophic effects on chalk stream invertebrates. The aim wasn't to stop people enjoying these spaces, but to guide them to use them responsibly.

iv. The 13 core sites referenced were the city's largest sites which were essentially the Commons, with a long history of use, including grazing, with the aim to retain this. However, with increasingly dry summers and current stock levels, overgrazing was becoming a major cause of site

decline, as noted in the report. To address this, the strategy proposed a review of grazing practices with licensed grazers to restore these sites.

v. The strategy was built around three themes:
   - Core sites which concentrated along rivers and watercourses.
   - Nature in your Neighbourhood, working with communities to enhance smaller spaces like parks, supported by the Council's biodiversity toolkit. For example, St. Thomas's Park had successfully engaged residents to shape and deliver biodiversity features with council support.
   - Broader engagement, encouraging action in workplaces and private gardens.

vi. The aim was not only to manage these sites but to promote a city-wide approach to nature and biodiversity.

Cabinet **unanimously resolved** to:

i. Approve the progression to public consultation to inform a midterm review of the Cambridge City Council Biodiversity Strategy (2022 – 2031)
ii. Note that the public consultation will run alongside the approved Urban Forest Strategy public consultation
iii. Delegate finalisation of consultation documents and proposals to the Director of City Services
iv. Note that following the proposed consultation the amended Biodiversity Strategy is on the Forward Plan to return to Cabinet for approval in March 2026, along with the Urban Forest Strategy and Climate Change Strategy.

25/57/Cab Biodiversity Duty Reporting

The Cabinet Member and Biodiversity Manager presented the report.

The report referred to the new Biodiversity Reporting Duty and sought approval for the first report covering 2022 to 2025 to be submitted to central government and be published on our website.

In response from questions from the Cabinet Members and other Councillors present the Cabinet Member for Nature, Open Spaces and City Services and the Biodiversity Manager said the following:

i. The Council's preference was to always achieve biodiversity on-site within the city, as close as possible to the development location, rather than offsetting it elsewhere.
ii. The offset site used for planning was large, attractive, and offered significant space, however it was a distance from the city. Despite this,

the site contributed to the wider environmental objectives, including climate change mitigation.

iii. Compliance with the Environment Act 2021 required the Council to report biodiversity actions in line with published guidance. The first reporting deadline was March 2026.

iv. The Equality Impact Assessment indicated that completed and planned actions in the Biodiversity Duty Report were likely to have positive socioeconomic and equality impacts by improving access to high-quality green spaces. Benefits include better mental and physical health, reduced stress, and increased climate resilience, particularly for children, older adults, disabled people, pregnant women, residents in deprived areas, and ethnic minority communities.

v. Evidence showed greener neighbourhoods reduced health disparities and provided the greatest benefits for disadvantaged groups; prioritising improvements in areas with low access to nature was essential.

vi. The assessment noted risks if projects failed to address barriers such as safety, accessibility, and cultural relevance.

vii. Research had highlighted that women and girls often felt unsafe in poorly lit or neglected areas, and ethnic minority communities may underuse green spaces if not designed inclusively.

viii. To mitigate the risks mentioned, the strategy included accessibility audits co-designed with diverse communities

The Biodiversity Manger said the following:

i. The Biodiversity Duty Report included biodiversity net gain, with a section prepared by Planning Officers addressing this mandatory requirement. It covered sites within the area, including private land and a County Council-owned habitat bank.

ii. A habitat bank operated by setting an agreed baseline, registered with Department for Environment, Food and Rural Affairs (DEFR) and assigning biodiversity units to achieve a target condition. These units could be sold commercially, but once established, the site must be managed and monitored for 30 years. Each site had a defined biodiversity level required for credits to be sold.

iii. The baselines had been calculated for each core site in the city, assessing both habitat area and condition (quality). This followed the same system used for habitat banks, even though the Council were not trading credits.

The Cabinet Member for Planning and Transport said the following:

i. Currently, the official biodiversity net gain site through planning was the County Farm. Additional sites were expected, with organisations such as

Cambridge Past, Present & Future and the Wildlife Trust considering options. These sites had to meet strict criteria to guarantee 30-year investment commitments. It was hoped that city-based biodiversity projects, such as chalk stream initiatives, could meet these criteria and would be ideal if Section 106 contributions through planning could be directed towards city biodiversity projects.

Cabinet **unanimously resolved** to:

i. Approve the content of the draft Biodiversity Duty Report for final document design and publication by the statutory submission deadline of 20th March 2026.

25/58/Cab Cambridgeshire & Peterborough Local Nature Recovery Strategy

The Biodiversity Manager presented the report.

The report referred to the Cambridgeshire and Peterborough Local Nature Recovery Strategy (LNRS) which was a new statutory plan as required under the Environment Act 2021. A LNRS agreed priorities for nature recovery and proposes actions in the locations where it would make a particular contribution to achieving those priorities.

Following questions, the Cabinet Member for Nature said the following:

i. The production of a Local Nature Recovery Strategy for Cambridge, Cambridgeshire, and Peterborough was mandated by Government and developed in line with official guidance, with support from Natural England. There were 48 of these strategies across England, each covering a distinct region, typically aligned with county or combined authority boundaries.
ii. The strategy provided an evidence-based plan agreed by stakeholders to reverse biodiversity decline and restore habitats at a regional scale. It integrated nature recovery into land use planning, climate adaptation, and community priorities, ensuring coordinated and effective action.
iii. It was expected to inform funding opportunities, including Environmental Land Management payments and future government grants. This area was one of the most nature-depleted in the country, largely due to extensive arable land, therefore it was important to restore nature wherever possible.
iv. The Local Nature Recovery Strategy for Cambridge and Peterborough were vital as it set out a coordinated plan to restore habitats and biodiversity across the region. It would ensure nature recovery was

embedded in local development and climate resilience efforts and would help shape future government funding priorities.

v. Biodiversity did not stop at city boundaries, so collaboration with regional partners was essential to achieve the best outcomes, particularly with upcoming changes such as the move to a unitary authority. Working together was key to delivering meaningful improvements for biodiversity.

The Cabinet Member for Planning and Transport stated:

i. Had asked planning officers how the Local Nature Recovery Strategy would impact proposed development sites and proposed protected green areas in the emerging Greater Cambridge Local Plan. This was demonstrated by overlaying the Greater Cambridge Local Nature map onto the site plans, confirming that selected sites would not compromise nature objectives. Once finalised it was hoped the public would be able to access this information.

The Cabinet **unanimously resolved** to:

i. Provide Cambridge City Council 'supporting authority' approval for the Cambridgeshire & Peterborough Combined Authority (CPCA) to submit the final Cambridgeshire & Peterborough Local Nature Recovery Strategy (LNRS) to the Secretary of State by 31st December 2025.
ii. Note the CPCA proposals for supporting implementation and delivery of the LNRS, following submission
iii. Authorise Officers to continue to represent Cambridge City Council as a 'Supporting Authority' at future LNRS steering group or alternative forums as they collectively move towards delivery and monitoring phase of the LNRS.

25/59/Cab Council Tax Reduction

The Cabinet Member for Finance & Resources presented the report.

The report referred to the annual review of the Council's working-age Council Tax Reduction (CTR) schemes to ensure they met residents' needs and aligned with corporate objectives, particularly tackling poverty and inequality. The scheme supported over 9,000 of the city's poorest and most vulnerable residents by linking council tax relief to ability to pay and offered additional benefits such as discounted leisure cards and discretionary reductions.

In response to questions the Cabinet Member and Benefits Manager, Revenues and Benefits, said the following:

i. Some Local Authorities had set a starting point of 60%, which was considered too onerous for the poorest households. This level often made payments unaffordable, which lead to indebtedness and associated stress and mental health issues. Furthermore, the cost of recovering such small debts was disproportionate and ineffective, making this approach neither practical nor appropriate.
ii. Did not have the exact figures available but just under half the local authorities were now operating the same scheme as the Council. South Cambridgeshire District Council had recently completed its consultation and was considering a very similar scheme, confirming the Council's model was setting a benchmark.
iii. It was important to revisit the budget allocation for taxi cards to determine if continuity of this support for eligible residents was possible.
iv. Extend thanks to the Benefits Manager, who had led on this work and the amount of effort that had gone into it. Being able to say that the Council were the benchmark in this service was highly commendable. The way in which the benefits system operated was both efficient and effective, delivering real impact for those who needed it most.

Cabinet **unanimously resolved** to:

i. Universal Credit Scheme Uprating
To uprate the income bands and contribution levels within the Council Tax Reduction Scheme for households in receipt of Universal Credit in line with the annual percentage increase in the National Minimum Wage and better equalise earnings disregards.
ii. Non-Universal Credit Working-Age Scheme
To retain a Council Tax Reduction Scheme for working-age households not in receipt of Universal Credit, and to apply:
(a) Department for Work and Pensions applicable amounts and premiums where these continue to be published; or
(b) where such figures are unavailable, to uprate scheme allowances annually in accordance with the September Consumer Price Index (CPI).
iii. Council Tax Liability Basis
That 100% of the Council Tax liability shall continue to be used as the starting point for the calculation of entitlement under both Council Tax Reduction Schemes.
iv. Delegated Authority and Duration
To delegate authority to the Chief Finance Officer to carry out the annual review and uprating of the Council Tax Reduction Schemes in Page 149 Agenda Item 8 accordance with legislative changes and the uprating principles set out above; and to confirm that the Schemes shall remain in operation (subject to any such annual uprating) until 31 March 2029.

v. Where the household was on universal credit to retain a flat rate scheme for non-dependence of £8.36 for 2026/27 with an annual uprating in accordance with the September consumer price index and annually increased by September CIP thereafter. Non-depedents who received disability income or pension credit or a war pension or armed forces independent payment or were the charge payer and or partner have a disability or receive a carer's benefit will not have a non-dependent deduction.

25/60/Cab Quarterly Performance Report

The Leader and the Chief Operating Officer presented the report.

The report provided an overview of the Council's first presentation of what would be a regular quarterly performance over the period 1 July to 30 September 2025 (Q2).

In response to questions the Leader, Cabinet Member for Finance and Resources and the Cabinet Member for Housing said the following

i. Noted the following comments made by Cabinet Members:
   - There was an error in the italicised baseline description on page 211, it should had stated the time to determine planning household applications, not validate them, The average time now close to seven weeks, compared to the eight-week expectation, and some applications were being processed even faster.
   - Pleased to acknowledge the newly established pipeline for maintenance and compliance contracts and the Regulator's comments which praised the Council's respectful, fair, and positive culture toward tenants, as well as its effective, efficient, and timely repair service.
   - The Park Street development had been delivered on time and under budget.
   - Welcomed the higher-than-budgeted income from car parks.
   - The new Operations Hub was a significant improvement for staff and service delivery.
   - Pleased to note the secured funding of £2.3 million from National Highways.
   - Welcomed the mention of bin collection rates, currently at 99.9% despite extensive roadworks across the city. Currently the waste services collected three bins per household every fortnight, by this

time next year would be collecting five, including the new food waste service.

- Highlighted the work of the Environmental Health teams who ensured resident safety while helping local businesses thrive.
- The use of amber as a colour code could give the impression that targets haven't been met, when in fact the baseline has been achieved but not the stretch target. Suggested a different visual approach, such as two shades of green would make this clearer.
- It was important to recognise Officers' efforts and note their exceptional work, stated by all Councillors present.
- Thanks to the Chief Operating Officer for leading on this piece of work, which supported accountability and transparency in local democracy. The report enabled Members to see both areas of success and areas requiring improvement which reflected the Council's commitment to openness and responsibility.

ii. Agency fees for the grounds maintenance and street cleaning teams had contributed to the £1.7 million overspend due to long-term sick leave. This was an issue that could not be planned for or avoided. There was also the additional cost for the increased payment for the national living wage. Other factors that contributed for the overspend was:

- Lion Yard Rental Income, this was declining due to reduced retail footfall and changing shopping habits, the rent was linked to footfall. A one-off £700,000 repayment had made to the leaseholder due to an accumulated sum of rent paid at the previous rate. The income was expected to fall by approximately £400,000 annually due to the change in the rental income.
- Housing Benefit Subsidy, this full subsidy could not be reclaimed for homelessness providers who were not registered. Work was underway to support the two main providers (representing 80% of the issue) to become registered to claim full subsidy.
- Crematorium income had reduced due to market changes, new providers, online direct cremation services, and cost-of-living pressures. Income appeared to be stabilising, and capital investment would be recommended to maintain facilities and improve the mourner experience.

iii. The next budget would consider more significant and strategic investment to address damp, condensation, and mould as these issues were recognised as a critical area of work. Additional surveyors were being recruited in the budget to speed up the progress to resolve these issues.

iv. Education for tenants on prevention of mould was ongoing through Cambridge Matters and other Council communications.

v. Regarding voids, delays were partly due to staff sickness and changes in pre-vacancy inspections. Processes were being improved to ensure properties were checked before tenants left. While work was taking around 11.5 days, extra time was needed to re-let properties, compounded by recent tenant moves into new homes. Work continued to reduce empty homes as quickly as possible.

The Chief Finance Officer said the following:

i. Over the past 12 to18 months, the Leadership Team had worked hard to tighten financial management practices. Significant recurring savings were delivered in the previous year's budget, which had encouraged more disciplined budget management and surfaced some in-year overspends.
ii. Introduced a business partnering approach, with finance team members working closely with budget holders to identify savings and additional income opportunities, reinforcing the principle that budgets should not be spent unnecessarily.
iii. It was important to note the context, while the figures were reporting an overspend against budget, there was an original forecast of a £3.4 million general fund surplus. This was now expected to be £1.7 million but remained a surplus which was an enviable position compared to many Local Authorities.
iv. Thanked all staff who continued to deliver excellent services for residents despite significant changes and challenges, including long-term sickness. Their commitment and pride in serving the city was evident every day. The new Operations Hub reflected the Council's investment in the staff who made the Council work for their residents.
v. It was noted that the financial pressures facing the Council were not unusual nationally, with recent regulatory changes such as Awaab's Law which had increased costs particularly for damp, condensation, and mould repairs, and highlighted wider housing maintenance issues.
vi. Approximately 50% of the current overspend related to one-off costs, including wake-and-watch costs and historic property issues, which were expected to fall away.
vii. External consultants had been engaged to review the 30-year Housing Revenue Account (HRA) business plan during the current budget-setting process to ensure budgets reflected the required level of repairs and maintenance and to assess the impact on long-term capital investment.
viii. The HRA remained financially sustainable, operating within a statutory ring fence that protected tenant income for housing purposes.
ix. Despite the overspend, the HRA was forecast to deliver a net operating surplus of around £10 million after interest costs this year, which would

support capital investment in redevelopment, new builds, net-zero measures, and retrofitting. Updated proposals would be brought forward through scrutiny in January and Cabinet in February.

The Cabinet **unanimously resolved** to:

i. Note the contents of the attached Quarterly Performance Report for the period 1 July to 30 September 2025

The meeting ended at 7.15 pm

CHAIR

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REPORT TITLE: Community Infrastructure Levy draft Charging Schedule

To: Cabinet
10 February 2026
Report by: James Fisher, Team Leader
Tel: 01954 713217
Email: james.fisher@greatercambridgeplanning.org
Wards affected:
All Wards

Director Approval: Director Stephen Kelly confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Cabinet/Cabinet Member for decision.

REPORT AUTHORS MUST CONSIDER THE EQUALITIES IMPACT OF THE DECISION. REPORT AUTHORS TO ENSURE REPORT FOLLOWS THE COUNCIL'S ACCESSIBILITY RULES.

1.	**Recommendations**
1.1	It is recommended that Cabinet authorises: A public consultation on the draft CIL Charging Schedule and associated documentation.
2.	**Purpose and reason for the report**
2.1	The Community Infrastructure Levy (CIL) is a charge which can be levied by local authorities on new development in their area. It is an important tool local authorities use to help them deliver the infrastructure needed to support development in their area. More than half of Planning Authorities across the Country have adopted CIL. Locally CIL has been adopted by Huntingdonshire District Council, East Cambridgeshire District Council and Peterborough City Council. Uttlesford District Council consulted on their proposed CIL last year. CIL only applies in areas where a local authority has consulted on, and approved, a charging schedule setting out its levy rates. Broadly speaking CIL is not charged on residential annexes and extensions, affordable housing, self-build development, charitable development and buildings into which people do not normally go. Both Cambridge City and South Cambridgeshire District Councils were committed to introducing a CIL and submitted draft charging schedules to the Planning Inspectorate for examination in the Autumn of 2014. Several factors, which would have had a detrimental effect on the likely success of the CIL examination, and future operation of

	the proposed CIL, resulted in both Councils agreeing to withdraw the draft charging schedules in 2017. This decision to withdraw the CIL draft charging schedule was made with a view to resubmit a draft charging schedule once identified opportunities had been explored and only after the respective Local Plans had been adopted. In August 2020 the 'Planning for the Future' White Paper was published by MHCLG which proposed abolishing Section 106 (S106) and CIL and replacing them with a consolidated Infrastructure Levy (IL) causing any LPA with CIL intentions to wait to see how the policy developed. Following the Governments decision in 2024 not to pursue IL, Officers have re-evaluated the basis on which a CIL could be introduced including reviewing the possibility and merits of introducing a CIL under the 2018 Local Plans rather than waiting for the Greater Cambridge Local Plan. Noting announcements by Greater Cambridge Partnership (GCP), that there are insufficient funds to deliver all of the strategic transport projects identified in the Transport Plan required to deliver the growth in the adopted Local Plans, and noting the ambitions for further accelerating growth in Greater Cambridge, Officers consider that there is now a strong justification for the timely introduction of a CIL for the Greater Cambridge area. There are four main reasons why Officers consider that Cambridge City Council, together with South Cambridgeshire District Council, should adopt a CIL: (i) The Council and County Council as Highway Authority are not securing sufficient funding for planned or future strategic transport projects through the existing S106 process (ii) S106 agreements are inefficient at collecting strategic transport contributions because they are limited to site specific mitigation from a limited number of projects (iii) S106 agreements delay the grant of planning permission (iv) CIL provides a means by which Cambridge communities will also benefit from additional funding This report recommends that the Council carries out a consultation on a draft charging schedule which sets out the developments the Council would look to charge and how much the development would be required to pay.
3.	**Alternative options considered**
3.1	The alternative to the City Council adopting a CIL is for Officers to continue to negotiate developer contributions through Section 106 agreements recognising the challenges associated with this approach
4.	**Background and key issues**
4.1	Developer contributions associated with new development are secured in one of two ways: • S106 Planning Obligations are negotiated agreements that seek to mitigate the impact of development. Contributions are secured towards localised community

infrastructure including schools, libraries, surgeries, village halls, play areas, allotments etc. provided that they meet three statutory tests: necessary to make the development acceptable in planning terms, directly related to the development, fairly and reasonable related in scale and kind to the development. The Councils have produced a joint S106 Supplementary Planning Document (due for adoption in Spring 2026 following a second round of public consultation) explaining when contributions are required and how they are calculated. Their strength is in responding to market conditions and providing assurance to decision takers and stakeholders by ring-fencing contributions to projects at the point planning permission is granted. Their weakness is that the need for each request needs to be evidenced and ring-fenced the projects can only be changed with the developer's agreement. Generally speaking only developments of 10 dwellings or more are eligible for S106 contributions.

- CIL is a planning charge, introduced by the Planning Act 2008, to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. New developments that create net additional 'gross internal area' of 100 square metres or more, or create new dwellings, are potentially liable for the levy. The strength of CIL is that it is non-negotiable with receipts capable of being pooled and used to fund broader infrastructure and not just to address the impact of the development. Its weakness is that CIL is only payable on new floorspace and affordable housing is exempt from paying CIL.

The Council is not generating enough funding for planned and future strategic transport projects through the S106 process. The Cambridge and the South Cambridgeshire Local Plans were adopted in 2018. Both relied on the Transport Strategy for Cambridge and South Cambridgeshire (TSCSC) adopted by Cambridgeshire County Council on 4 March 2014. The TSCSC details the transport infrastructure necessary to deliver the 2018 Cambridge and South Cambridgeshire Local Plans. The Infrastructure Delivery Study commissioned by the Councils in relation to their respective Local Plans put the cost of delivering the TSCSC infrastructure at £855,896,500.

The Cambridge Local Plan says that developers will be required to demonstrate they will make adequate provision to mitigate the likely impacts (including cumulative impacts) of their proposal including environmental impacts (such as noise and pollution) and impact on amenity and health. This will be achieved through direct improvements and S106 contributions and/or the Community Infrastructure Levy (CIL), to address transport infrastructure in the wider area including across the district boundary.

Around the same time the TSCSC was adopted the Greater Cambridge City Deal was signed (19 June 2014) to support the delivery of this transport infrastructure through an innovative gain share mechanism. The Government would provide up to £500m which would sit alongside £500m that Greater Cambridge pledged to invest to unlock the benefits of growth in the Greater Cambridge area. This 'local contribution' was to be made up from multiple sources including Business Rates, New Homes Bonus, S106 contributions, and CIL receipts.

An initial indicative programme based on the TSCSC was established and agreed by the City Deal Executive Board on 14 August 2014. The original City Deal Executive Board

	was subsequently re-described and has become known as the Greater Cambridge Partnership (GCP). Schemes under consideration for inclusion in the City Deal programme underwent a high-level assessment. The schemes which offered maximum benefits and value for money were prioritised for investment. Subsequently, GCP refined this approach through the development of a Future Investment Strategy (FIS) which prioritised those schemes which had the greatest potential to deliver the City Deal's objectives. The first FIS was drafted in March 2018 and updated in March 2019. On 28 September 2023 the GCP Executive Board were advised that, because of external factors, including considerable high inflation within the construction industry, the identified gap between funding to expenditure had increased from £111m to £278m. The decision was made to pause work on CSET Phase 2 and Foxton Travel Hub. On 6 November 2025 the GCP Executive Board received a quarterly progress report with an accompanying Draft Budget for 2026/26 with forecasts up to 2030/31. This shows that £809m is required to deliver the projects (excluding those projects that have been paused and the full cost associated with Cambridge South East (A1307) - Phase 2). The Draft Budget shows funding of £810m including circa £27m from New Homes Bonus and £230m assumed S106 income. Since the TSCSC was adopted around £150m has been secured from signed S106 agreements towards transport projects and on initiatives aimed at reducing traffic of which £60m is specifically for GCP projects. Other developments have provided works in kind. If the additional contributions assumed by GCP are not realised the funding gap increases and more projects may need to be paused. Section 106 agreements are limited to site specific mitigation. It is not always possible to demonstrate a contribution is necessary, especially for area wide rather than localised infrastructure, meaning it can be challenging to deliver the TSCSC infrastructure requirements via section 106 contributions alone. This has been underscored by a recent appeal decision (Hobson Street APP/Q0505/W/25/3365274) where the Planning Inspector was unable to conclude that a request of £125,000 made by Cambridgeshire County Council towards the Hills Road corridor improvement scheme met the statutory tests. Simply put many developments can and should contribute, or contribute more, towards strategic transport infrastructure but are not required to do so within the existing S106 regime. S106 agreements also delay the grant of planning permission. This is because the details of the agreement takes time to negotiate and requires all parties with a legal interest in the land to sign the agreement. Adopting a CIL will mean that planning permissions can be issued sooner with growth delivered quicker. This is particularly the case for commercial developments where negotiation on transport contributions can add considerably to the resolution and issue of planning permissions. Adopting a CIL will reduce these delays. Local neighbourhoods (and in South Cambridgeshire the Parish Councils) will also benefit from additional funding. Where there is no Parish or Town Council, the charging authority will retain a portion of the levy receipts and engage with the communities where development has taken place and agree with them how best to spend the neighbourhood funding which can be used on a wider range of spending that is open to the City Council.

	The law does not prescribe a specific process for agreeing how the neighbourhood portion should be spent. Charging authorities should use existing community consultation and engagement processes. This should include working with any designated neighbourhood forums preparing neighbourhood plans that exist in the area, theme specific neighbourhood groups, local businesses and using networks that ward councillors use. Over the next year or so Officers will work up details of how the neighbourhood portion of CIL could be managed and will present options to Members. A CIL is prepared and adopted as follows: 1. The Charging Authority prepares its evidence base 2. The Charging Authority prepares and publishes a draft Charging Schedule for consultation. 3. The Charging Authority submits a draft Charging Schedule for examination having considered any representations 4. An independent person examines the Charging Schedule in public. 5. The Examiner's recommendations are published. 6. The Charging Authority has regard to the examiner's recommendations and reasons for them. 7. The Charging Authority approves the Charging Schedule at Full Council. When deciding the levy rates, an authority must strike an appropriate balance between additional investment to support development and the potential effect on the viability of developments. This balance is at the centre of the charge-setting process. In meeting the regulatory requirements, charging authorities should be able to show and explain how their proposed levy rate (or rates) will contribute towards the implementation of their relevant plan and support development across their area. The Councils have produced a CIL Infrastructure Statement shown at Appendix A. This details the actual and expected cost of infrastructure, the viability of development, other actual or expected sources of funding for infrastructure. It shows a gross funding gap of £272m. In addition to infrastructure evidence Councils also need to assess the potential effect of a CIL on the viability of developments. Charging authorities will need to summarise their viability assessment which should be proportionate, simple, transparent and publicly available. The Councils commissioned BNP Paribas Real Estate to test the viability of Greater Cambridge and to help prepare a draft charging schedule having regard to that evidence. The report is Appendix B. The recommendation is for a consultation on the following rates: • £35 for industrial buildings and data centres • £50 for shops, restaurants, financial and professional services, and hotels • £60 for houses and flats, retirement homes, residential institutions, student accommodation • £175 for offices and R&D buildings

	These rates are contained in the draft charging schedule shown at Appendix C. Estimates using these rates show that introducing a CIL based on previous levels of growth would generate at least £25m over the next 5 years. A greater income of around £50m is expected based on the actual level of growth that is anticipated taking place across the area. Broadly speaking the full CIL payment is due within 60 days from the commencement of development unless the Council has adopted an instalment policy. Instalments are an important aspect of developer cashflow and so the Council is recommended to adopt an instalment policy. Unlike S106 agreements, which typically require obligations to be satisfied at defined stages in the development (i.e. prior to occupation, prior to occupation of *n*th dwelling), the Regulations require CIL payments to be made by reference to time since commencement. Analysis shows there is no standard approach with Councils adopting varying approaches to instalments. The Councils propose consulting on an Instalment Policy which is broadly consistent with the spirit of neighbouring Councils and is not considered to be detrimental to developers cashflow. A draft Instalment Policy is shown at Appendix D. A CIL charging Council can replace its instalment policy at any time. Because CIL is paid in instalments (the earliest being 60 days from commencement) it will take several years for CIL receipts to reach their full potential. Final governance details, noting the national intention to reform Local Government Structures in the next 2 years, are yet to be worked up but it would be expected for these to be subject to Member approval and incorporated into the Constitution. The Council needs to consult on a draft charging schedule for a minimum of 4 weeks. Officers are proposing up to a 6 week consultation. A Statement of Representations Procedure is shown at Appendix E explaining how people can find the information and submit representations to the Council which the Council will take into account before submitting the draft charging schedule for examination. To assist with the public consultation a Supporting Statement has been prepared and is shown at Appendix F which summarises the information shown in the Infrastructure Statement and this report. The Council may decide that changes to the charging schedule are required after consultation and before the proposed CIL is subject to examination. These changes can be made without a further consultation provided they are not substantive changes. The examiner will need to test (a) that the evidence is sufficient to confirm the aggregate infrastructure funding gap and the total target amount that the charging authority proposes to raise through the levy and (b) whether the authorities have struck an appropriate balance between additional investment to support development and the potential effect on the viability of developments. The examiner should establish that:

	• the charging authority has complied with the legislative requirements set out in the Planning Act 2008 and the Community Infrastructure Levy Regulations; • the draft charging schedule is supported by background documents containing appropriate available evidence; • the charging authority has undertaken an appropriate level of consultation; • the proposed rate or rates are informed by, and consistent with, the evidence on viability across the charging authority's area; and • evidence has been provided that shows the proposed rate or rates would not undermine the deliverability of the plan. The examiner must report their recommendations in writing and recommend that the draft charging schedule should be approved, rejected, or approved with specified modifications. Reasons for those recommendations must be given. If the examiner recommends the approval of the charging schedule it must then be approved by Full Council before CIL can be adopted in Cambridge. Subject to a positive consultation and examination CIL could be adopted by the end of 2026.
5.	**Corporate plan**
5.1	*Explain how the decision links to the Councils Corporate Plan* Corporate plan 2022-27: our priorities for Cambridge - Cambridge City Council Priority 1: Leading Cambridge's response to the climate change and biodiversity emergencies. The work we do with others through the Greater Cambridge Partnership aims to create wider prosperity and improve quality of life now and into the future through better, greener transport. Priority 2: Tackling poverty and inequality and helping people in the greatest need The Council will work with voluntary and community groups and local employers to help strengthen local communities, and we will work cooperatively with partners to address the underlying issues. And we will seek to listen to and work with our communities, making sure that we work in partnership with residents rather than simply doing things for them. Priority 4: Modernising the council to lead a greener city that is fair for all Develop co-operative, collaborative ways of working with our communities and partners, increasing our collective ability to achieve the council's vision and improve the quality of life and wellbeing of everyone in the city
6.	**Consultation, engagement and communication**

6.1	Cambridge City Council consulted on a preliminary draft charging schedule in 2013 and the draft charging schedule in 2014. The consultation on this draft charging schedule is proposed taking place for 6 weeks between Monday 16 February and Sunday 29 March 2026.
7.	**Anticipated outcomes, benefits or impact**
7.1	Adopting a CIL ensures that the Councils follow through on their City Deal commitments to generate an adequate local contribution to fund the infrastructure necessary for the Local Plans. It also ensures that all eligible development contribute towards the infrastructure that they benefit from and that planning permissions can be issued quicker.
8.	**Implications**
8.1	**Relevant risks**
	The report seeks authority to consult on a draft CIL Charging Schedule and subsequently to submit that charging schedule (or a variation thereof) to an independent examiner. The Regulations require a charging schedule to be formally approved by a resolution of the Full Council of the charging authority. In such circumstances more detailed implications will be provided at that time.
	Financial Implications
8.2	Costs associated with the adoption of CIL include the viability report and the examination. Administrative expenses associated with charging the levy include the costs of acquisition of new software and the appointment of officers to administer the collection and spend of the levy. To help charging authorities with initial set up costs, the regulations allow for a 'rolling cap' on administrative expenses. This covers the period comprising the first part of the year that an authority sets a levy and the following 3 financial years taken as a whole. From year 4 onwards of an authority's levy operation, the restriction works as a fixed in-year cap, meaning that an authority may spend up to 5% of receipts received in-year by the end of that year on its administrative expenses.
	Legal Implications
8.3	The CIL Regulations explain the necessary steps relating to CIL consultation and examination which the Councils will follow.
	Equalities and socio-economic Implications

8.4	In January 2011 Communities and Local Government published a document titled 'Localism Bill: Community Infrastructure Levy Impact Assessment' which included a section Specific Impact tests on 'Equality'. It said "The Community Infrastructure Levy is unlikely to have an adverse impact on any social group. By making communities more sustainable, the Community Infrastructure Levy will facilitate economic growth and liveability and so create opportunity for all. The infrastructure and services that the Community Infrastructure Levy will provide will enhance accessibility and liveability for all sectors of society and could help to deliver new infrastructure that serves different needs within the community, for example, by increasing mobility and accessibility.
	Net Zero Carbon, Climate Change and Environmental implications
8.5	The primary purpose of introducing a CIL is to ensure that strategic transport infrastructure identified in the TSCSC are delivered which will result in improvements to sustainable travel choices including reducing car dependency and the resulting emissions.
9.	**Background documents** Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985
9.1	Cambridge Local Plan South Cambridgeshire Local Plan Infrastructure Delivery Study (Peter Brett Associates) Draft Planning Obligations SPD Transport Strategy for Cambridge and South Cambridgeshire (County Council) Local Cycling and Walking Infrastructure Plan (County Council) Cambridgeshire Local Transport Plan (County Council) Cambridgeshire Active Travel Strategy (County Council) Greater Cambridge City Deal (Greater Cambridge Partnership) Future Investment Strategy 3 (Greater Cambridge Partnership) GCP Budget 2026-27 (Greater Cambridge Partnership) Local Transport and Connectivity Plan (Combined Authority) Bus Service Improvement Plan Cambridgeshire & Peterborough (Combined Authority)
10.	**Appendices**
10.1	Appendix A: Infrastructure Statement

	Appendix B: Viability Assessment Appendix C: Draft Charging Schedule Appendix D: Draft Instalment Policy Appendix E: A Statement of Representations Procedure Appendix F: Supporting Statement
	To inspect the background papers or if you have a query on the report please contact James Fisher – Team Leader James.fisher@greatercambridgeplanning.org Telephone: (01954) 713217 and 07927 681965

GREATER CAMBRIDGE
SHARED PLANNING

Cambridge City Council and

South Cambridgeshire District Council

Community Infrastructure Levy

Infrastructure Statement

January 2026

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Executive Summary

Councils wishing to introduce the Community Infrastructure Levy (CIL) must publish an infrastructure funding statement which draws from the infrastructure assessment undertaken when the relevant plan was prepared. It should identify the infrastructure needs, the total cost of this infrastructure, anticipated funding from developer contributions, and the choices the authority has made about how these contributions will be used. This infrastructure funding statement prepared on behalf of Cambridge City and South Cambridgeshire District Councils demonstrates a funding gap and therefore the necessity of a CIL being introduced to deliver the respective plans.

The Cambridge and the South Cambridgeshire Local Plans were adopted in 2018 both of which relied on the Transport Strategy for Cambridge and South Cambridgeshire (TSCSC) adopted by Cambridgeshire County Council on 4 March 2014. The TSCSC details the transport infrastructure necessary to deliver the 2018 Cambridge and South Cambridgeshire Local Plans. The Infrastructure Delivery Study commissioned by the Councils in relation to their respective Local Plans put the cost of delivering the transport infrastructure at £855,896,500.

Around the same time the Greater Cambridge City Deal was signed to support the delivery of this transport infrastructure through an innovative gain share mechanism. The Government would provide up to £500m which would sit alongside £500m that Greater Cambridge pledged to invest to unlock the benefits of growth in the Greater Cambridge area. This ‘local contribution’ was to be made up from multiple sources including Business Rates, New Homes Bonus, Section 106 contributions, and CIL receipts.

The Cambridge City Deal is delivered by the Greater Cambridge Partnership (GCP) and an initial indicative programme based on the TSCSC was established and agreed by the GCP Executive Board on 14 August 2014. On 28 September 2023 the GCP Executive Board were advised that, because of external factors, including considerable high inflation within the construction industry, the identified gap between funding to expenditure had increased. The decision was made to pause work on CSET Phase 2 and Foxton Travel Hub.

The GCP Draft Budget for 2026/26 shows that £809m is required to deliver the projects (excluding those projects that have been paused and the full cost associated with Cambridge South East (A1307) - Phase 2). It shows funding of £810m including a ‘local contribution’ including circa £27m from New Homes Bonus and £230m assumed Section 106 income.

Since the TSCSC was adopted around £150m has been secured from signed section 106 agreements towards transport projects and reducing traffic of which £60m is specifically for GCP projects. Other developments have provided work in

kind. If the additional contributions assumed by GCP is not realised the funding gap increases and more projects may need to be paused. One component of the ‘local contribution’ that has not contributed is CIL. Cambridge City and South Cambridgeshire District Councils propose introducing a CIL to ensure that all forms of development that can contribute towards the transport needs of Greater Cambridge do so. It will lead to a fairer system where all development pays.

CIL would be used alongside Section 106 planning obligations which are negotiated agreements used to mitigate the impact of development and will continue to be secured towards localised community infrastructure including schools, libraries, doctors surgeries, village halls, play areas, allotments etc.

Full details of the nature and level of section 106 contributions required across the two Councils is set out in the Planning Obligations SPD proposed being adopted by Cambridge City Council and South Cambridge District Council in March 2026.

Chapter 1: Greater Cambridgeshire Governance

Local Government in Cambridgeshire is complex with statutory functions and services discharged through several bodies. Whereas some of these are centred around specific communities, others have much larger remits spanning some or all of Cambridgeshire.

Cambridgeshire County Council provides services across the five districts areas of Cambridge City, East Cambridgeshire, Fenland, Huntingdonshire, and South Cambridgeshire including:

- Births, Deaths and Marriages Registration
- HM Coroner's Services and Inquests
- Education including Education Admissions and Place Planning
- Special Educational Needs and Disability (SEND) Services
- Youth Justice and Youth Participation
- Fostering and Adoption Services including the Regional Adoption Agency
- Home to School Transport
- Statutory Highways Authority including On-Street Parking, Traffic Management, Street Lighting, Highways Maintenance and Road Safety
- The Cambridgeshire Guided Busway and Park and Ride Services
- Libraries including Archives and Heritage
- Children's and Adults Social Work and Social Care Services
- Public Health, including Health Protection
- Emergency Planning and Civil Contingencies response
- Strategic planning, Natural Environment and Archaeology
- Flood Risk Management
- Trading Standards
- Waste Disposal and Household Waste Recycling Centres

Cambridge City Council and South Cambridgeshire District Council are responsible for services including:

- Council Tax Payments and Benefits
- Household Bin Collections
- Housing and Housing Benefits
- Council Leisure Facilities
- Environmental Health
- Planning

South Cambridgeshire contains over 100 Parish Councils, Community Councils, Town Councils, and Parish Meetings who are responsible for services and amenities including:

- Allotments
- Community centres
- Play areas and play equipment
- Cemeteries
- Neighbourhood planning

Additional governance and infrastructure delivery is provided through the Greater Cambridge Partnership and the Cambridgeshire and Peterborough Combined Authority.

1.1 Cambridgeshire County Council

Cambridgeshire County Council adopted the Transport Strategy for Cambridge and South Cambridgeshire (TSCSC) on 4 March 2014. In addition to covering the respective districts it also considered the transport corridors beyond the district boundaries from the ring of towns around Cambridge. Giving a detailed consideration of the respective Local Plans period to 2031, the strategy considered how the transport network and trip making patterns may develop in the longer term. It had two main roles:

- It provided a detailed policy framework and programme of schemes for the area, addressing current problems, and is consistent with the Cambridgeshire Local Transport Plan 2011-26. It was part of how the Council manages and develops the local transport network of the County as a whole
- It supported the Cambridge and South Cambridgeshire Local Plans and took account of future levels of growth in the area. It detailed the transport infrastructure and services necessary to deliver this growth

T TSCSC sets out the vision for Cambridge and the surrounding area of South Cambridgeshire is to be renowned for its efficient, accessible and sustainable transport system which will support a thriving and beautiful historic core and provide efficient and networked links to and from the city, its major employment hubs, and the bustling villages and key centres beyond.

It envisages that more and more people will walk, cycle or use community or passenger transport as the more sustainable option when travelling. This will help to reduce car traffic on key routes and protect the area’s distinctive character and environment while supporting continued growth of the area.

The TSCDC outlines that there will be an extended network of dedicated passenger transport routes with fast and frequent links to and from key destinations. This will link up with community or local transport at hubs connecting with some more rural

parts of the area. Information about sustainable travel options will be readily available with new technology making this easier to access.
Both the strategic and local road networks will operate efficiently and reliably, with most car traffic choosing to access the rural hubs or Park & Ride hubs. Accident clusters and congestion hotspots will be addressed and the impacts of congestion on the bus network will be reduced significantly.

A frequent and reliable rail service with enhanced services and capacity to London, market towns and cities across the region will ensure that rail travel will continue to be a popular choice for a growing number of residents, commuters and visitors.

The TSCSC acknowledged that the funding environment was challenging but that opportunities such as the Government's City Deal offered potential opportunities to invest in infrastructure. Developers would be required to make provision to mitigate both the site specific and network impacts of their planning proposal. Mitigation measures would be secured by direct improvements carried out by the developer, and through the Community Infrastructure Levy and/or a Section 106 agreement. In Cambridge (and South Cambridgeshire where applicable), until such time as CIL is implemented, planning obligations would continue to be secured through the Area Transport Plan process.

The Cambridgeshire and Peterborough Combined Authority is developing a new transport strategy for Greater Cambridge which will supersede the TSCSC.

1.2 Cambridgeshire and Peterborough Combined Authority

On 3 March 2017 Cambridgeshire and Peterborough Combined Authority was established as a Mayoral Combined Authority for the Cambridgeshire and Peterborough area. It is made up of a directly elected Mayor and seven local authorities and the Business Board (Local Enterprise Partnership).

The devolution deal includes significant benefits for the communities of Cambridgeshire and Peterborough including:

- A new £600m fund (£20m annually for the next 30 years) to support economic growth, development of local infrastructure and jobs
- A new £100m housing fund to build more homes in Cambridgeshire and Peterborough including affordable, rent and shared ownership
- A new £70m fund to be used to build more council rented homes for Cambridge over the next five years because house prices are so high in the city

The Combined Authority works with the local councils, the Business Board, local public services, Government departments and agencies, universities and businesses to grow the local and national economy. Key ambitions for the Combined Authority include:

- Doubling the size of the local economy
- Delivering outstanding and much needed connectivity in terms of transport and digital links providing the UK's most technically skilled workforce
- Growing international recognition for our knowledge-based economy
- Improving the quality of life by tackling areas suffering from deprivation.

The Combined Authority Board is chaired by the elected Mayor of Cambridgeshire and Peterborough and consists of the leaders of the seven constituent councils, the chair of the Business Board and co-opted members: the Cambridgeshire & Peterborough Police & Crime Commissioner and representatives from the Cambridgeshire & Peterborough Fire Authority and the Cambridgeshire & Peterborough Clinical Commissioning Group.

The remit of the Combined Authority is broad. For the economy and business support it continues to prioritise ways to upskill and train more local people, including supporting the establishment of a new University in Peterborough, with skills offers driven by local employer demand, supporting apprenticeships, and by working to increase employer demand. For the environment it is funding innovative solutions to tackle climate change and drive sustainability across the region and is developing a Local Nature Recovery Strategy to help prioritise where and how to invest in nature.

As the Local Transport Authority for Cambridgeshire and Peterborough, the Combined Authority is responsible for making sure that people can get around the region as easily as possible.

The Local Transport and Connectivity Plan (LTCP) was approved on November 29th 2023 and is the Combined Authority's long-term strategy to make transport in Cambridgeshire and Peterborough better faster, greener, and more accessible for everyone. It sets out a vision and goals for how transport supports a better future and describes the projects needed to make that new future possible. This includes things like better buses, more train services, less pollution and carbon emissions, and helping more people to cycle and walk.

A transformed public transport network will better connect the places where people currently live and work, as well as encompassing the new and growing areas. This will include more rural connections as well as new routes into employment centres, coupled with more frequent services and longer operating hours.

The Combined Authority is committed to working in partnership with rail operators, Network Rail and the Rail Delivery Group to adopt an integrated approach to rail services, including community rail partnerships. The Combined Authority is heavily involved in funding and enabling a range of local rail projects including a new station at Cambridge South serving the biomedical campus and local community.

Although the Combined Authority wants to prioritise the development of public and 'active' transport modes, it also recognises that the private car remains a key mode for many residents across Cambridgeshire and Peterborough. Targeted highway infrastructure and enhancement schemes are therefore supported.

Improvements to the A14, one of the most congested routes in the country, have been completed bringing journey time, reliability and safety benefits to residents, workers and businesses alike. New travel hubs and interchanges will act as gateways to our public transport network, giving car users the opportunity to travel sustainably for part of their journey.

Buses are an integral part of the sustainable transport network for longer journeys that are impractical for active travel, enabling access to key services, education, training, leisure and employment opportunities. However, the current model is ineffective with the Combined Authority having to contribute more to the running of bus services. In 2019/20, total expenditure for public transport was £12.3m. This rose to £15.6m in 2023/24.

The Combined Authority will enhance the public transport offerings by developing and implementing the most suitable financial and operational framework for buses. The goal is to create a virtuous cycle: increasing usage and reducing operating costs to sustain better services without permanently higher per-passenger subsidies. The Bus Service Improvement Plan 2024 establishes the vision for the bus network in Greater Cambridge along with the considerable capital and revenue investment needed to deliver this, including through bus franchising where the Combined Authority has approved plans to take control of bus services in the area, including their planning, setting fares, and specifying service contracts.

The Combined Authority has committed to improve cycle and pedestrian facilities across the region to get more people walking and cycling. These measures all form part of a broader vision from the Combined Authority for healthy and sustainable travel post Covid.

Around 60% of all road trips in the UK are for distances of between 1 and 3 miles and the Combined Authority trialled the use of e-bikes and e-scooters to understand how this affordable transport mode could help people go farther than they can walk and who don't have access to a car.

A revised Transport Strategy for Cambridge and South Cambridgeshire will be prepared to support later stages of the Greater Cambridge Local Plan. This will confirm the transport infrastructure and policies required to mitigate the proposed sites once the development strategy is finalised.

1.3 Cambridge City Council

The Cambridge Local Plan was adopted in October 2018 and sets out the vision, policies and proposals for the future development and land use in Cambridge to 2031.

The Plan is essentially a continuation of the 2006 growth strategy, adjusted to reflect the experience of delivering that strategy and the current context for planning. It focuses on delivery and meeting Cambridge's needs. The Plan reflects how the current growth is changing the city and the new challenges this creates. In the light of experience, the plan has an increased emphasis on mitigating transport impacts and securing further progress on sustainable development, area improvement and place making.

Built around the banks of the River Cam, Cambridge is a successful city with a world-class reputation for education, research and knowledge-based industries and its historic environment. It is a place that people want to visit, live, work and study in.

The vision for Cambridge is of a compact, dynamic city, located within the high-quality landscape setting of the Cambridge Green Belt. The city will draw inspiration from its iconic historic core, heritage assets, river and structural green corridors, achieving a sense of place in all its parts, with generous, accessible and biodiverse open spaces and well-designed architecture.

Although the hi tech and biotech clusters in Cambridge remain successful, the city has seen some negative impacts from this success. Management and mitigation of the impacts of growth is therefore a key challenge. Average wages in the city have not risen in line with the city's average house prices. This has made it increasingly difficult for people to purchase property in the city, and this has associated impacts on the number of people commuting in from the surrounding villages and market towns. More people in Cambridge than anywhere else in the United Kingdom are likely to use sustainable modes of transport to travel to work. According to the 2011 Census, 33 per cent of residents commute to work by bike, compared with 34 per cent by car. Given the level of commuting, the growth of the city and ongoing demand for its services and facilities, transport infrastructure in the city is under pressure.

The Plan recognises that more needs to be done to support the use of sustainable modes of transport and that, without an integrated approach to the planning of

development and transport, the significant achievements in shifting towards sustainable transport – walking, public transport and cycling – in recent years will be undermined.

It advises that development proposals must be consistent with and contribute to the implementation of the transport strategies and priorities set out in the Cambridgeshire Local Transport Plan (LTP) and the TSCSC.

Cambridge City Council, Cambridgeshire County Council and developers will work together to achieve the objectives and implement the Cambridge specific proposals in the LTP and the TSCSC, with particular emphasis on securing modal shift and the greater use of more sustainable forms of transport. In addition, Cambridge City Council will work with partners to support the implementation of transport schemes that will improve linkages across the region and by doing so increase the use of sustainable transport modes to get to and from Cambridge.

1.4 South Cambridgeshire District Council

The Local Plan for South Cambridgeshire was adopted in September 2018 and sets out the vision, policies and proposals for the future development and land use in South Cambridgeshire to 2031.

South Cambridgeshire is consistently recognised as one of the top places to live and work in the country due to its thriving economy and quality of life. The successful local economy is important on a national stage and South Cambridgeshire is one of the fastest growing areas in the country.

It is a largely rural district which surrounds the city of Cambridge and comprises over 100 villages. It is surrounded by a ring of market towns just beyond its borders, which are generally 10–15 miles from Cambridge.

The vision for South Cambridgeshire is to continue to be the best place to live, work and study in the country. The district will demonstrate impressive and sustainable economic growth. Its residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.

The Plan aims to strike the right balance between growth and conservation, valuing what makes the area unique. It is about making sure jobs are created, and new homes provided, in the right areas, and that all transport needs are considered and people have a choice about where to live so they do not have to rely on cars for all of their journeys.

Several factors contribute to quality of life and help make South Cambridgeshire such a good place to live, work and study. The successful economy, attractive

villages, high quality new developments, and the quality of the local environment all come together to give the district its particular character. The relationship with Cambridge and the focus it provides for shopping, entertainment, culture and services for residents of South Cambridgeshire is also significant and a number of major new developments in the district lie on the edge of Cambridge. Parts of the area also look to surrounding market towns for services and employment.

For the success of the district to continue, the Local Plan recognises it is important to make sure growth is delivered with the right strategy that will deliver sustainable development. The Local Plan provides for appropriate levels of employment so the Cambridge area can continue to develop as part of the home of one of the largest clusters of research and development activity in Europe, with housing in the right locations to support the local economy and provide for housing needs.

Growth is to be delivered whilst maintaining the quality of life for residents in existing and new communities, as well as the quality of the natural and built environment.

Planning permission will only be granted for development likely to give rise to increased travel demands, where the site has (or will attain) sufficient integration and accessibility by walking, cycling or public and community transport. Developers will be required to demonstrate they will make adequate provision to mitigate the likely impacts (including cumulative impacts) of their proposal including environmental impacts (such as noise and pollution) and impact on amenity and health. This will be achieved through direct improvements and Section 106 contributions and/or the Community Infrastructure Levy (CIL), to address transport infrastructure in the wider area including across the district boundary.

1.5 The Cambridge Delivery Group and Cambridge Growth Company

In 2023 the government established the Cambridge Delivery Group (CDG) to drive forward the vision for Cambridge in collaboration with local partners.

Building on the work of local authorities and Homes England in the region, the CDG will work with local partners to support the delivery of the existing and emerging Local Plans and accelerate existing sites in and around Cambridge. This work will support immediate and long-term growth ambitions, backed by central government to overcome barriers to delivery.

The CDG aspiration is for an expanded Cambridge based around well-connected city quarters where residents experience:

- Quicker journey times across and around the city as improved links between different parts of the city make it easier to get around by public transport, car,

cycling or walking. We want to help people ‘move freely’ by making a wide range of safe, speedy and pleasant transport options.
- Better digital and power connections, making it easier to set up and run a business, and work and study in the city.
- A safe and sustainable supply of water that not only serves the city’s population but protects the area’s natural environment.
- Improved access to health and social care services, supported by neighbourhoods that encourage healthy lifestyles.
- Better air quality through improved cycling, walking and public transport connections, and reduced emissions from traffic, following the introduction of the Air Quality Management Area.

The CDG recognises that transport and mobility is holding back its potential. Severe road congestion is a feature of daily life, leading to journey delays, frustration for local people, poor air quality and related health consequences. Critically, pressured public transport and poor connectivity is constraining the local economy, wasting time and is inefficient for everyone. A journey from the north of Cambridge to the south of Cambridge can frequently take longer than the train from King’s Cross to Cambridge.

CDG wants to help people to move freely, with a wide range of options that are safe, speedy and pleasant. Planning now for the long-term transport options that will serve the city and link in with the wider region, is vital to making it a much better place to do business and to support this long-term ambition and the immediate transport requirements of Greater Cambridge, the government will:

- Deliver East West Rail, radically improving connectivity to other innovation and economic centres in Bedford, Milton Keynes and Oxford, and making sure we bring the full benefits of this new line to the city of Cambridge.
- Ensure that the Cambridge Biomedical Campus, the world-leading life sciences cluster in the south of the city, has the right public transport links

The CDG has been tasked with developing and delivering the government’s vision for Cambridge, for the benefit of the local area and the UK as a whole.
In order to further support this work, the government established the Cambridge Growth Company (CGC). Under the sponsorship of DLUHC and Homes England, the Growth Company has the following remit:

- Development acceleration: enabling and accelerating developments which align with the overall strategy for growing Cambridge and unlocking held-up development on sites allocated in the current local plan.
- Establishing a Cambridge presence and brand: through communications including a website and direct engagement with Cambridge residents as well as local leaders and other stakeholders.

- Developing the evidence base and case for investment to underpin and support development of its long-term growth strategy: working with experts to assess areas of potential growth and investment.
- Leading development: through large scale land assembly, major infrastructure projects, and ensuring maximum recovery including through planning contributions.

- Cross-government engagement: identifying solutions to complex constraints and supporting cross-government engagement to unblock existing development and provide the right incentives for successful development in the long-term.

On 23 October 2025 the Government published a press release saying that it is going further and faster on growth with a commitment of providing over £500 million investment for new homes, infrastructure and business space for the Oxford to Cambridge Growth Corridor.

It said that up to £400 million of initial government funding will kickstart development in Cambridge with affordable homes, infrastructure and business expansion. In Oxford the Cowley Branch railway line will reopen with new stations at Littlemore and Cowley - connecting people to jobs, homes and opportunity. These investments build on government's commitment to deliver East West Rail, which will strengthen links between Oxford and Cambridge, Milton Keynes, Bedford and beyond.

Housing and Planning Minister, Matthew Pennycook said:

"This government is putting its money where its mouth is to realise the full potential of Greater Cambridge. The funding we have allocated will provide the Cambridge Growth Company and a future delivery vehicle with capital needed to unlock key sites, remove barriers to sustainable growth and ramp up housebuilding in the years ahead to the benefit of existing communities in Greater Cambridge and the UK economy as a whole".

Alongside the statement, the CGC published its latest vision document, called 'A place of national and global significance'.

At the time of publication no detail has been provided on how these funds are intended to be committed.

1.6 Greater Cambridge Partnership

The Greater Cambridge City Deal was signed on 19 June 2014 by the Government and five local partners:

- Cambridgeshire County Council
- Cambridge City Council
- South Cambridgeshire District Council
- Greater Cambridge Greater Peterborough Enterprise Partnership
- University of Cambridge

The City Deal creates a framework for the Government providing up to £500m that will be invested in transport and housing in the Cambridge and South Cambridgeshire area. In signing the deal local partners committed to invest a further £500m made up from multiple sources including Business Rates, New Homes Bonus, Section 106 planning obligations, and Community Infrastructure Levy receipts. Collectively this is known as the Investment Fund. The City Deal is delivered by GCP with the accounting of the investment fund, and all other GCP funding streams, managed by Cambridgeshire County Council as the GCP's Accountable Body.

By investing £1bn of national and local public sector funding in housing, transport infrastructure and skills it was estimated that the Greater Cambridge City Deal would:

- Support an additional overall increase of around 44,000 jobs in the City Region
- Accelerate the delivery of around 33,500 planned homes, and enable the delivery of 1,000 extra new homes on rural exception sites
- Enable an estimated £4bn of private sector investment in Greater Cambridge
- Create a governance arrangement for joint decision making between the councils.

The first £100m was made available in April 2015. Following successful Gateway Reviews, another £200m was made available from April 2020, with the final tranche of £200m agreed in April 2025.

Delivery of the City Deal objectives is achieved through a collaborative governance framework including an Executive Board and a wider Joint Assembly.

The Executive Board is responsible for commissioning projects funded by money provided through the city deal and for overall control of that programme of investments. The board comprises three elected members with full voting rights (one from each of the three partner councils) and two non-voting members co-opted by the executive board; one nominated by the business board, and one nominated by the University of Cambridge.

The role of the joint assembly is to advise the executive board, acting as a forum for discussion with a wider range of members and stakeholders across the Greater

Cambridge area. The joint assembly comprises three elected members from each partner Council; three co-opted members nominated by the business board and three co-opted members nominated by the University of Cambridge.

The Greater Cambridge City Deal Assurance Framework provides the basis for Membership, Governance and Working arrangements. It states that GCP partners will prioritise projects that deliver against four strategic objectives:

- Nurture the conditions necessary to unlock the potential of Greater Cambridge to create and retain the international high-tech businesses of the future.
- Better target investment to the needs of our economy by ensuring those decisions are informed by the needs of businesses and other key stakeholders such as the Universities.
- Markedly improve connectivity and networks between clusters and labour markets so that the right conditions are in place to drive further growth.
- Ease the labour market by investing in transport and housing, in turn allowing a long-term increase in jobs emerging from our internationally competitive clusters and more University spin-outs.

An initial indicative programme based on the TSCSC was established and agreed by the GCP Executive Board (then known as the Greater Cambridge City Deal Shadow Board) on 14 August 2014. Schemes under consideration for inclusion in the City Deal programme underwent a high-level assessment in line with criteria agreed between local partners and Government within the Assurance Framework. This ensured that schemes which offered maximum benefits and value for money were prioritised for investment.

Subsequently, GCP has refined this approach through the development of a Future Investment Strategy (FIS) which includes a series of strategic prioritisation criteria, designed to ensure that schemes are prioritised which have the greatest potential to deliver the City Deal's objectives.

The first FIS was drafted in March 2018 and updated in March 2019 (including evidence taken from the 2018 Cambridgeshire and Peterborough Independent Economic Review). It was updated again in December 2020 in the light of Covid-19 and reflecting on the City Deal's priorities following the first Gateway Review of the Investment Fund.

On 28 September 2023 the Executive Board agreed FIS 3 which recognised that, because of external factors including considerable high inflation within the construction industry, the identified gap between funding to expenditure had increased from £111m to £278m. Within the constrained financial environment, the difficult decision to pause work on CSET's Phase 2 and Foxton Travel Hub were taken.

The local evaluation framework for the second gateway review, to unlock the final payment of £200m, was submitted to the government in spring 2023. At the time of writing £500m of the Investment Fund had been committed across 26 interventions. Approximately £118m had been spent.

On 6 November 2025 the GCP Executive Board received a quarterly progress report with an accompanying budget showing forecasts up to 2030/31. This shows that £809m is required to deliver the remaining projects.
At this stage not all schemes have the full budget available for delivery. It is also highlighted that borrowing is likely required in advance of S106 receipts to deliver the programme, this will lead to increased costs for the programme that are not yet fully understood.

Chapter 2. Transport Infrastructure Delivery

2.1 Completed Projects

2.1.1 Cross City Cycling

In 2016 the GCP Executive Board agreed five Cross City Cycling packages to make it safer and easier for people to travel by bike. The combined cost of this package of measures cost £11.266m with all schemes completed by 2021.

A. Arbury Road

The Arbury Road project sought to improve links to schools, homes and workplaces in this expanding area of north Cambridge. It delivered:

- New cycle lanes and footpaths and carriageway resurfacing
- New traffic signals installed at the Campkin Road junction
- 2m wide cycleways with the cyclist-friendly Cambridge kerb between Campkin Road and North Cambridge Academy
- Low-level cycle signals on Arbury Road
- Mansel Way changed to a give way junction with no traffic signals
- Replacement of mini roundabouts with priority T-junctions
- Widening the play area path to a 2.5m wide shared use path
- New hedges to replace those removed as part of the project

B. Cambridge North railway station and science park

The Cambridge North railway station and science park project sought to improve links to schools, homes and places of employment in northeast Cambridge, making it easier to reach Cambridge North Railway Station and the Science Park. It delivered:

- Extended double yellow lines outside Chesterton primary school
- New double yellow lines from the junction with Scotland Road to Water Lane, with gaps to Allow parking outside local shops
- Traffic calming cushions
- A new floating bus stop near Frank’s Lane
- New, segregated 2m wide cycle lanes
- A realigned Nuffield Road junction
- New landscaping including replacement trees to replace those which needed to be removed as part of the project

C. Ditton Lane

The Ditton Lane project set out to reduce congestion and improve air quality, health, and road safety. It sought to better link Fen Ditton village and the Fison Road area with the primary school, link to new housing developments and connect with national cycle network routes 11 and 51. It delivered:

- A shared use foot and cycleway between Fison Road and High Ditch Road on the east side of Ditton Lane
- A widened foot and cycleway on both sides of Horningsea Road between High Ditch Road and just north of Fen Ditton primary school
- A new toucan crossing north of Fen Ditton primary school
- An upgrade of the High Street puffin crossing to a toucan crossing
- Extended bollards and fencing on the approach to the school
- Widening of the footway on the west side of the green area on Ditton Lane
- Daffodil bulbs planted along the embankment slope

D. Hills Road and Cambridge Biomedical

The Hills Road and Cambridge Biomedical project sought to make it easier for walkers and cyclists to reach the Cambridge Biomedical Campus and the bus stops at the Addenbrooke's roundabout from the Hills Road/Long Road/Queen Edith's Way junction. It delivered:

- Safer crossings at the junction of Hills Road, Long Road and Queen Edith's Way and dedicated raised cycle lanes as well as two new bus stops
- A new toucan crossing on Hills Road at the Addenbrooke's roundabout
- Two floating bus stops, with lead-in cycle lanes on the approach to the junction and a 9m deep advanced stop box
- An outbound lead-in cycle lane located between the two traffic lanes to help the majority of cyclists reach the middle and right side of the advanced stop box, then make the diagonal movement to the west side of Hills Road (south of the junction) or the right turn into Long Road

E. Fulbourn/Cherry Hinton eastern access

The Fulbourn/Cherry Hinton access project sought to improve links to schools, homes and workplaces in east Cambridge. It delivered:

- New floating bus stops and cycle lanes at the Robin Hood junction
- A widened shared use path on the north side of Fulbourn Road, east of the Leete Road crossing
- Mature hedges planted to fill gaps on the south side of Fulbourn Road between the Leete Road crossing and Queen Edith's Way
- New trees and sections of mature hedges

2.1.2 Other Competed Projects

A. Histon Road

The Histon Road project aimed to improve public transport journey times, as well as cycling and walking facilities, to encourage people to use sustainable modes of transport as an alternative to the car. The final design for Histon Road was approved by the executive board on 3 October 2019. It included:

- 6,400m2 of new footpaths
- 8,000m2 of new cycle lanes
- 540m of bus lane
- 3 floating bus stops
- 2 additional pedestrian crossings
- 8,200m of new and recycled composite material drainage kerbs
- installation of 160m of green fence
- 16 new trees

Work started in 2020 and concluded in 2023 with a final project cost of £12m.

B. Chisholm Trail Phase 1

The Chisholm Trail will eventually provide an important 3.5 km link in a 26 km walking and cycling route from St Ives to Trumpington and Addenbrooke's. It will create a mostly off-road and traffic-free route between Cambridge Station and Cambridge North Station linking to the business and science parks in the north and to Addenbrooke's Hospital and the Biomedical Campus in the south.

The north-to-south route follows the railway line and will provide a quicker and safer route across Cambridge. It will be mainly off-road or along quiet streets and will link up green spaces in Cambridge including Coldham's Common, the Leper Chapel Meadows, Barnwell Lake area, Ditton Meadows and Stourbridge Common.

Phase 1 of the Chisholm Trail starts at Cambridge North Station and ends at Coldhams Lane. £17.914m was spent on Phase 1.

C. Milton Road

The Milton Road project aims to improve public transport, cycle and walking infrastructure to make these sustainable travel options a more attractive alternative to the car, and to encourage the continued economic growth of Greater Cambridge, without harming existing communities and the environment. It features:

- Continuous segregated cycleways and footpaths
- 14 Copenhagen crossings
- One CYCLOPS junction
- Four rain gardens
- New and improved signalised crossing facilities
- Over 200 new trees

This scheme completed in late 2024 at a cost of £31.945m.

2.1.3 Completed Project Costs

Closed Infrastructure Budgets	Cost
Cross City Cycling	£11,266,000
Histon Road	£12,000,000
Chisholm Trail Phase 1	£17,914,000
Milton Road	£31,945,000
TOTAL	**£73,125,000**

Table 1 Showing cost of completed projects (source GCP draft budget 2026/27)

2.2 Current Projects

2.2.1 Active Travel Projects

A. Addenbrooke's roundabout

The objective of the Addenbrooke's roundabout project is to reduce the size of the central island to accommodate the upgraded walking and cycling links, while retaining the width of the lanes in the road for motorised vehicles, with the roundabout being used at all times by emergency services. In January 2024, the executive board approved the final detailed design for the Addenbrooke's roundabout. The detailed design features significantly widened cycle lanes and footpaths on both sides of the Fendon Road arm. This forms part of the Cycling Plus A1134 scheme.

B. Chisholm Trail Phase 2

The objective of Chilsolm Trail phase 2 project is to continue the route to Cambridge Station. GCP are in discussions with landowners and stakeholders which need concluding before further progress can be made with the scheme.

The estimated cost is £5m but could potentially increase depending on the outcome of negotiations with stakeholders including Network Rail.

C. A1134 and Hills Road projects (formally Cycling Plus)

The GCP undertook a study of routes within the city that could be upgraded to deliver active travel improvements, supporting key growth areas. The Cycling Plus programme identified 12 possible investment opportunities. At this stage, funding was requested to deliver the top two of these (A1134 and Hills Road) however others could potentially be unlocked subject to funding becoming available.

The objective of the Hills Road project is to make walking and cycling safer, easier, more attractive and more inclusive for all street users. The scheme aims to:

- Increase walking and cycling levels with better active travel infrastructure
- Improve pedestrian and cycle safety along Hills Road and at the signal-controlled side-road junctions
- Maintain or improve the appearance of our streets
- Maintain or reduce bus journey times along Hills Road wherever practicable, improve waiting areas at bus stops and make it easier to get on and off buses
- Reduce the conflict between local businesses (for example, kerbside parking for servicing and delivery) and the safe movement of pedestrians and cyclists

The budget for this and the A1134 scheme combined is £19.705m with further work required to fully define the cost of the scheme.

D. Madingley Road

The objective of the Madingley Road project is to address the considerable congestion, particularly at the junction with the M11. The scheme aims to:

- Provide better cycling and walking links
- Enhance the streetscape with improved and additional landscaping
- Reduce air pollution and improve public health
- Improve connectivity and accessibility within Greater Cambridge to support economic growth

The budget for the scheme is £14.548m with significant design work still to be completed.

E. Queen Anne Terrace Cycling Parking

The Queen Anne Terrace cycling parking project will improve on the existing number of spaces and security currently available at Queen Anne Terrace car park on Gonville Place in Cambridge. It includes:

- Installing ‘toast-rack’ style stands and improving fixings

- Creating over 40 new internal cycle parking spaces, as well as more than tripling the available external cycle parking spaces
- Potentially installing CCTV cameras and improving signage
- Extending the undercover cycle parking area to provide secured area for cyclists

2.2.2 Greenway Projects

GCP is actively working on delivering 12 greenways with the objective of connecting people with the places they want to go. It will help people get to schools, shops, friends and family without the need to use motor vehicles by providing safer streets and roads, providing better crossings on main roads, side-streets and big junctions, and creating new paths.

The combined cost of delivering the Greenway projects is around £119m including £4m for programme development and management.

A. Barton Greenway

The Barton Greenway project will provide safer walking, wheeling and cycling between Cambridge and the western villages of Barton and Grantchester. The greenway will see improvements made to well used paths by local school children who commute to and from Barton primary school. It will link to the Comberton and Haslingfield Greenways.

The project is expected to cost £11.905m

B. Bottisham Greenway

The Bottisham Greenway project will make it safer and easier to reach Bottisham Village College, the new Marleigh development, the Newmarket Road park and ride, Fen Ditton Primary School, shops and green spaces including the River Cam on Ditton Meadows, Stourbridge Common and Riverside.

The project is expected to cost £10.335m

C. Comberton Greenway

The Comberton Greenway project will make it safer walking, wheeling and cycling between Cambridge and the western villages of Comberton, Hardwick, Coton. The Greenway will make it safer and easier to reach Cambridge University West Campus, the Sidgwick site and Newnham as well as provide better access to Comberton Village College and Long Road Sixth Form.

The project is expected to cost £8.628m

D. Fulbourn Greenway

The project will link south-east Cambridge to its superstores, shops and facilities. It will create better schools runs to Fulbourn Primary and Cherry Hinton primary. It will connect via Mill Road with Cambridge Station

The project is expected to cost £7.059m however it is the early stages of development and may require further funding.

E. Haslingfield Greenway

The Haslingfield Greenway project will make walking, wheeling and cycling safer between Cambridge and the western villages of Haslingfield, Hauxton and Grantchester. The Greenway will also connect to the Melbourn and Barton Greenways for better connections to the Cambridge South West Travel Hub, the Sidgwick Site and the West Cambridge Campus, as well as providing better access to Cambridge Rugby FC and green spaces including the Bourn Brook and Grantchester Meadows.

The project is expected to cost £11.645m

F. Horningsea Greenway

The Horningsea Greenway project provides a better way to get to Fen Ditton Primary School, residential areas, businesses, the river and leisure or retail facilities in this part of Cambridge. It includes convenient links to the Bottisham and Swaffham Greenways for onward travel into Cambridge and out to nearby villages and attractions such as Anglesey Abbey. Off-road shared paths, safer crossings and quiet streets with reduced speed limits where the Greenway runs on the road will make it safer and easier to travel along.

The project cost £2.845m

G. Linton Greenway

The Linton Greenway project will provide safer and better route for people walking, cycling and where appropriate, horse-riding, between Linton, Hildersham, Babraham and Cambridge.

The project is expected to cost £9.475m

H. Melbourn Greenway

The Melbourn Greenway project will provide safer and easier travel for Melbourn, Meldreth, Shepreth, Foxton and Hauxton by connecting people to jobs, schools, services and opportunities along the A10 with wider paths, better crossings and safer

20mph streets. Spurs to Shepreth and Meldreth provide links to these villages and their railway stations. It will include a bridge over the A505 to link to Royston.

The project is expected to cost £15.276m

I. Sawston Greenway

The Sawston Greenway project will improve journeys between Sawston, Stapleford, Great Shelford, Addenbrooke's, Royal Papworth and Cambridge

The project is expected to cost £6.707m

J. St Ives Greenway

The St Ives Greenway project will link villages between St Ives and Cambridge to the guided busway path helping with school runs, commutes and days out. The project includes creating a new route between Oakington, Westwick, the busway and Cottenham and enhancing routes to Fen Drayton village and RSPB Fen Drayton Lakes.

The project is expected to cost £6.704m

K. Swaffhams Greenway

The Swaffhams Greenway project will connect people with Anglesey Abbey and the Bottisham Greenway at Stow-cum-Quy for travel to Bottisham Village College, Fen Ditton Primary School and shops and on to Newmarket Road Park and Ride, Ditton Meadows, Stourbridge Common and Riverside and the city centre.

The project is expected to cost £6.420m

L. Waterbeach Greenway

The Waterbeach Greenway project with create a safer route between Waterbeach, Milton and Cambridge North. Linking homes, schools and businesses in Waterbeach, Milton and northern Cambridge and joining up to the Chisholm Trail, Milton Road, Railway stations and Park and Rides for onward journeys.

The project is expected to cost £11m which may increase depending on the design of the route through Milton village.

2.2.3 Active Travel Project Costs

Active Travel Project costs	Cost
Addenbrookes roundabout	£unknown
Chisholm Trail Phase 2	£5,000,000
A1134 and Hills Road projects (formally Cycling Plus)	£19,705,000
Madingley Road	£14,548,000
Quen Anne Terrace Cycle Parking	£unknown
Greenway Projects	£119,078,000
TOTAL	**£158,331,000**

Table 2 Showing cost of the Active Travel projects (source GCP draft budget 2026/27)

2.3.1 Public Transport Projects

A. Cambourne to Cambridge

The Cambourne to Cambridge project comprises a bus route via the Bourn Airfield development, Hardwick, Coton and the West Cambridge site, a new 2000 space travel hub at Scotland Farm, Dry Drayton, and a new path for walkers, cyclists and, where appropriate, horse riders.

A Transport and Works Act Order has been submitted to the Department of Transport (DfT) and a Public Inquiry was held from September-November 2025. A decision by the Secretary of State is expected in the first half of 2026.

The scheme is currently proposed to cost £181m.

B. Cambridge Eastern Access

The Cambridge Eastern Access project proposes transformational changes to Newmarket Road to provide high-quality footways, crossings, segregated cycle tracks, bus lanes and junction improvements. It includes relocating and expanding the Newmarket Road Park & Ride site.

A consultation period on the corridor proposals took place between midday 24th January to midday 20th March 2023. The planning application for the replacement Park and Ride is expected in 2026.

The scheme is currently proposed to cost around £58m.

C. Cambridge South East Transport (Phase 1)

The CSET project will link the new Cambridge South station to Granta Park and Babraham Research Campus. A path for walkers, cyclists and horse riders will run alongside the busway.

Phase 1 looks at road safety, walking, cycling and bus priority along the A1307 between Haverhill and Cambridge. The majority of Phase 1 projects are now completed including Bartow Roundabout and the expansion of Babraham Park and Ride.

The budget for Phase 1 is £20.77m.

D. Cambridge South East Transport (Phase 2)

Phase 2 of the Cambridge South East Transport project will provide a new busway between a new A11 travel hub and Cambridge Biomedical Campus. It will link the new Cambridge South station to Granta Park and Babraham Research Campus. A path for walkers, cyclists and horse riders will run alongside the busway.

On 9 January 2025 an application for a Transport and Works Act Order to the Department for Transport (DfT) was made.

The budget for Phase 2 is £23.323m, however, the overall cost of delivering CSET is around £160m with £7.2m received from government in 2024 to unpause the project, develop the TWAO and deliver early works on Francis Crick Avenue.

E. Waterbeach to Cambridge

The Waterbeach to Cambridge project comprises busway connecting the new town of Waterbeach to north Cambridge, a travel hub west of the A10 near Waterbeach, a path for walkers and cyclists alongside the new busway.

On 7 November 2024 the GCP Executive Board formally agreed to proceed to the next stage which is to ask Cambridgeshire County Council to submit a Transport & Works Act Order application to the government for permission to build the project.

The scheme is currently proposed to cost £109m.

2.3.2 Public Transport Project Costs

Public Transport Project costs	Cost
Cambourne to Cambridge	£181,349,000
Cambridge Eastern Access	£58,472,000
Cambridge South East Transport (Phase 1)	£20,770,000
Cambridge South East Transport (Phase 2)	£160,000,000
Waterbeach to Cambridge	£109,400,000
TOTAL	**£529,991,000**

Table 3 Showing the Public Transport Projects Costs

2.4.1 Other Transport Schemes

A. Cambridge South West Travel Hub

The Cambridge South West Travel Hub project will help take thousands of cars out of the city by constructing a travel hub on a site to the west of the M11 junction. The travel hub will have up to 2,150 car parking spaces – with 108 blue badge spaces and 108 electric vehicle charging bays – and 326 cycle spaces to encourage more people to get out of their cars and cycle, walk, or use public transport. It will also have 12 parking spaces for coaches, a horse corral for equestrian use and an off-road public transport link between the travel hub and the A10 Hauxton Road/Addenbrooke's Road junction.

B. New station for Waterbeach

The new station for Waterbeach project involves building a new railway station near to the new town and closing the existing station. GCP is providing £20m of the £37m needed to relocate the railway station, as this new station will help unlock thousands of new homes and deliver new and sustainable transport links. The remaining £17m will be funded by the developer as the development is built out, under the terms of the Section 106 agreement, with Homes England forward funding this part of the funding. In addition, Homes England are funding a haul road to deliver the station, which GCP are delivering (costed at £6.35m).

2.4.2 Other Transport Schemes Costs

Other Transport Project costs	Cost
Cambridge South West Travel Hub	£72,003,000
New station for Waterbeach	£43,350,000
TOTAL	**£115,353,000**

Table 4 Showing the Other Transport Schemes Costs

2.4.3 Current Project Costs

Current Project costs	Cost
Active Travel Project costs	£158,331,000
Public Transport Project costs	£529,991,000
Other Transport Project costs	£115,353,000
TOTAL	**£803,675,000**

Table 5 Showing the Current Project Costs

2.5.1 Paused Projects

A. Foxton Travel Hub

The Greater Cambridge Partnership is working on an infrastructure programme to improve connectivity and quality of life for thousands of people. A travel hub at Foxton could provide in the region of 500 car parking spaces and in the region of 150 high quality cycle parking. The close proximity of the proposed Foxton travel hub to the current Foxton train station, means more people could use the rail network to travel into Cambridge.

B. Whittlesford Parkway

The Whittlesford Parkway project aims to improve public transport, cycle and walking infrastructure to and at the railway station and to improve parking and other facilities at the station, while protecting local heritage. The project aims to encourage the continued economic growth of Greater Cambridge without harming existing communities and the environment.

2.5.2 Paused Projects Costs

Paused Project costs	Cost
Foxton Travel Hub	£14,043,000
Whittlesford Parkway	£324,000
TOTAL	**£14,367,000**

Table 6 Showing the Paused Projects Costs

Chapter 3. Cambridgeshire and Peterborough Combined Authority Transport Projects

3.1 Local Transport and Connectivity Plan

The Local Transport and Connectivity Plan (LTCP) is the Combined Authority's long-term strategy to make transport in Cambridgeshire and Peterborough better faster, greener, and more accessible for everyone. It sets out a vision and goals for how transport supports a better future and describes the projects needed to make that new future possible. This includes things like better buses, more train services, less pollution and carbon emissions, and helping more people to cycle and walk.

A transformed public transport network will better connect the places where people currently live and work, as well as encompassing the new and growing areas. This will include more rural connections as well as new routes into employment centres, coupled with more frequent services and longer operating hours.

Rail

The Combined Authority is committed to working in partnership with rail operators, Network Rail and the Rail Delivery Group to adopt an integrated approach to rail services, including community rail partnerships. The Combined Authority is heavily involved in funding and enabling a range of local rail projects that include reinstating of Soham Rail Station that closed in 1965, improvement of Fenland services, rail connectivity Wisbech to Cambridge, capacity improvements through Ely and a new station at Cambridge South serving the biomedical campus and local community.

Roads

Although the Combined Authority wants to prioritise the development of public and 'active' transport modes, it also recognises that the private car remains a key mode for many residents across Cambridgeshire and Peterborough.

Targeted highway infrastructure and enhancement schemes are therefore supported.

Improvements to the A14 are complete bringing journey time, reliability and safety benefits to residents, workers and businesses alike. New travel hubs and interchanges will act as gateways to our public transport network, giving car users the opportunity to travel sustainably for part of their journey.

Bus support

Buses are an integral part of the sustainable transport network for longer journeys that are impractical for active travel, enabling access to key services, education,

training, leisure and employment opportunities. However, the current model is ineffective with the Combined Authority having to contribute more to the running of bus services. In 2019/20, total expenditure for public transport was £12.3m. This rose to £15.6m in 2023/24.

The Combined Authority will enhance the public transport offerings by developing and implementing the most suitable financial and operational framework for buses. The goal is to create a virtuous cycle: increasing usage and reducing operating costs to sustain better services without permanently higher per-passenger subsidies.

The Bus Service Improvement Plan 2024 establishes the vision for the bus network in Greater Cambridge along with the considerable capital and revenue investment needed to deliver this, including through bus franchising where the Combined Authority has approved plans to take control of bus services in the area, including their planning, setting fares, and specifying service contracts.

Active Travel

The Combined Authority has committed to spend £2.9m to improve cycle and pedestrian facilities across the region to get more people walking and cycling. These measures all form part of a broader vision from the Combined Authority for healthy and sustainable travel post Covid.

The Cambridgeshire & Peterborough Combined Authority, in partnership with Voi, became the first region in the country to roll out e-bikes and e-scooters to the public, offering the potential for fast, clean and inexpensive travel that can help to ease congestion on the roads and transport networks, reduce pollution and allow for social distancing.

Around 60% of all road trips in the UK are for distances of between 1 and 3 miles and the Combined Authority trialled the use of e-bikes and e-scooters to understand how this affordable transport mode could help people go farther than they can walk and who don’t have access to a car.

Chapter 4: Cambridgeshire County Council Transport Projects

4.1 Transport Strategy for Cambridge and South Cambridgeshire

The Transport Strategy for Cambridge and South Cambridgeshire (TSCSC) was developed by Cambridgeshire County Council alongside the Local Plan's for Cambridge and South Cambridgeshire (2018) to form a key part of the transport evidence base for these plans.

Whilst the formation of the GCP (which occurred after the adoption of the strategy) means that the GCP is leading on the majority of the proposals within the strategy including several high profile projects, Cambridgeshire County Council is responsible for delivering other improvements identified by the TSCSC.

Despite the age of the TSCSC and the changes in governance locally, many of key challenges identified to be addressed by the strategy are still relevant to the delivery of growth from the 2018 Local Plans. These include:

Accessibility

- Making it easier to walk, cycle and use passenger transport for work and leisure journeys
- Increasing the number of bus lanes, pedestrian routes and cycle routes
- Addressing passenger transport availability, particularly in rural areas and in the evenings
- Finding alternatives to passenger transport where it is not viable for commercial services to run
- Improving transport links for new and existing communities

Managing Demand

- Managing the increasing demand for road space
- Tackling congestion and delay
- Reducing unnecessary through traffic in Cambridge
- Managing parking capacity in a balanced way
- Reducing reliance on road transport for the movement of freight

Safety

- Improving road safety
- Tackling stretches of road or junctions where there are accident or congestion problems

Travel Information

- Raising awareness of travel options
- Ensuring transport information is available and easy to use

Environment

- Addressing local air pollution
- Addressing carbon emissions
- Preserving the area's natural environment, including green corridors

Many of the active travel and public transport schemes contained in the TSCSC have been taken forward by the GCP for scheme development and delivery. Some remaining schemes have been taken forward by Cambridgeshire |County Council, while others have not been progressed due to changes to local transport policy. These schemes, along with proposals from other County Council strategies and plans are listed in section 4.5 of this chapter.

4.2 Local Cycling and Walking Infrastructure Plan

The Cambridgeshire Local Cycling and Walking Infrastructure Plan (LCWIP) forms part of the Government's ambition to increase walking and cycling, particularly to school, by 2025 as outlined in the first Cycling and Walking Investment Strategy (CWIS, 2017) and more recently the CWIS 2 (2022). The CWIS sets out the Government's aim to make walking and cycling the natural choice for shorter journeys, or as a part of a longer journey. The strategy's targets, by 2025 are to:

- increase the percentage of short journeys in towns and cities that are walked or cycled from 41% in 2018 to 2019 to 46% in 2025, 50% in 2010 and to 55% in 2035.
- double cycling, where cycling activity is measured as the estimated total number of cycle stages made each year, from 0.8 billion stages in 2013 to 1.6 billion stages in 2025.
- increase walking activity, where walking activity is measured as the total number of walking stages per person per year, to 365 stages per person per year in 2025, and to work towards developing the evidence base over the next year.
- increase the percentage of children aged 5 to 10 that usually walk to school from 49% in 2014 to 55% in 2025.
- deliver a world-class cycling and walking network in England by 2040

The LCWIP identifies cycling and walking improvements required at the local level but is not a static document and will be reviewed and updated on a regular basis to reflect changes such as new Local Plans, new developments, and new schemes such as the High Street Fund work. Cambridgeshire County Council adopted to LCWIP in October 2022.

4.3 Active Travel Strategy

Cambridgeshire County Council adopted an Active Travel Strategy in 2023 to which the LCWIP forms part of. The Active Travel Strategy Action Plan builds on the work of the LCWIP and identifies and prioritises further gaps in the network, particularly in more rural areas where there are few options for those without access to a car, thus forming a second tier of routes for each district.

4.4 Transport Proposals Database

Cambridgeshire County Council maintains a Transport Proposals Database (TPD) for Cambridge City & South Cambridgeshire. This database includes schemes from the various studies and strategies produced including the TSCSC, the LCWIP, Active Travel Strategy, Capital Programme and other development specific proposals and is a document that is kept ‘live’ and updated. The TPD contains a varying levels of information for each of the schemes contained within the database ranging from:

- Identification number
- Typology (i.e. cycling, walking, public transport, traffic and highways, safety)
- Location
- Parish
- Ward
- Electoral Division
- Description
- Strategy basis (i.e. TSCSC, Active Travel Strategy, LCWIP etc)
- Funded status (Funded, Part-Funded, Unfunded)

4.5 Cambridgeshire County Council Transport Schemes

Table 7 below shows potential Cambridgeshire County Council transport schemes that will support the 2018 Local Plans.

Location	Scheme description	Strategy Basis
Cambridge	Footway/cycleway improvements Darwin Green to Villa Road, Histon	TSCSC, Active Travel Strategy
Cambridge	Castle Street, Streetscape improvements	TSCSC, Active Travel Strategy
Cambridge	Footway/cycleway Darwin Green to Histon Rd via squash club	TSCSC
Cambridge	Pedestrian and cycle improvements at Four Lamps roundabout	TSCSC
Cambridge	Active travel crossing improvements: Sheeps Green	

Cambridge	Active travel crossing improvements: Jesus Lock	
Cambridge	Active travel crossing improvements: Fort St George	
Cambridge	Active travel crossing improvements: Cutter Ferry	
Cambridge	Arbury Road southern section active travel improvements	
Cambridge	Edington to Girton active travel improvements	
Cambridge	Huntingdon Road active travel improvements	
Cambridge	Cambridge Railway Station Eastern Access	
Cambridge	Cambridge East Station (Cherry Hinton station)	TSCSC
Cambridge	Third City Centre Cycle Park	TSCSC
Cambridge/Milton	Expansion of Milton Park & Ride site	TSCSC
Cambridge	Southern section busway: Active Travel improvements	
Cambridge	Southern section busway: new active travel crossing	
Cambridge/Milton	Capacity improvements at Milton Interchange	TSCSC
Cambridge to Ely	CPCA Ely to Cambridge dualling project	CPCA
Cherry Hinton/Shelfords	Cherry Hinton to Shelford orbital cycleway	TSCSC, Active Travel Strategy
Queen Edith's Way	Cycleway	TSCSC, Active Travel Strategy
Cambridge, North East Cambridge	Park and Cycle opportunities at P and R locations	IDP
Cambridge, North East Cambridge	Consolidation hubs at three locations	IDP
Cambridge, North East Cambridge	Bridge over Milton Road to Cambridge Science Park	IDP
Cambridge, North East Cambridge	Underpass between St Johns Innovation Centre and CSP	IDP
Cambridge, North East Cambridge	Busway crossings to the area	IDP
Cambridge, North East Cambridge	Pedestrian and cycle bridge over the railway line	IDP

Cambridge, North East Cambridge	Intra NEC area bus shuttle system	IDP
Cambridge, North East Cambridge	Upgrade to underpass between Cowley Road and the busway	IDP
Cambridge, North East Cambridge	Improvements to Cowley Road as an access route to the area	IDP
Cambridge, North East Cambridge	Provision for cycling on the Cambridge Science Park loop road	IDP
Cambridge, North East Cambridge	Improved crossing at Milton Road with the busway junction	IDP
Cambridge, North East Cambridge	Improved cycle route to North Cambridge Academy Secondary School	IDP
Northstowe	B1050 cycle route between Bar Hill and Northstowe	
All	Bus seed funding for new/extended services to new developments	TSCSC
Cambourne	Direct cycle link between Cambourne and St Neots	TSCSC, Active Travel Strategy
Elsworth, Cambourne	New shared use footway/cycleway St Neots Rd btwn A1198 jct and Elswoth FP17 and Cambourne Rd, Cambourne	TSCSC, Active Travel Strategy
Waterbeach	PROW improvememts btwn Ely and Waterbeach	Active Travel Strategy
Waterbeach	Investigate options to improve cyclist accessibility over the river on Lodes Way	Active Travel Strategy
Waterbeach	A10/Denny End Road junction improvements	
Longstanton	Longstanton Park & Ride improvements	TSCSC
Longsaton/Swavesey	New bridelway link betweeen Longstanton & Swavesey	
Girton/Histon	Girton to Histon active travel improvements	
Cambourne	Active travel access to and within Cambourne.	TSCSC
Fulbourn	Fulbourn Railway Station	TSCSC
South Cambridgeshire	Offline West-West Active Travel corridor between Melbourn and Babraham/Gt Abington/Hinxton	Royston to Granta Park Strategic Transport Study

South Cambridgeshire	Melbourn Mobility Hub	Royston to Granta Park Strategic Transport Study
South Cambridgeshire	Fowlemere Mobility Hub	Royston to Granta Park Strategic Transport Study
South Cambridgeshire	Whittlesford Mobility Hub	Royston to Granta Park Strategic Transport Study
South Cambridgeshire	Duxford Mobility Hub	Royston to Granta Park Strategic Transport Study
South Cambridgeshire	Sawston Mobility Hub	Royston to Granta Park Strategic Transport Study
South Cambridgeshire	Gt Abington Mobility Hub	Royston to Granta Park Strategic Transport Study
South Cambridgeshire	Gt Chesterford Mobility Hub	Royston to Granta Park Strategic Transport Study
South Cambridgeshire	Improvements to the A505/A10 junction – dual carriageway approach and exit from the A505 West, single carriageway flared out elsewhere - estimated range	Royston to Granta Park Strategic Transport Study
South Cambridgeshire	Redesign of Flint Cross + Signalisation	Royston to Granta Park Strategic Transport Study
South Cambridgeshire	Signalisation of Motorway junction (all arms) – M11 J10	Royston to Granta Park Strategic Transport Study
South Cambridgeshire	Segregated Bus Rapid Transit from Babraham Travel Hub to Chesterford Research Park	Royston to Granta Park

		Strategic Transport Study
South Cambridgeshire	Segregated high quality PT service from Babraham Travel Hub to IWM Duxford + unsegregated PT shuttle to Royston	Royston to Granta Park Strategic Transport Study
South Cambridgeshire	Offline West-West Active Travel corridor between Melbourn and Babraham/Gt Abington/Hinxton	Royston to Granta Park Strategic Transport Study
South Cambridgeshire	Melbourn Mobility Hub	Royston to Granta Park Strategic Transport Study
South Cambridgeshire	Fowlmere Mobility Hub	Royston to Granta Park Strategic Transport Study

Table 7 Showing TSCSC schemes to be delivered by Cambridgeshire County Council

Chapter 5: Infrastructure Costs

Project costs	Cost
Completed projects	£73,125,000
Current projects	£803,675,000
Paused projects	£14,367,000
TOTAL	**£891,167,000**

Table 8 Showing the Infrastructure Costs for GCP Projects

Chapter 6: Funding

When preparing infrastructure funding statements, authorities should consider known and expected infrastructure costs taking into account other possible sources of funding to meet those costs. This process will help the charging authority to identify the infrastructure funding gap and a levy funding target.

Guidance states that charging authorities should focus on providing evidence of an aggregate funding gap that demonstrates the need to put in place the levy. Any significant funding gap should be considered sufficient evidence of the desirability of CIL funding, where other funding sources are not confirmed.

Alongside the Government contribution of £500m the GCP Draft Budget 2026/27 identifies a total income of £810m made up of funding already received, funding that is considered as secured but not yet received, and funding that is anticipated but not guaranteed.

Whilst the Budget includes £230m income for future S106 contributions there is no evidence to suggest this contribution will be realised and in any case the developments that would be asked to contribution through a section 106 agreement would instead be required to contribute via CIL. In the absence of any certainty this figure is deducted from known or anticipated funding.

6.1 Secured Funding

A. New Homes Bonus

£27,232,000

B. Section 106 Planning Obligations

£11,747,000

See Table 9 Showing Section 106 contributions secured towards GCP transport projects since 2014

A. Transforming Cities Fund

£200,000

D. Innovate UK Funding

£1,556,000

E. Cambridge South East (A1307) – Phase 2 Government Allocation

£7,200,000 to be applied to Francis Crick Avenue and development of the Transport and Works Act Order (TWAO).

F. Interest Accrued

£20,188,000

6.2 Future Funding

A. New Homes Bonus

Through the Local Government Finance Settlement 2025/26 the Government confirmed that 2025 to 2026 would be the final year of the New Homes Bonus in its current format, and that government will consult in the first half of 2025 on detailed proposals for arrangements beyond 2025 to 2026.

B. Section 106 Planning Obligations

The value of section 106 contributions that are secured but not yet received totals £50,673,000.

6.3 Funding Total

	Cost
Received Funding	£568,123,000
Secured Funding	£50,673,000
TOTAL	**£618,796,000**

Table 9 Showing the value of Section 106 contributions Received and Secured

Chapter 7: Gross Funding Gap

The deficit against the current list of GCP projects is £272m.

Funding Gap	Cost
Total Costs	£891,167,000
Total Income	£618,796,000
GROSS FUNDING GAP	**-£272,371,000**

Table 10 Showing the Gross Funding Gap

Chapter 8: CIL Income

The plan period for the Cambridge and South Cambridgeshire 2018 Local Plans is 2011 to 2031.

Estimates using these rates show that introducing a CIL based on previous levels of growth would generate at least £25m over the next 5 years. A greater income is expected based on the actual level of growth that is anticipated taking place across the area. An income of £50m is therefore assumed.

Over the longer-term CIL receipts expect to be more considerable with the Cambridge Biomedical Campus alone potentially contributing significantly.

Chapter 9: Net Funding Gap

Analysis shows that CIL will generate around £50 over the plan period which will contribute towards closing the funding gap but that a gap of £222m will remain.

Funding Gap	**Cost**
Funding Gap	£272,546,000
Net CIL Income	£50,000,000
NET FUNDING GAP	**-£222,546,000**

Table 11 Showing the Net Funding Gap

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BNP PARIBAS REAL ESTATE

Real Estate for a changing world

Greater Cambridge: Community Infrastructure Levy Viability Assessment

Prepared for

Greater Cambridge Shared Planning

January 2026

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1 Summary

1.1 This report tests the ability of developments in Greater Cambridge to accommodate contributions towards infrastructure through the Community Infrastructure Levy ('CIL') alongside policies in the emerging Local Plan.

1.2 The study takes account of the cumulative impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'), the Planning Practice Guidance ('PPG'), the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*' and the RICS Practice Statement '*Assessing viability in planning under the National Planning Policy Framework 2019 for England*' (March 2021).

Methodology

1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in Greater Cambridge over the life of the Charging Schedule. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and CIL contributions) to a series of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating local plan policy requirements and a particular level of CIL generates a higher residual land value than the benchmark land value, then it can be judged that the CIL rate could be viably absorbed. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the PPG[1].

1.4 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, sustainability requirements 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 development sites.

1.5 The housing and commercial property markets are inherently cyclical and we are therefore testing the viability of potential development sites at a time when the market has experienced a period of volatility following the impact of the October 2022 'Fiscal Event' and subsequent increase in interest rates. Forecasts for future residential property prices point to growth in prices over the next five years in mainstream housing markets. We have allowed for this medium term growth by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4. It is important to note, however, that our assessment of suggested CIL rates relies on *current* and not grown appraisal inputs.

1.6 This sensitivity analysis is indicative only but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. Some sites may require more detailed viability analysis when they come forward through the development management process due to specific site circumstances that cannot be reflected in an area wide assessment[2]. This flexibility is reflected in the emerging Local Plan's approach to delivering affordable housing.

[1] Paragraph 018 of the PPG notes that "*the cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan*".

[2] The Local Housing Delivery Group Guidance 'Viability Testing Local Plans: Advice for Planning Practitioners' notes that "*the role of the test is not to provide a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage*".

Key findings

1.7 The key findings of the study are as follows:

1.8 Greater Cambridge has hitherto not used CIL as a mechanism for collecting contributions towards infrastructure. We understand that the Authority intends to continue to use Section 106 obligations as the primary mechanism for securing community infrastructure, especially for on-site infrastructure and that CIL will be used primarily to collect contributions towards strategic infrastructure. Consequently, the rates that our appraisals support are necessarily relatively modest in recognition that the bulk of contributions will continue to be secured through planning obligations.

1.9 The proposed CIL rates for Greater Cambridge are summarised in Table 1.9.1.

Table 1.9.1: Proposed CIL rates

Intended use	Proposed CIL per square metre
Residential houses and flats	£60
Retirement housing	£60
Residential institutions	£60
Student accommodation	£60
Hotels	£50
Shops, restaurants, financial and professional services	£50
Offices and R&D	£175
B2 and B8 (including data centres)	£35
All other uses	£0

1.10 Our testing indicates that the proposed CIL rates will have a relatively modest impact on residual land values in most cases. In exceptional cases where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value (for example, due to high existing use values), the increase will have a modest impact on affordable housing levels that can be delivered.

1.11 There is clearly a need to balance the need to deliver affordable housing with the need to secure contributions to fund community infrastructure that will support development and growth. The Authority cannot seek to prioritise securing affordable housing to the exclusion of securing funding for infrastructure and vice versa. In our view, the proposed rates strike this balance appropriately.

1.12 The CIL regulations require charging authorities to strike a balance between achieving its aim of meeting needs for affordable housing with raising funds for infrastructure, and ensuring that developments generate acceptable returns to willing landowners and willing developers. The rates above ensure that these objectives are balanced appropriately.

2 Introduction

2.1 GCSP has commissioned this study to consider the ability of developments to accommodate contributions to infrastructure through CIL, alongside policies in the emerging Local Plan and other relevant planning requirements. The aim of the study is to assess at high level the viability of development typologies reflecting the types of sites that are expected to come forward to test potential CIL rates.

2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, including the impact on viability of emerging planning policies alongside potential 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.

2.3 The purpose of this viability study is therefore to assist the Council in understanding the capacity of schemes to absorb CIL alongside contributions to infrastructure and mitigation through Section 106 obligations. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and Planning Practice Guidance ('PPG') are satisfied. The key underlying principle is that charging authorities should use evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area.

2.4 As an area wide study this assessment makes overall judgements as to viability of development within Greater Cambridge and does not account for individual site circumstances. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the strategic sites tested. The schemes tested on these sites are based on assessments of likely development capacity on the sites by GCSP and clearly this may differ from the quantum of development in actual planning applications that will come forward. Scheme specific testing may still be required at the point where they come forward.

2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan."*

Economic and housing market context

2.6 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and increases in energy prices resulting from Russia's invasion of Ukraine. The UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023. Inflation (as measured by the Consumer Price Index ('CPI')) subsequently fell from a high of over 10% in October 2022 to 1.7% in September 2024 but increased again and stood at 4.1% in September 2025.

2.7 The BoE's November 2023 Monetary Policy Report identified "*a market-implied path for Bank Rate that remains around 5.25% until 2024 Q3 and then declines gradually to 4.25% by the end of 2026, a lower profile than underpinned the August projections*". The BoE's Monetary Policy Committee ('MPC') has subsequently reduced the base rate from 5.25% to 4.5% in February 2025, with two further rate cuts to 4.25% in June 2025 and 4% in August 2025 where it remains.

2.8 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid-2022 and has subsequently remained reasonably resilient despite increasing costs of borrowing.

2.9 In its October 2025 House Price Index release, Nationwide reported that annual UK house price growth was 2.4% in October, higher than the 2.2% seen in September. Commenting Nationwide's Chief Economist, Robert Gardener, observed that

"October saw a slight rise in the rate of annual house price growth to 2.4%, from 2.2% in September. Prices increased by 0.3% month on month, after taking account of seasonal effects.

The housing market has remained broadly stable in recent months, with house prices rising at a modest pace and the number of mortgages approved for house purchase maintained at similar levels to those prevailing before the pandemic struck.

Looking forward, housing affordability is likely to improve modestly if income growth continues to outpace house price growth as we expect. Borrowing costs are also likely to moderate a little further if the Bank Rate is lowered again in the coming quarters"

2.10 The September 2025 Halifax House Price Index also shows positive figures. Halifax reports that house prices increased by 0.6% in October versus a fall of 0.3% in September. The annual rate of growth increased from 1.3% in September to 1.9% in October.

2.11 Commenting on the figures, Halifax's Head of Mortgages, Amanda Bryden, said,

"Demand from buyers has held up well coming into autumn, despite a degree of uncertainty in the market, with the number of new mortgages being approved recently hitting its highest level so far this year.

There is no doubt that affordability remains a challenge for many. Average fixed mortgage rates are currently around 4% and likely to ease down further, but with property prices at record levels, moving home can feel like a stretch.

Rising costs for everyday essentials are also squeezing disposable incomes, which affects how much people are willing or able to spend on a new property.

Even so, while there has been some volatility, the market has proven resilient over recent months, as many buyers opt for smaller deposits and longer terms to help make the numbers work. With house prices rising more slowly than incomes for almost three years now, we expect the trend of gradually improving affordability to continue."

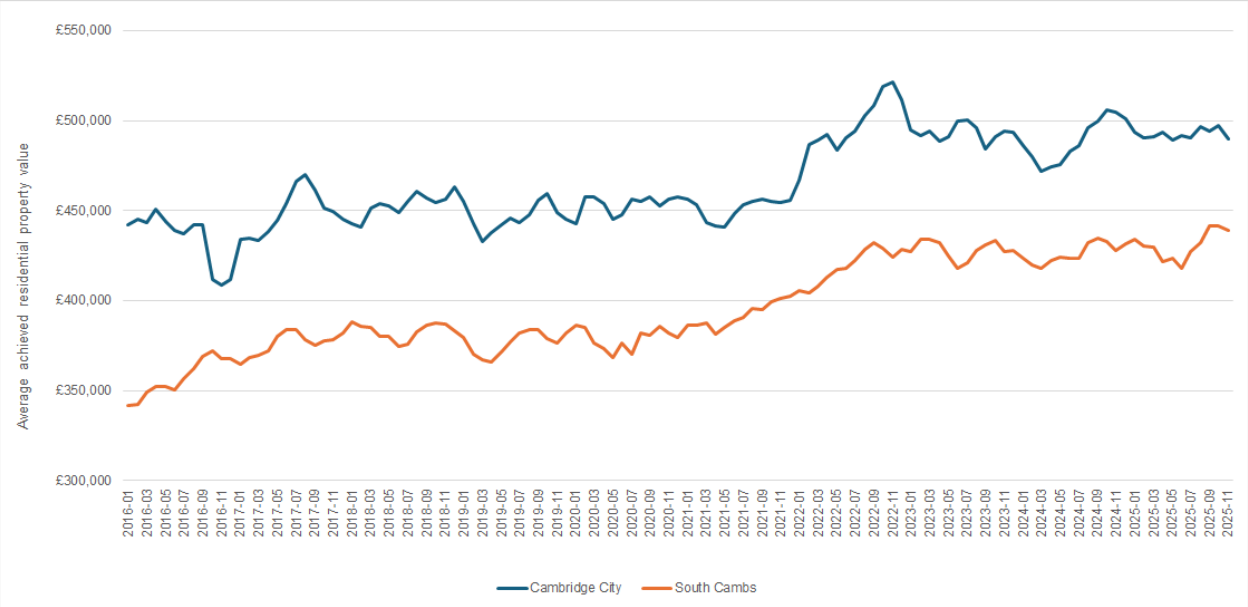
2.12 In their October Housing Market Update, Savills reflect on the continued and stable growth but also refer to *"pre-Budget jitters"*.

2.13 They have also revised down their five-year forecast. Their overall forecasted cumulative growth of house prices over the period 2025 to 2029 is 15.3% for London; 20.4% for the south east; and 24.5% for the UK as a whole.

Local housing market context

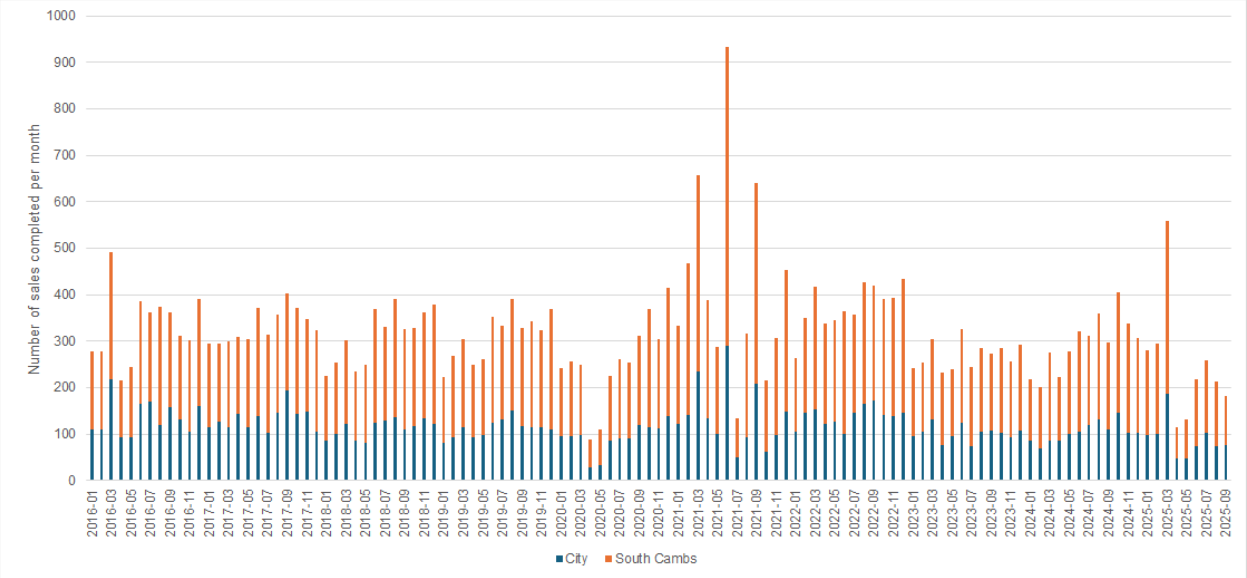
2.14 Residential property prices in Greater Cambridge have followed recent national trends, with values increasing between 2016 and 2022, but then falling slightly before levelling off after the significant increase in interest rates at the end of 2022, as shown in Figure 2.14.1. Sales volumes fell below historic levels in late 2022, but have since recovered (see Figure 2.14.2), although early 2025 saw another dip in completions. By October 2025, average sales values had increased by 29% in South Cambridgeshire and by 11% in Cambridge City in comparison to January 2016.

Figure 2.14.1: Average sales value in Greater Cambridge



Source: Land Registry

Figure 2.14.2: Sales volumes in Greater Cambridge (sales per month)

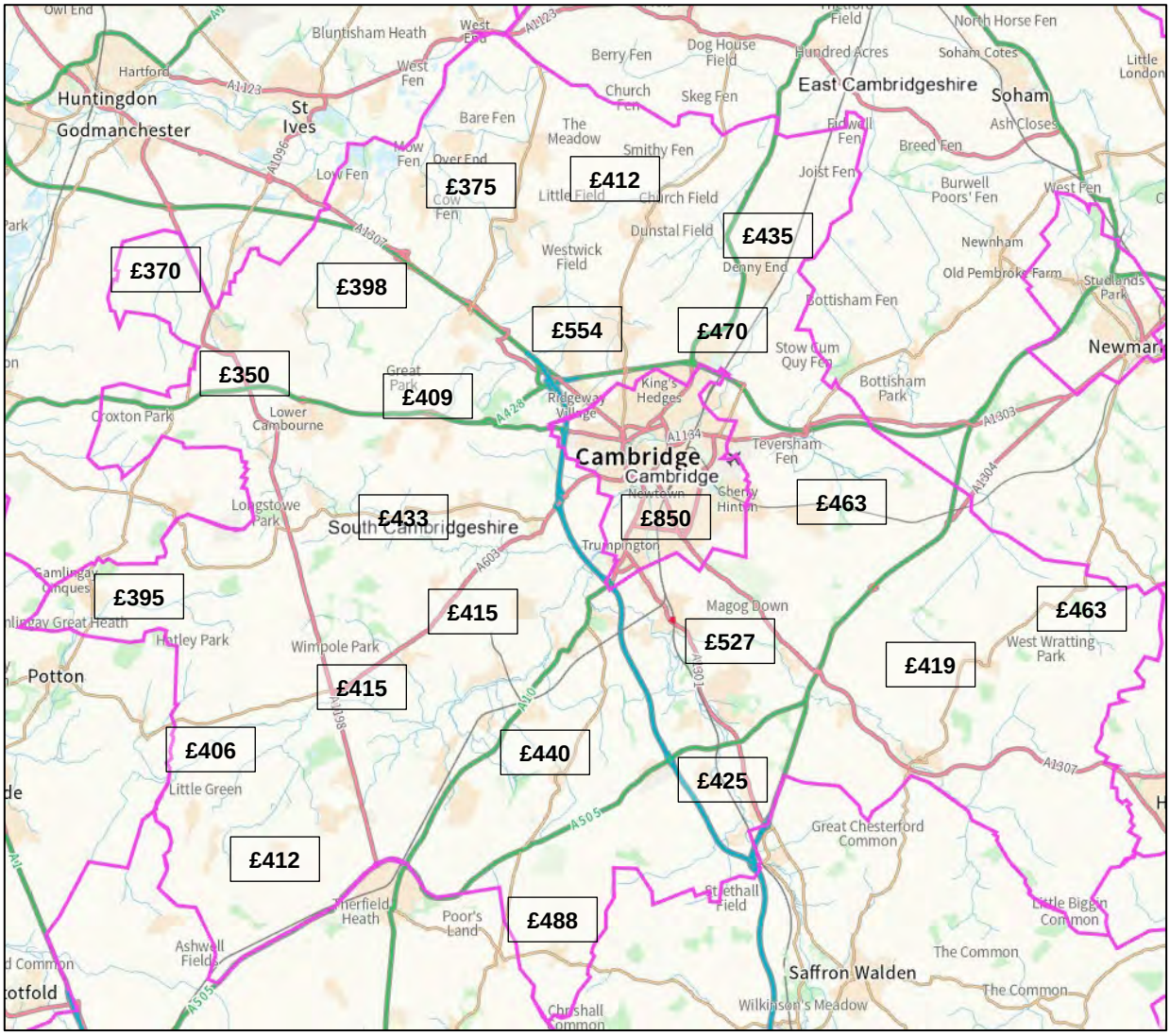


Source: Land Registry

2.15 The future trajectory of house prices is currently uncertain, although Savills' *Housing Market Update October 2025* prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in south-east markets will grow over the period between 2025 and 2029. Savills predict that values in south-east markets will increase by 1.0% in 2025, 3.5% in 2026, 5.0% in 2027, 5.0% in 2028, 4.5% in 2029 and 4.5% in 2029. This equates to cumulative growth of 20.4% between 2025 and 2029 inclusive.

2.16 In common with other areas, there are variations in sales values between different parts of Greater Cambridge, as shown in Figure 2.16.1. Values are highest in the City Centre and the suburbs of he City and lower in the rural areas in South Cambridgeshire.

Figure 2.16.1: Sales values in Greater Cambridge (approx. £s per square foot)



Sources: Map – Ordnance Survey; Values – Land Registry

National Policy Context

The National Planning Policy Framework

2.17 In February 2019, the government published a revised NPPF, with subsequent updates in 2021, 2023 and 2025, and revised PPG, with subsequent updates in May and September 2019 and 2026.

2.18 Paragraph 35 of the NPPF states that "*plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan*".

2.19 Paragraph 59 of the NPPF suggests that "*where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether*

the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available".

2.20 In many local authority areas, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. The emerging Local Plan affordable housing policy is applied 'subject to viability', having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.

2.21 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted[3], but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome (i.e. schemes that could have delivered more would not do so).

CIL Policy Context

2.22 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the Section 106/planning obligations system' (i.e. the use of 'pooled' S106 obligations), was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.

2.23 It is worth noting that some site specific S106 obligations remain available for negotiation. However, these are restricted to site specific mitigation that meet the three tests set out at regulation 122 of the CIL Regulations (as amended)[4] and at paragraph 58 of the NPPF (December 2024), and to the provision of affordable housing.

2.24 The CIL regulations state that in setting a charge, local authorities must strike "*an 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 that may become available.

2.25 From September 2019 onwards, the previous two stage consultation for the adoption of CIL charging schedule was amended to require only a single consultation with stakeholders. Following this single consultation (known as 'Draft Charging Schedule'), a charging schedule must be submitted for independent examination.

2.26 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the

[3] And following the publication of Planning Policy Statement 3, which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley's Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.
[4] Known formally as The Community Infrastructure Levy Regulations 2010 (as amended).

development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case-by-case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.

2.27 The exemption would be available for 12 months, after which time, the viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for an exemption, regulation 55 of the CIL regulations states that the applicant must enter into a Section 106 agreement; and that the Charging Authority must be satisfied that granting relief would not constitute state aid. It should be noted, however, that CIL cannot simply be negotiated away, or the local authority decide not to charge CIL.

2.28 Regulation 40 of the CIL regulations includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.

2.29 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that regulation 13 of the CIL regulations permits charging authorities to *"apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development".* Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Furthermore, the PPG clarifies that the definition of "use" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The CIL Guidance set out in the PPG also states (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development (i.e. by reference to either floor area or the number of units or dwellings).

2.30 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the CIL regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so.

2.31 The government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the government "*continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area".* The White Paper summarised the main finding of the CIL review to be that "*the current system is not as fast, simple, certain or transparent as originally intended".*

2.32 As a result, the government committed to *"examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017".* Revised CIL regulations came into effect on 1 September 2019 which introduced the following changes:

Consultation requirements for CIL to be amended to remove the two-stage consultation process and replace this with a single consultation.

Removal of the pooling restrictions contained within Regulation 123.

Charging authorities will no longer be required to publish a Regulation 123 list.

Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 of the Town Country Planning Act 1990 (as amended) leads to an increase or decrease of CIL liability.

Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future, but the relief will not be lost.

Introduction of 'carry-over' provisions for a development which was previously granted planning permission and then amended by a Section 73 permission, providing the amount of relief does not change.

Charging authorities are to be required to publish an annual Infrastructure Funding Statement ('IFS'), setting out how much CIL has been collected and what it was spent on. Similar provisions have been introduced for Section 106 funds.

Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

Local Policy context

2.33 There are numerous policy requirements that are now embedded in base build costs for schemes in Greater Cambridge addressing adopted Local Plan requirements (e.g. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements.

2.34 In order to assess the ability of schemes to absorb contributions to infrastructure through CIL, it is also necessary to factor in the requirements in the emerging plan policies. We have tested affordable housing at various percentages, as it has a significant bearing on the viability of developments, even though the policy requirement has been in place for a considerable time.

2.35 GCSP is consulting on its Draft Greater Cambridge Local Plan (Regulation 18) from 1 December 2025 to 30 January 2026. We summarise the policies identified as having cost or value implications for developments in Table 2.35.1.

Table 2.35.1: Emerging Local Plan policies with costs implications for development

Reference	Policy title	Cost implications for developers?
Policy CC/SD	Sustainable development and the climate emergency	Requirement for submission of a sustainability statement – deminimis cost
Policy CC/NZ	Net zero carbon new buildings	Cost impact of achieving net zero carbon (included in appraisals)
Policy BG/BG	Biodiversity and geodiversity	Seeks 20% biodiversity net gain
Policy WS/NC	Meeting the needs of new and growing Communities	Requirement for development to contribute towards onsite facilities – captured in our appraisals through Section 106 assumptions.
Policy WS/IO	Creating inclusive employment and business opportunities through new developments	Requirement for employment and skills plan and employment and skills provision.
Policy GP/QD	Achieving high quality development	Requirement for high quality design reflected in professional fees allowance.

<table>
<tr><th>Reference</th><th>Policy title</th><th>Cost implications for developers?</th></tr>
<tr><td>Policy J/AW</td><td>Affordable workspace and creative industries</td><td>Developments over 2,500 sqm to provide between 10%-20% affordable workspace at discounts of up to 50%</td></tr>
<tr><td>Policy H/AH</td><td>Affordable housing</td><td>40% affordable housing required to be delivered as 75% social and affordable rent and 25% shared ownership (on sites of 10-14 dwellings) and 65% affordable rent, 10% social rent and 25% shared ownership on sites of 15 or more dwellings.

Privately provided purpose build student housing schemes to provide a financial contribution in lieu of onsite affordable housing equivalent to 40% of bedrooms. Does not apply to schemes developed by the University.</td></tr>
<tr><td>Policy H/HM</td><td>Housing mix</td><td>Seeks a particular housing mix for private and affordable housing – reflected in appraisals
<table>
<tr><th>Tenure</th><th>1 Bed</th><th>2 Bed</th><th>3 Bed</th><th>4+ Bed</th></tr>
<tr><td>Private</td><td>10%</td><td>35%</td><td>35%</td><td>20%</td></tr>
<tr><td>Rented affordable and private rent</td><td>20%</td><td>35%</td><td>30%</td><td>15%</td></tr>
<tr><td>Affordable shared ownership</td><td>20%</td><td>45%</td><td>25%</td><td>10%</td></tr>
</table></td></tr>
<tr><td>Policy H/SS</td><td>Residential space standards and accessible homes

All new build residential units to meet M4(2) standards.
5% of market units to meet M4(3)a standards.
5% of affordable units to meet M4(3)b standards.</td><td>Requires units to meet Nationally described space standards – reflected in appraisals</td></tr>
<tr><td>Policy I/ST</td><td>Sustainable transport and connectivity</td><td>Development to contribute towards sustainable transport. Contributions to be secured through CIL. Onsite provision (e.g. cycle routes) can be provided within normal cost allowances for external works.</td></tr>
<tr><td>Policy I/EV</td><td>Parking and electric vehicles</td><td>Levels of parking provision to be justified. Requirement for site wide electric vehicle charging points – incorporated into the appraisals.</td></tr>
<tr><td>Policy I/EI</td><td>Energy infrastructure masterplanning</td><td>Requirement for submission of energy masterplan – deminimis cost</td></tr>
<tr><td>Policy I/ID</td><td>Infrastructure and delivery</td><td>Developments to deliver infrastructure required to mitigate harm. Assumed to be delivered through S106 obligations incorporated into the appraisals.</td></tr>
</table>

Development context

2.36 Greater Cambridge combines the local authority areas of Cambridge City (extending to 4,070

hectares) and South Cambridgeshire District (90,163 hectares). Outside the City, the surrounding area is predominantly rural with smaller settlements. The total population is circa 284,000 with around half of these people living in rural villages in South Cambridgeshire.

2.37 The Greater Cambridge housing market is defined by the distinct characteristics of its urban and rural components. The housing stock in Cambridge City is predominantly terraced houses and flats, especially in central and suburban areas, alongside a smaller number of detached and semi-detached homes primarily found on the outskirts. South Cambridgeshire, in contrast, is more rural and features a higher proportion of detached and semi-detached houses, as well as bungalows and converted agricultural properties. Both areas have seen significant growth in new build development, with Cambridge focusing on higher-density housing and South Cambridgeshire delivering traditional family homes.

2.38 As of 2024, Cambridge had a dwelling stock of 58,112 units, the bulk of which was private (either owner occupied or private rented) and South Cambridgeshire's had a dwelling stock of 73,500 units, which again was predominantly in private ownership. A key issue for both employers and potential employees is the unaffordability of the housing stock which acts as a barrier to recruitment and retention, with knock-on impacts on the take up of employment floorspace.

2.39 The commercial market in Cambridge is a leading centre for innovation, technology, and academic research, with the University of Cambridge playing a pivotal role in fostering economic growth, supporting thousands of jobs, and nurturing high-value spinouts. The local economy, driven by strong office-occupier demand—particularly in life sciences and technology—has rebounded faster than the national average and is forecast to continue this trend. Office stock has expanded rapidly, with significant new developments and refurbishments underway to meet the growing demand for modern lab-enabled space. However, vacancy rates have reached a 15-year high and are expected to rise as new space is delivered, especially affecting older, secondary office stock which faces rising obsolescence. Despite Cambridge maintaining some of the highest office rents outside London, rental growth has slowed recently due to increased supply, and landlords now face challenges in repurposing out-dated properties as tenant preferences shift towards high-quality, prime Grade A offices.

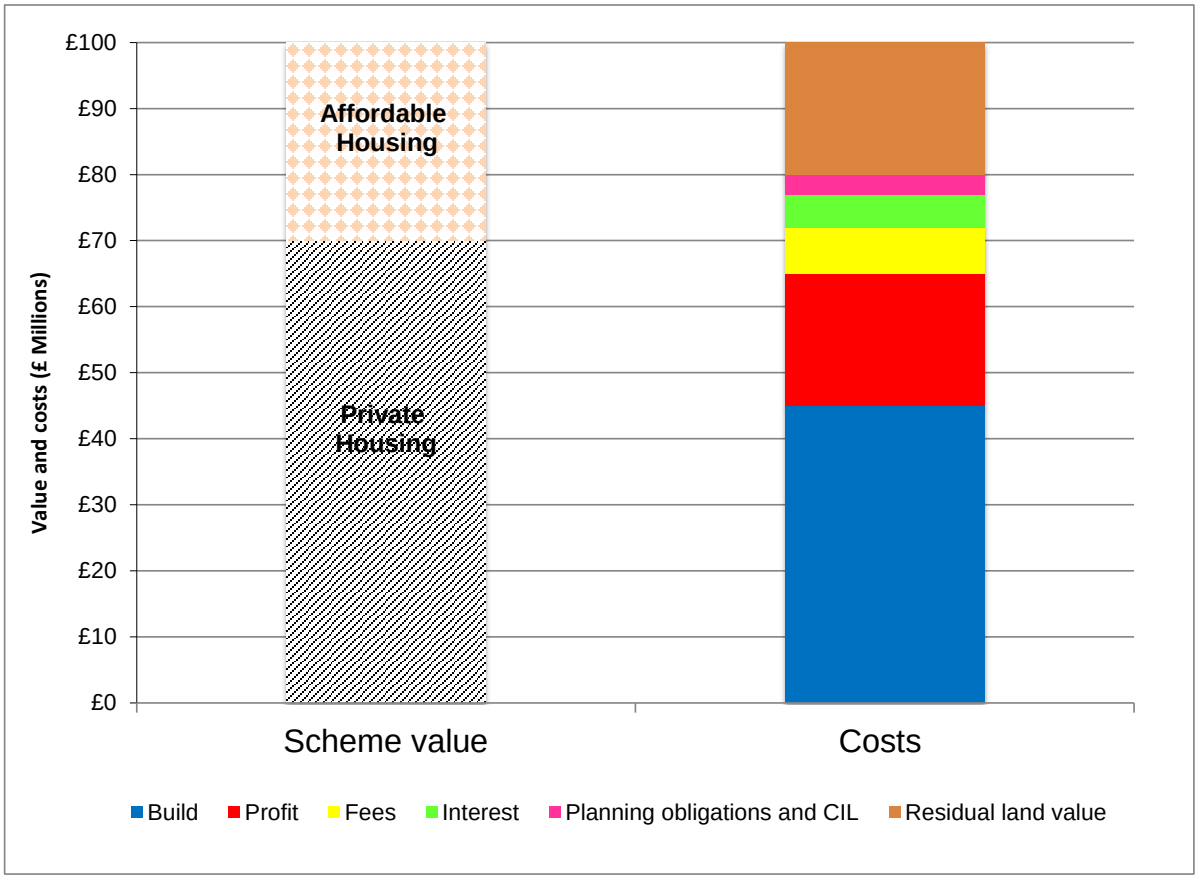
3 Methodology and appraisal approach

3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Greater Cambridge and reflects GCSP's emerging 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 (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, CIL 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 brown portion of the right hand bar in the diagram.

Figure 3.2.1: Elements of a residual valuation



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 existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.

3.4 Issues with establishing key appraisal variables are summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably

accurately assessed in 'normal' circumstances. In areas such as Greater Cambridge, some sites will be previously developed (particularly in Cambridge City but less so in South Cambridgeshire). These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of a development will affect residual values. Where the delivery of the obligations is deferred, the lower the real cost to the applicant (and the greater the scope for affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG indicates that the profit on private housing should typically be within a range from 15% to 20% of GDV. Typically developers and banks are targeting around 17-20% profit on value of the private housing element with lower profit rates applied to build to rent housing, student housing, co-living schemes and commercial developments.

3.5 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[5]' or another appropriate benchmark to make development worthwhile. The margin above existing 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.

3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' reasonable 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. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. 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.

Viability benchmark

3.7 In December 2024, the government published a revised NPPF, indicating at paragraph 35 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG published in 2019 (with subsequent updates) indicates that viability testing should have regard to existing use value of land plus a premium to incentivise release for redevelopment.

3.8 The Local Housing Delivery Group published guidance in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that "consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy".

3.9 In light of the issues associated with the market value approach, the Local Housing Delivery Group guidance recommended that benchmark land value be "based on a premium over current use values" with the "*precise figure that should be used as an appropriate premium above current use*

[5] For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

value [being] determined locally". The guidance considers that this approach "*is in line with reference in the NPPF to take account of a "competitive return" to a willing land owner*". The 2019 NPPF no longer refers to "*competitive returns*" but the 2019 PPG refers to the need for a premium above EUV instead.

3.10 The examination on the Mayor of London's first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that 'Market Value' was a more appropriate benchmark. The Examiner concluded that:

"The market value approach…. while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context." (paragraph 8) and that "I don't believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done" (paragraph 9).

3.11 In his concluding remark, the Examiner points out that

"the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but a reduction in development land value is an inherent part of the CIL concept. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event 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. (paragraph 32).

3.12 It is important to stress, therefore, 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. 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 planning authority.

3.13 Respondents to consultations on planning policy documents in other authorities in London have made various references to the RICS Guidance on 'Viability in Planning' and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect existing policies already in place, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements. The 2019 PPG now recognises this issue and states in no fewer than five places that prices paid for sites should not be used as benchmark land values. It also warns that there may be a fundamental mismatch between benchmark land values and prices paid for sites, as developers will use their own 'personal' inputs to their appraisals for formulating bids for sites and these inputs may depart from standard assumptions.

3.14 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Greater Cambridge, where some sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4 of their Guidance Note on 'Financial Viability in Planning":

"For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as 'competitive returns' respectively). The return to the landowner will be in the form of a land value in excess of current use value".

3.15 The Guidance goes on to state that "*it would be inappropriate to assume an uplift based on set percentages … given the diversity of individual development sites*".

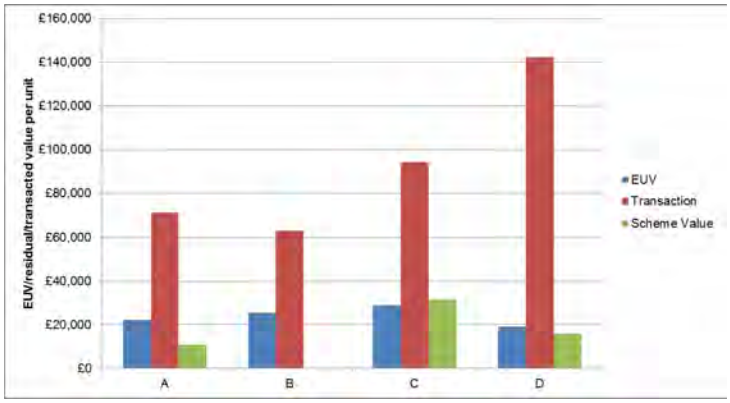
3.16 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

3.17 Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' CIL rates, the outcome would be unreliable and potentially highly misleading. There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.

3.18 Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.

3.19 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.20.1. This chart compares the residual value of four central London development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.20.1: Comparison of residual values to existing use value and price paid for site



3.20 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

4 Appraisal assumptions

4.1 We have appraised 48 development typologies on sites across the borough to represent the types of sites and uses that GCSP expects to come forward over the life of the charging schedule. The development typologies are identified in Table 4.1.1 overleaf. Floor areas for commercial uses are gross internal areas and are indicative estimates only without the benefit of detailed design. The appraisals include sufficient gross internal floorspace to accommodate the mix identified in emerging Policy H/HM.

Residential sales values

4.2 Residential values in the Greater Cambridge area reflect national trends in recent years but do of course vary between different sub-markets, as noted in Section 2. We have considered comparable evidence of new build schemes and resale properties in Greater Cambridge to establish appropriate values for each scheme for testing purposes. This exercise indicates that the developments in the area will attract average sales values ranging from circa £4,000 per square metre (£372 per square foot) to £9,000 per square metre (£836 per square foot), as shown in Figure 2.16.1 and Appendix 3. As noted in Section 2, the highest sales values are achieved in the City Centre. Developments in the rural parts of the area are lower, but this is normally also combined with larger unit sizes than those in the City.

4.3 As noted earlier in the report, Savills predict that cumulative sales values will increase over the next five years in mainstream south-east markets. Whilst this outturn is not guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.3.1. While these growth scenarios are based on forecasts from a major agent, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only.

Table 4.3.1: Growth scenario

Year	1	2	3	4	5	6
	2025	2026	2027	2028	2029	2030 and each year thereafter
Values	1.0%	3.5%	5.0%	5.0%	4.5%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Affordable housing tenure and values

4.4 Emerging Policy H/AH sets a strategic target of delivering 40% affordable housing on developments of 10 or more dwellings. This policy applies to Build to Rent and co-living developments. The tenure mix for schemes of 10 to 14 dwellings is 75% social and affordable rent and 25% shared ownership. For schemes of 15 dwellings for more, the required tenure mix is 65% affordable rent; 10% social rent; and 25% shared ownership.

4.5 Our appraisals assume that the rented housing is let at rents that do not exceed the relevant Local Housing Allowance levels for Greater Cambridge (based on the lowest Broad Rental Market Area covering the area, which is Huntingdon BRMA), as shown in Table 4.5.1. Social rents are set in accordance with MHCLG rent setting formulae.

Table 4.5.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Affordable Rent	£149.59	£182.96	£218.63	£287.67
Social Rent	£122.48	£143.86	£171.89	£193.27

Table 4.1.1: Development typologies tested in the study (all areas are square metre gross internal areas)

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super-market	Office	B2/B8	C1 Hotel	Student	Assembly/ leisure	Comm -unity	Gross floorspace
1	Low density flats	0.08	6	102	609	0	0	0	0	0	0	0	0	609
2	Low density rural extension	0.20	6	102	609	0	0	0	0	0	0	0	0	609
3	Low density flats	0.16	12	102	1,218	0	0	0	0	0	0	0	0	1,218
4	Low density rural extension	0.40	12	102	1,218	0	0	0	0	0	0	0	0	1,218
5	Medium density flats	0.31	50	102	5,076	0	0	0	0	0	0	0	0	5,076
6	Low density rural extension	1.85	50	102	5,076	0	0	0	0	0	0	0	0	5,076
7	Low density rural extension	1.67	50	102	5,076	0	0	0	0	0	0	0	0	5,076
8	Extra care scheme	0.48	60	73	4,350	0	0	0	0	0	0	0	0	4,350
9	Low density edge of settlement houses/flats	2.50	150	102	15,228	0	0	0	0	0	0	0	0	15,228
10	Low density rural extension	9.52	250	102	25,381	0	0	0	0	0	0	0	0	25,381
11	Low density rural extension	7.14	250	102	25,381	0	0	0	0	0	0	0	0	25,381
12	Low density edge of settlement houses/flats	11.90	500	102	50,761	0	0	0	0	0	0	0	0	50,761
13	Low density edge of settlement houses/flats	12.50	500	102	50,761	0	0	0	0	0	0	0	0	50,761
14	High density houses	7.14	500	102	50,761	0	0	0	0	0	0	0	0	50,761
15	High density flats	2.78	500	102	50,761	0	0	0	0	0	0	0	0	50,761
16	High density flats	2.08	500	102	50,761	0	0	0	0	0	0	0	0	50,761
17	High density flats	1.67	500	102	50,761	0	0	0	0	0	0	0	0	50,761
18	Low density flats and houses	9.33	700	102	71,066	0	0	0	0	0	0	0	0	71,066
19	High density flats	2.33	700	102	71,066	0	0	0	0	0	0	0	0	71,066
20	Low density edge of settlement houses	96.75	1,935	102	196,447	0	0	0	0	0	0	0	0	196,447
21	Medium density edge of settlement houses/flats	32.25	1,935	102	196,447	0	0	0	0	0	0	0	0	196,447
22	New Settlement	56.89	2,560	102	259,899	0	0	0	0	0	0	0	0	259,899

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super-market	Office	B2/B8	C1 Hotel	Student	Assembly/ leisure	Comm -unity	Gross floorspace
23	Low density edge of settlement houses/flats	96.75	3,670	102	372,589	0	0	0	0	0	0	0	0	372,589
24	Low density edge of settlement houses	193.50	3,870	102	392,894	0	0	0	0	0	0	0	0	392,894
25	New Settlement	256.00	5,120	102	519,798	0	0	0	0	0	0	0	0	519,798
26	New settlement - High density flats and houses	48.90	7,335	102	744,671	0	0	0	0	0	0	0	0	744,671
27	Retail (comparison)	0.25	0		0	4,000	0	0	0	0	0	0	0	4,000
28	Retail (convenience)	1.00	0		0	0	1,500	0	0	0	0	0	0	1,500
29	Office	0.40	0		0	0	0	10,000	0	0	0	0	0	10,000
30	Office	0.65	0		0	0	0	15,000	0	0	0	0	0	15,000
31	Industrial (40% plot ratio)	1.00	0		0	0	0	0	4,000	0	0	0	0	4,000
32	Warehousing/logistics (50% plot ratio)	1.00	0		0	0	0	0	5,000	0	0	0	0	5,000
33	Warehousing/logistics (60% plot ratio)	1.00	0		0	0	0	0	6,000	0	0	0	0	6,000
34	Student/co-living development (medium density) 200 beds	0.30	0		0	0	0	0	0	0	4,000	0	0	4,000
35	Student/co-living development (medium density) 250 beds	0.42	0		0	0	0	0	0	0	5,500	0	0	5,500
36	Student/co-living development (medium density) 300 beds	0.52	0		0	0	0	0	0	0	6,600	0	0	6,600
37	Student/co-living development (high density) 200 beds	0.16	0		0	0	0	0	0	0	3,600	0	0	3,600
38	Student/co-living development (high density) 250 beds	0.20	0		0	0	0	0	0	0	4,500	0	0	4,500

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super-market	Office	B2/B8	C1 Hotel	Student	Assembly/ leisure	Comm -unity	Gross floorspace
39	Student/co-living development (high density) 300 beds	0.24	0		0	0	0	0	0	0	5,400	0	0	5,400
40	Hotel (100 rooms)	0.15	0		0	0	0	0	0	2,500	0	0	0	2,500
41	Hotel (125 room)	0.15	0		0	0	0	0	0	3,438	0	0	0	3,438
42	Hotel (150 rooms)	0.15	0		0	0	0	0	0	4,500	0	0	0	4,500
43	Leisure use	0.30	0		0	0	0	0	0	0	0	1,500	0	1,500
44	Leisure use	0.30	0		0	0	0	0	0	0	0	1,500	0	1,500
45	Leisure use	0.30	0		0	0	0	0	0	0	0	1,500	0	1,500
46	Community use	0.17	0		0	0	0	0	0	0	0	0	2,000	2,000
47	Community use	0.16	0		0	0	0	0	0	0	0	0	2,500	2,500
48	Community use	0.19	0		0	0	0	0	0	0	0	0	3,000	3,000

4.6 Based on the rents above, our modelling indicates that RPs would pay an average of £3,152 per square metre (£293 per square foot) to acquire completed Affordable Rented units.

4.7 The HCA '*Affordable Homes Programme 2021-2026'* document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

4.8 For shared ownership units, we have assumed that Registered Providers will sell 25% initial equity stakes and charge 2.5% on the retained equity. The rent on retained equity is capitalised using a yield of 5%.

Rents and yields for commercial development

4.9 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.9.1. These assumptions are informed by lettings of similar floorspace in the area over the past two years. Our appraisals assume a 12 month rent-free period for retail and industrial floorspace and 24 months for office floorspace. The hotel rents are based on capital values per room of £200,000 based on the comparables in Table 4.9.2.

Table 4.9.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	Cambridge City: £675 Elsewhere: £325	7.0% 7.0%	12 12
Office / R&D	£615	6.0%	24
Industrial and warehousing	£195	5.0%	12
Hotel	£530	5.0%	12

Table 4.9.2: Hotel sales

Site	Sale date	Price	No of rooms	Price/ room	Year built
Bayners House, Royston SG8 7BZ	10/06/2025	£1,863,776	9	£207,086	1700
Delta Hotel Huntingdon PE29 6FL	27/12/2024	£12,455,904	150	£83,039	1989
Premier Inn Stanstead Airport CM24 1PY	15/09/2024	£35,750,000	303	£117,987	2012
Old Bridge Hotel Hungtingdon PE29 3TQ	08/08/2023	£8,000,000	33	£242,424	1850
Clayton Hotel Cambridge CB1 2FB	09/03/2023	£20,100,000	160	£125,625	2017

4.10 Our assumptions for purpose built student housing developments are summarised as follows:

- Gross rent per ensuite room: £250 per week;
- Operating cost: £3,200 per room annum;
- Floor area: 14 square metres;
- Blended net rent per square metre: £682 per square metre;
- Investment yield: 4.75%.

Build costs

4.11 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

Table 4.11.1: BCIS build costs

Type of development	BCIS cost	Base cost per square metre	External works	Total per square metre (before policy costs)
Houses	810.1 Estate housing generally	£1,608	15%	£1,849
Flats – fewer than 6 storeys	816 Flats -3-5 storeys	£1,858	10%	£2,044
Retail	345 Shops	£2,211	10%	£2,432
Supermarkets	344 Supermarkets generally	£1,812	10%	£1,993
Offices	320 Offices air conditioned generally	£2,555	10%	£2,811
Student housing	856.2 Students' residences, halls of residence etc	£2,549	10%	£2,804
B8 storage and warehousing	284 Warehouses/ stores	£978	10%	£1,076
Community facilities	532 Community centres generally	£2,815	10%	£3,097
Hotels	852. Hotels	£2,828	10%	£3,111

4.12 As noted in Table 4.11.1, the base costs above are increased by 15% for houses, 10% for flats and 10% for commercial to account for external works (including car parking spaces).

4.13 On larger residential developments on the edge of existing settlements, developers typically incur additional costs for utilities upgrades, estate roads and other related infrastructure. We have incorporated a further allowance amounting to £29,070 per unit to address these requirements[6].

Net Zero Carbon

4.14 We have relied upon studies undertaken by other authorities on the costs of achieving net zero carbon. A number of London boroughs have commissioned research on the costs of achieving reductions in carbon emissions from development ('*Delivering Net Zero: An evidence study to support planning policies which deliver Net Zero Carbon developments',* May 2023)) by Levitt Bernstein, Introba, Inkling, Currie & Brown and Etude. South Oxfordshire and Vale of White Horse councils commissioned similar costing exercises by BioRegional (December 2023).

4.15 This research identifies additional capital costs of achieving net zero carbon development ranging from 4% to 5% for houses; 4% to 7% or low-rise flats; and 3% to 5% for mid-rise flats. The studies also identify additional capital costs of 1% to 4% for offices and 4% to 7% for industrial development. As reduced carbon homes become more commonplace after the Future Homes Standard has been introduced at the national level, the costs of the associated technology are likely to fall over time.

4.16 We have therefore tested a cost uplift of 6% of base construction costs in our appraisals, reflecting the findings from the research indicating that there are various approaches to achieving net zero carbon and the cost depends on the type of buildings and which solution is used.

4.17 The cost of achieving net zero embodied carbon is subject to a degree of debate, with Etude recently advising the London Borough of Newham that achieving this standard is broadly cost neutral, while other authorities (including Bath and North East Somerset) have adopted a more cautious approach with cost uplifts of circa 10%. We have reflected a cost uplift of 10% of base construction costs for net zero operational and net zero embodied carbon in our appraisals.

[6] This reflects the lower end of the range of £17,000 to £23,000 per unit indicated by the Local Housing Delivery Group guidance *Viability Testing Local Plans,* but indexed by the change in the BCIS Tender Price Index over the intervening period.

Accessibility standards

4.18 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.18.1. These costs are based on the MHCLG *'Housing Standards Review: Cost Impacts'* study, but converted into percentages of base construction costs (see calculations at Appendix 4) so that they can be applied to contemporary costs.

Table 4.18.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible	1.15%	0.54%
M4(3) (a) accessible and adaptable	9.28%	10.77%
M4(3) (b) wheelchair adaptable	9.47%	23.80%

4.19 Our appraisals assume that 95% of units meet M4(2) standards and that the remaining 5% of units meet M4(3), in line with the requirements of emerging policy H/SS.

Professional fees

4.20 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 7% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

4.21 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of short term funding conditions. This rate is expected to fall back to normal levels (6% to 6.5%) over the next 12 months.

Marketing costs

4.22 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

CIL

4.23 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Cambridge City but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.

4.24 We have adopted two approaches to testing the potential for rates of CIL to be charged in the Greater Cambridge area. The first is to enter a set of rates as inputs into the appraisals and the second approach identifies the surplus residual land value over benchmark land values to identify the potential maximum CIL rates. In the case of the first approach, the CIL rates that we have tested as inputs are as follows:

Table 4.24.1: Alternative CIL rates tested as inputs into the appraisal

Intended use	Test CIL rate 1	Test CIL rate 2	Test CIL rate 3
Residential houses and flats	£40	£60	£80
Retirement housing	£40	£60	£80

Intended use	Test CIL rate 1	Test CIL rate 2	Test CIL rate 3
Residential institutions	£40	£60	£80
Student accommodation	£40	£60	£80
Shops, restaurants, financial and professional services	£30	£50	£70
Offices and R&D	£150	£175	£200
All other uses	£0	£0	£0

Biodiversity Net Gain

4.25 Emerging Policy BG/BG requires that schemes achieve a 20% enhancement to biodiversity in perpetuity. We have referred to the 2019 DEFRA Report 'Biodiversity net gain and local nature recovery strategies impact assessment' which provides a range of costs for meeting the statutory 10% minimum and higher levels of BNG. The Impact Assessment indicates that costs on brownfield sites in the south east for a 10% biodiversity net gain equate to 0.1% of build costs. Increasing biodiversity in urban areas on sites which have been previously developed is a relatively straightforward task as the starting level of biodiversity is typically very low. We have incorporated an allowance of 1.4% of build costs to all sites in the Greater Cambridge area, which is more reflective of the costs of delivering 20% BNG on greenfield sites (which is more costly than brownfield sites, as they already have more biodiversity).

Section 106 costs

4.26 GCSP intends to continue using Section 106 to secure the bulk of contributions towards infrastructure from developments. To account for residual Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £25,000 per unit for residential schemes; and £46,000 per unit for major identified strategic site allocations (typologies 22 to 26). The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

Building Safety Levy

4.27 The MHCLG *'Building Safety Levy: Technical consultation response'* published 24 March 2025 indicates that a levy will be sought from all developments requiring Building Control approval from October 2026. The draft rates for Greater Cambridge are summarised in Table 4.27.1. These rates apply to the GIA for developments excluding any affordable housing.

Table 4.27.1: Building Safety Levy rates (per square metre GIA, excluding affordable housing)

Area	Developments on previously developed land	Developments on undeveloped sites
South Cambs	£18.98	£37.95
Cambridge City	£25.44	£50.87

Development and sales periods

4.28 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month, with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach that ensures that the proposed CIL rates are viable for most developments.

Developer's profit

4.29 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. 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). The views of the banks which fund development also have a bearing; 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.

4.30 We have therefore adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. The assumed profit margin is reflective of the range of sales values in the borough, which are affordable to owner-occupiers and therefore less vulnerable to changing levels of demand from international investors.

4.31 We have applied a profit of 15% of GDV to commercial developments, in line with normal market assumptions.

4.32 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.

Exceptional costs

4.33 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of details site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land value

4.34 Benchmark land value, based on the existing use value of sites is a key consideration 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) results in a scheme that may be less than the land's existing use value. Existing 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. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.

4.35 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 reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.

4.36 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.

4.37 As noted in Section 2, much of the land coming forward for development in Greater Cambridge will be greenfield, which has a low existing use value as agricultural land (typically £20,000 to £23,000 per gross hectare). For greenfield sites, we have adopted a benchmark land value of between £0.25 million and £0.37 million per gross hectare, which is reflective of typical minimum option pricing for greenfield development land. This represents a multiple of 12.5 to 18.5 times agricultural land value, which is within the 10 to 20 times multiple typically applied in policy testing studies. This provides a significant premium above existing use value of between £20,000 - £23,000 per gross hectare agricultural land value to the landowner to incentivise them to bring forward land for development.

4.38 Previously developed sites in the City and in village centres may be in various existing uses (redundant or secondary pubs, industrial units, retail units or offices), which are likely to attract limited demand for their current use and are thus, relatively unattractive as long-term investments to landowners. To establish benchmark land values for these uses, we have had regard to rents secured on lower quartile lettings within Greater Cambridge. Office rents in the District range from £6.64 to £22.94 per square foot, with the average rent in the lower quartile equating to £8.87 per square foot. These rents are likely to be reflective of offices that are close to the end of their economic life and require significant capital expenditure to continue to be lettable. We have estimated the capital value of a site extending to one hectare by adopting the following assumptions:

Table 4.38.1: Previously developed land – benchmark land value assumptions

Assumption:	Secondary offices	Secondary industrial
Plot ratio	25%	30%
Storeys	2	1
NIA square metres	5,000	3,000
Indicative rent square metres	£243	£102
Yield	7.5%	6.5%
Rent free and void period (years)	2.5	2.5
Refurbishment allowance per square metre	£775	£250
Lettings agent and lettings legals	10%	5%
Purchaser's costs	6.8%	6.8%
Premium (% of capital value)	20%	20%

4.39 The capital values generated are £10.25 million including premium for secondary offices and £3.54 million including premium for secondary industrial.

4.40 The four benchmark land values adopted for testing purposes are summarised as follows:

- Secondary offices: £10.25 million per gross hectare;
- Secondary industrial: £3.54 million per gross hectare;
- Higher value greenfield (smaller sites): £370,000 per gross hectare; and
- Lower value greenfield (larger sites): £250,000 per gross hectare.

5 Appraisal outputs

5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and Appendix 5. We have appraised 48 developments, reflecting different densities and types of development across Greater Cambridge.

5.2 Each appraisal incorporates (where relevant) varying affordable housing percentages, reflecting the target in Policy H/AH, but recognising that this policy is applied flexibly, having regard to individual scheme viability. However, although we have tested different affordable housing percentages, we have focused on the outputs reflecting the 40% requirement so that potential CIL rates reflect this provision on as many sites as possible.

5.3 In all cases, the affordable housing is assumed to be provided as 75% social and affordable rent and 25% intermediate housing in line with emerging policy H/AH. We have applied a mix of rented housing which reflects the split of 65% affordable rent and 10% social rent sought by Policy H/AH.

5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we have converted the surplus into a rate per square metre, which is equivalent to the maximum CIL that could, in theory, be charged for that particular development.

5.5 We have also tested the developments with CIL as an inputted amount (rather than an output). place. This can assist the GCSP in forming a judgement as to the potential impact of CIL rates on land values and, consequently, potential land supply for certain uses.

Table 5.5.1: Potential CIL rates tested as cost inputs

Intended use	Proposed CIL per square metre
Residential houses and flats	£60
Retirement housing	£60
Residential institutions	£60
Student accommodation	£60
Hotels	£50
Shops, restaurants, financial and professional services	£50
Offices and R&D	£175
B2 and B8 (including data centres)	£35
All other uses	£0

5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.3.1. It is important to note, however, that we have not relied upon this testing to inform the potential CIL rates.

6 Assessment of appraisal results

6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across Greater Cambridge. The Residual Land Values are assessed in two ways. Firstly, the surplus residual above the benchmark land value is calculated and converted into a rate per square metre, which is a proxy for potential CIL rates. This results in a significant number of results, depending on other factors tested, most notably the level of affordable housing.

6.2 Development value is finite and – in urban areas - is rarely enhanced through the adoption of new policy requirements or CIL charges. This is because existing use values are sometimes relatively high prior to development. In contrast, in parts of Greater Cambridge which have not been previously developed clearly have greater scope to secure an uplift in land value through the planning process.

6.3 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Authority's policy requirements, including the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and policy requirements and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites would remain in their existing use.

6.4 The CIL regulations state that in setting a charge, local authorities must "*strike an 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. When considering this balance, the following factors are important:

- Firstly, councils 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, councils 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, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.

6.5 There is clearly a balance that has to be struck between the aims of local plan policies on the delivery of affordable housing (which sets an emerging target of 40%, subject to individual scheme viability) and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The CIL rate cannot therefore be set on the basis that every single development typology right across Greater Cambridge will deliver 40% affordable housing, as this is not always viable.

6.6 The appraisals generate a very wide spread of potential CIL rates, depending on the benchmark land value, residential sales values and the mix of uses within each development typology. The results are summarised in Table 6.6.1 (which summarises all the outputs assuming 40% affordable housing) and tables 6.6.2 to 6.6.10 which show the full range of rates with different affordable housing percentages from 0% increasing in 5% increments up to 50%. Table 6.6.11 summarises the outputs for non-residential developments. These outputs are also provided in machine readable format at Appendix 5. As one would expect, the capacity for schemes to absorb CIL is greater where the benchmark land value is lowest and this reflects the bulk of land supply expected to come forward over the plan period.

Furthermore, it is very clear that the capacity to absorb CIL contributions declines as the percentage of affordable housing increases.

6.7 In Table 6.6.1, we have shaded the results that are most likely to be relevant to each Benchmark Land Value. In the first box (BLV1, which is the highest BLV likely to be found predominantly in the City Centre), residential sales values will be at the higher end of the range, so we have shaded sales values of £8,375 and £9,000 per square metre in orange. In this area, it is also likely that the most likely form of housing will be high density flatted schemes or high density house developments (typologies 14 to 17 and 19). These typologies indicate relatively high levels of maximum CIL. We then apply orange colour shading to BLV showing the relevant sales values (£7,125 to £9,000 per square metre). Developments brought forward could be in a wider range of locations with a greater variation in sales values. For BLVs 3 and 4, it is likely that these will be lower density developments adjoining existing settlements but with lower sales values, so we have shaded the outputs for sales values ranging from £5,250 to £6,500 per square metre as being the most relevant range.

6.8 The second approach to testing potential revised CIL rates is to consider viability from the other perspective; rather than the potential CIL rates being determined by the 'surplus' residual land value over the benchmark land value, the second approach inputs CIL as a cost to determine the scale of impact on the residual land value. This approach helps form a judgement on the impact of CIL on land values, which – if sufficiently modest – is unlikely to prevent a scheme from coming forward. These results are summarised in tables 6.8.1 to 6.8.9.

6.9 The results of this analysis indicate that increases from the adopted CIL rates would not have a significant impact on the residual land values generated in most cases. The tables show very modest movements in residual land values in most cases, indicating that the indicative CIL rates would not prevent development coming forward.

6.10 At any of the alternative CIL rates the burden on development would remain at an acceptably low level in most cases. The change in residual land value resulting from increases in CIL rates would generally be less than 10%. This indicates that developments could absorb the proposed rates without any adverse significant impact upon land supply.

Table 6.6.1: Summary of maximum rates assuming 40% affordable housing

AH tenure Rented 75%
SO 25%

GREATER CAMBRIDGE CIL

BLV 1

	Description	Units	Density dph	Maximum CIL rate per square metre £4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	-	-	-	118	431	789	1,147
2	Low density rural extension	6	30	-	-	-	-	-	-	-	-	-
3	Low density flats	12	75	-	-	-	-	-	-	-	-	114
4	Low density rural extension	12	30	-	-	-	-	-	-	-	-	-
5	Medium density flats	50	161	-	-	-	-	16	222	401	606	811
6	Low density rural extension	50	27	-	-	-	-	-	-	-	-	-
7	Low density rural extension	50	30	-	-	-	-	-	-	-	-	-
8	Extra care scheme	60	125	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	150	60	-	-	-	-	-	-	-	-	106
10	Low density rural extension	250	26	-	-	-	-	-	-	-	-	-
11	Low density rural extension	250	35	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	50	42	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	500	40	-	-	-	-	-	-	-	-	-
14	High density houses	500	70	-	-	-	-	-	-	156	363	568
15	High density flats	500	180	-	-	-	-	-	167	321	499	675
16	High density flats	500	240	-	-	-	-	138	317	471	648	825
17	High density flats	500	299	-	-	-	44	225	404	558	735	912
18	Low density flats and houses	700	75	-	-	-	-	-	-	-	92	289
19	High density flats	700	300	-	-	-	-	-	137	288	462	634
20	Low density edge of settlement houses	1935	20	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	1935	60	-	-	-	-	-	-	-	-	-
22	New Settlement	2560	45	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	3670	38	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	3870	20	-	-	-	-	-	-	-	-	-
25	New Settlement	9728	20	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	7335	150	-	-	-	-	-	-	-	-	-
			Average	-	-	-	**2**	**15**	**53**	**101**	**161**	**234**
			Allocations Ave	-	-	-	-	-	-	-	-	-

BLV2

	Description	Units	Density dph	Maximum CIL rate per square metre £4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	-	332	690	1,048	1,361	1,719	2,077
2	Low density rural extension	6	30	-	-	-	217	638	1,059	1,435	1,856	2,278
3	Low density flats	12	75	-	-	-	-	211	426	614	829	1,043
4	Low density rural extension	12	30	-	-	-	-	35	288	514	766	1,019
5	Medium density flats	50	161	-	-	15	243	448	654	833	1,038	1,243
6	Low density rural extension	50	27	-	-	-	-	-	90	305	546	786
7	Low density rural extension	50	30	-	-	-	-	-	223	438	678	918
8	Extra care scheme	60	125	-	-	-	-	-	-	-	149	317
9	Low density edge of settlement houses/flats	150	60	-	-	-	196	416	636	831	1,049	1,267
10	Low density rural extension	250	26	-	-	-	-	-	-	79	292	506
11	Low density rural extension	250	35	-	-	-	-	24	239	429	643	857
12	Low density edge of settlement houses/flats	50	42	-	-	-	-	95	300	481	685	888
13	Low density edge of settlement houses/flats	500	40	-	-	-	-	15	219	398	601	802
14	High density houses	500	70	-	88	326	556	762	968	1,152	1,358	1,564
15	High density flats	500	180	-	-	-	195	376	555	709	886	1,063
16	High density flats	500	240	-	-	43	246	428	607	761	938	1,115
17	High density flats	500	299	-	-	73	277	458	637	791	968	1,145
18	Low density flats and houses	700	75	-	-	32	254	452	650	824	1,021	1,218
19	High density flats	700	300	-	-	-	12	192	370	521	694	866
20	Low density edge of settlement houses	1935	20	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	1935	60	-	-	-	-	91	239	368	515	661
22	New Settlement	2560	45	-	-	-	-	-	-	-	51	176
23	Low density edge of settlement houses/flats	3670	38	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	3870	20	-	-	-	-	-	-	-	-	-
25	New Settlement	9728	20	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	7335	150	-	-	-	-	-	-	16	68	121
			Average	-	**3**	**19**	**97**	**205**	**354**	**495**	**667**	**843**
			Allocations Ave	-	-	-	-	-	-	3	24	59

BLV3

	Description	Units	Density dph	Maximum CIL rate per square metre £4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	55	413	771	1,129	1,487	1,800	2,158	2,516
2	Low density rural extension	6	30	52	473	894	1,316	1,737	2,158	2,534	2,955	3,376
3	Low density flats	12	75	-	-	198	436	651	866	1,053	1,268	1,483
4	Low density rural extension	12	30	22	312	601	882	1,134	1,387	1,613	1,865	2,118
5	Medium density flats	50	161	-	-	220	448	653	858	1,037	1,242	1,448
6	Low density rural extension	50	27	5	283	559	827	1,068	1,310	1,525	1,766	2,006
7	Low density rural extension	50	30	19	297	573	841	1,082	1,324	1,539	1,780	2,019
8	Extra care scheme	60	125	-	-	-	-	18	188	331	499	667
9	Low density edge of settlement houses/flats	150	60	-	245	501	746	966	1,186	1,380	1,599	1,817
10	Low density rural extension	250	26	-	221	473	713	929	1,144	1,334	1,548	1,762
11	Low density rural extension	250	35	3	258	509	750	965	1,180	1,371	1,585	1,798
12	Low density edge of settlement houses/flats	50	42	-	204	445	674	880	1,084	1,265	1,469	1,673
13	Low density edge of settlement houses/flats	500	40	-	167	407	636	840	1,043	1,222	1,425	1,627
14	High density houses	500	70	317	559	797	1,026	1,233	1,439	1,623	1,829	2,035
15	High density flats	500	180	-	-	175	378	559	738	892	1,070	1,246
16	High density flats	500	240	-	-	180	384	565	744	898	1,075	1,252
17	High density flats	500	299	-	-	183	387	568	747	901	1,078	1,255
18	Low density flats and houses	700	75	-	239	472	693	892	1,089	1,264	1,461	1,657
19	High density flats	700	300	-	-	-	122	302	479	630	804	976
20	Low density edge of settlement houses	1935	20	-	72	247	413	563	712	844	993	1,141
21	Medium density edge of settlement houses/flats	1935	60	-	155	328	493	641	788	918	1,064	1,211
22	New Settlement	2560	45	-	-	147	292	420	547	658	784	909
23	Low density edge of settlement houses/flats	3670	38	-	-	58	167	263	357	438	530	623
24	Low density edge of settlement houses	3870	20	-	-	-	76	168	257	335	424	512
25	New Settlement	9728	20	-	-	-	-	-	-	-	24	64
			Average	**16**	**136**	**323**	**521**	**706**	**896**	**1,063**	**1,253**	**1,443**
			Allocations Ave	-	-	43	123	197	270	333	410	489

BLV4

	Description	Units	Density dph	Maximum CIL rate per square metre £4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	72	430	788	1,146	1,505	1,817	2,175	2,533
2	Low density rural extension	6	30	95	516	937	1,358	1,779	2,201	2,577	2,998	3,419
3	Low density flats	12	75	-	-	215	453	668	883	1,070	1,285	1,500
4	Low density rural extension	12	30	65	354	644	924	1,177	1,430	1,655	1,908	2,161
5	Medium density flats	50	161	-	-	228	456	661	866	1,045	1,250	1,456
6	Low density rural extension	50	27	52	330	607	874	1,116	1,357	1,573	1,813	2,053
7	Low density rural extension	50	30	61	339	616	883	1,125	1,367	1,582	1,822	2,062
8	Extra care scheme	60	125	-	-	-	-	31	202	345	513	681
9	Low density edge of settlement houses/flats	150	60	8	267	522	767	987	1,207	1,402	1,620	1,838
10	Low density rural extension	250	26	15	270	521	762	977	1,192	1,383	1,597	1,810
11	Low density rural extension	250	35	40	294	546	786	1,002	1,217	1,407	1,621	1,835
12	Low density edge of settlement houses/flats	50	42	-	234	475	705	910	1,115	1,296	1,500	1,703
13	Low density edge of settlement houses/flats	500	40	-	199	439	668	872	1,075	1,254	1,457	1,659
14	High density houses	500	70	335	577	815	1,045	1,251	1,457	1,641	1,847	2,053
15	High density flats	500	180	-	-	182	385	566	745	900	1,077	1,253
16	High density flats	500	240	-	-	186	389	570	749	903	1,081	1,257
17	High density flats	500	299	-	-	188	391	572	751	905	1,083	1,259
18	Low density flats and houses	700	75	17	256	489	710	909	1,106	1,281	1,478	1,674
19	High density flats	700	300	-	-	-	126	306	484	635	808	980
20	Low density edge of settlement houses	1935	20	-	136	311	477	627	776	908	1,057	1,205
21	Medium density edge of settlement houses/flats	1935	60	-	176	350	514	662	809	939	1,086	1,232
22	New Settlement	2560	45	-	18	175	320	449	576	686	812	937
23	Low density edge of settlement houses/flats	3670	38	-	-	92	201	296	390	472	564	656
24	Low density edge of settlement houses	3870	20	-	-	36	140	232	321	399	488	576
25	New Settlement	9728	20	-	-	-	-	-	-	16	57	97
26	New settlement - High density flats and houses	7335	150	-	-	20	88	145	199	244	297	349
			Average	**26**	**155**	**347**	**547**	**732**	**922**	**1,090**	**1,280**	**1,471**
			Allocations Ave	-	4	65	150	224	297	363	444	523

Table 6.6.2: Maximum CIL rates (before buffer) – sales value of £4,000 per square metre

GREATER CAMBRIDGE CIL | Sales value £4,000 psm | AH tenure | Rented 75% | SO 25% | Frst Hms 0%

BLV 1				Maximum CIL rates per square metre											
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£820,213	-	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	£2,050,533	-	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	£1,640,426	-	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	£4,101,066	-	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	£3,178,326	-	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£4,921,279	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£25,631,664	-	-	-	-	-	-	-	-	-	-	-
10	Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£122,006,720	-	-	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£128,158,319	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
15	High density flats	48,121	£28,502,410	-	-	-	-	-	-	-	-	-	-	-
16	High density flats	48,121	£21,325,544	-	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	£17,121,951	-	-	-	-	-	-	-	-	-	-	-
18	Low density flats and houses	67,370	£95,657,370	-	-	-	-	-	-	-	-	-	-	-
19	High density flats	67,370	£23,888,711	-	-	-	-	-	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£330,648,464	-	-	-	-	-	-	-	-	-	-	-
22	New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-

BLV2				Maximum CIL rates per square metre											
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£283,443	-	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	£708,608	-	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	£566,887	-	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	£1,417,217	-	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	£1,098,343	-	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	£6,554,627	-	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£5,916,880	-	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£1,700,660	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£8,857,604	-	-	-	-	-	-	-	-	-	-	-
10	Low density rural extension	24,061	£33,729,758	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£25,297,318	-	-	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£42,162,197	-	-	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£44,288,022	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£25,297,318	-	-	-	-	-	-	-	-	-	-	-
15	High density flats	48,121	£9,849,656	-	-	-	-	-	-	-	-	-	-	-
16	High density flats	48,121	£7,369,527	-	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	£5,916,880	-	-	-	-	-	-	-	-	-	-	-
18	Low density flats and houses	67,370	£33,056,580	-	-	-	-	-	-	-	-	-	-	-
19	High density flats	67,370	£8,255,287	-	-	-	-	-	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£114,263,097	-	-	-	-	-	-	-	-	-	-	-
22	New Settlement	246,380	£201,563,647	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£173,254,743	-	-	-	-	-	-	-	-	-	-	-

BLV3				Maximum CIL rates per square metre											
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£29,600	-	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	£74,000	70	68	65	63	61	59	56	54	52	50	47
3	Low density flats	1,155	£59,200	-	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	£148,000	70	64	58	52	46	40	34	28	22	16	10
5	Medium density flats	4,812	£114,700	-	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	£684,500	54	47	41	35	29	23	17	11	5	-	-
7	Low density rural extension	4,812	£617,900	68	61	55	49	43	37	31	25	19	13	7
8	Extra care scheme	4,350	£177,600	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£925,000	11	8	5	2	-	-	-	-	-	-	-
10	Low density rural extension	24,061	£3,522,400	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£2,641,800	32	28	25	21	17	14	10	7	3	-	-
12	Low density edge of settlement houses/flats	48,121	£4,403,000	-	-	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£4,625,000	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£2,641,800	352	348	344	339	335	331	326	322	317	312	307
15	High density flats	48,121	£1,028,600	-	-	-	-	-	-	-	-	-	-	-
16	High density flats	48,121	£769,600	-	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	£617,900	-	-	-	-	-	-	-	-	-	-	-
18	Low density flats and houses	67,370	£3,452,100	29	25	22	18	14	11	7	3	-	-	-
19	High density flats	67,370	£862,100	-	-	-	-	-	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£35,797,500	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£11,932,500	9	5	0	-	-	-	-	-	-	-	-
22	New Settlement	246,380	£21,049,300	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£35,797,500	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£71,595,000	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£94,720,000	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£18,093,000	-	-	-	-	-	-	-	-	-	-	-

BLV4				Maximum CIL rates per square metre											
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£19,760	-	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	£49,400	113	110	108	106	104	101	99	97	95	92	90
3	Low density flats	1,155	£39,520	-	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	£98,800	113	106	100	94	88	82	76	71	65	59	53
5	Medium density flats	4,812	£76,570	-	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	£456,950	101	95	89	83	76	70	64	58	52	46	40
7	Low density rural extension	4,812	£412,490	110	104	98	92	86	80	74	67	61	55	50
8	Extra care scheme	4,350	£118,560	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£617,500	32	29	26	23	20	17	14	11	8	5	2
10	Low density rural extension	24,061	£2,351,440	44	40	37	33	29	26	22	19	15	12	8
11	Low density rural extension	24,061	£1,763,580	68	65	61	57	54	50	47	43	40	36	32
12	Low density edge of settlement houses/flats	48,121	£2,939,300	16	12	9	5	2	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£3,087,500	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£1,763,580	370	366	362	357	353	349	345	340	335	331	325
15	High density flats	48,121	£686,660	-	-	-	-	-	-	-	-	-	-	-
16	High density flats	48,121	£513,760	-	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	£412,490	-	-	-	-	-	-	-	-	-	-	-
18	Low density flats and houses	67,370	£2,304,510	46	42	39	35	31	28	24	20	17	13	10
19	High density flats	67,370	£575,510	-	-	-	-	-	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£23,897,250	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£7,965,750	30	26	21	17	12	8	4	-	-	-	-
22	New Settlement	246,380	£14,051,830	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£23,897,250	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£47,794,500	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£63,232,000	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£12,078,300	-	-	-	-	-	-	-	-	-	-	-

Table 6.6.3: Maximum CIL rates (before buffer) – sales value of £4,625 per square metre

GREATER CAMBRIDGE CIL | Sales value £4,625 psm | AH tenure | Rented 75% | SO 25% | Frst Hms 0%

BLV 1

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£820,213	-	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	£2,050,533	-	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	£1,640,426	-	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	£4,101,066	-	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	£3,178,326	-	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£4,921,279	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£25,631,664	-	-	-	-	-	-	-	-	-	-	-
10	Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£122,006,720	-	-	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£128,158,319	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
15	High density flats	48,121	£28,502,410	-	-	-	-	-	-	-	-	-	-	-
16	High density flats	48,121	£21,325,544	-	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	£17,121,951	-	-	-	-	-	-	-	-	-	-	-
18	Low density flats and houses	67,370	£95,657,370	-	-	-	-	-	-	-	-	-	-	-
19	High density flats	67,370	£23,888,711	-	-	-	-	-	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£330,648,464	-	-	-	-	-	-	-	-	-	-	-
22	New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-

BLV2

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£283,443	-	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	£708,608	-	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	£566,887	-	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	£1,417,217	-	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	£1,098,343	-	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	£6,554,627	-	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£5,916,880	-	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£1,700,660	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£8,857,604	-	-	-	-	-	-	-	-	-	-	-
10	Low density rural extension	24,061	£33,729,758	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£25,297,318	-	-	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£42,162,197	-	-	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£44,288,022	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£25,297,318	248	228	208	188	168	148	128	108	88	67	47
15	High density flats	48,121	£9,849,656	-	-	-	-	-	-	-	-	-	-	-
16	High density flats	48,121	£7,369,527	-	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	£5,916,880	-	-	-	-	-	-	-	-	-	-	-
18	Low density flats and houses	67,370	£33,056,580	-	-	-	-	-	-	-	-	-	-	-
19	High density flats	67,370	£8,255,287	-	-	-	-	-	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£114,263,097	-	-	-	-	-	-	-	-	-	-	-
22	New Settlement	246,380	£201,563,647	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£173,254,743	-	-	-	-	-	-	-	-	-	-	-

BLV3

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£29,600	45	46	47	49	50	51	53	54	55	57	58
2	Low density rural extension	577	£74,000	502	498	495	491	487	484	480	477	473	470	466
3	Low density flats	1,155	£59,200	92	75	57	39	21	4	-	-	-	-	-
4	Low density rural extension	1,155	£148,000	502	477	453	429	406	382	358	335	312	289	265
5	Medium density flats	4,812	£114,700	120	102	85	67	50	33	15	-	-	-	-
6	Low density rural extension	4,812	£684,500	471	447	423	399	376	352	329	306	283	260	237
7	Low density rural extension	4,812	£617,900	485	461	437	413	390	366	343	320	297	274	251
8	Extra care scheme	4,350	£177,600	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£925,000	397	378	359	340	321	302	283	264	245	227	208
10	Low density rural extension	24,061	£3,522,400	377	357	337	318	298	279	260	240	221	202	183
11	Low density rural extension	24,061	£2,641,800	414	394	374	354	335	316	296	277	258	239	219
12	Low density edge of settlement houses/flats	48,121	£4,403,000	354	335	316	297	278	259	241	222	204	185	167
13	Low density edge of settlement houses/flats	48,121	£4,625,000	315	296	278	259	241	222	204	185	167	149	131
14	High density houses	48,121	£2,641,800	719	699	679	659	639	619	599	579	559	538	518
15	High density flats	48,121	£1,028,600	73	59	44	30	16	2	-	-	-	-	-
16	High density flats	48,121	£769,600	78	64	50	36	22	8	-	-	-	-	-
17	High density flats	48,121	£617,900	82	67	53	39	25	11	-	-	-	-	-
18	Low density flats and houses	67,370	£3,452,100	388	369	350	332	313	295	276	258	239	221	203
19	High density flats	67,370	£862,100	-	-	-	-	-	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£35,797,500	202	186	169	153	137	120	104	88	72	56	40
21	Medium density edge of settlement houses/flats	186,229	£11,932,500	282	266	250	234	218	202	186	170	155	139	124
22	New Settlement	246,380	£21,049,300	104	89	75	61	46	32	18	4	-	-	-
23	Low density edge of settlement houses/flats	353,209	£35,797,500	28	16	5	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£71,595,000	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£94,720,000	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£18,093,000	-	-	-	-	-	-	-	-	-	-	-

BLV4

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£19,760	62	63	64	66	67	68	70	71	72	74	75
2	Low density rural extension	577	£49,400	544	541	537	534	530	526	523	519	516	512	509
3	Low density flats	1,155	£39,520	110	92	74	56	38	21	3	-	-	-	-
4	Low density rural extension	1,155	£98,800	544	520	496	472	448	425	401	378	354	331	308
5	Medium density flats	4,812	£76,570	128	110	93	75	58	41	23	6	-	-	-
6	Low density rural extension	4,812	£456,950	518	494	470	447	423	400	376	353	330	307	284
7	Low density rural extension	4,812	£412,490	527	504	480	456	432	409	386	362	339	316	294
8	Extra care scheme	4,350	£118,560	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£617,500	419	399	380	361	342	323	304	285	267	248	229
10	Low density rural extension	24,061	£2,351,440	426	406	386	367	347	328	308	289	270	251	231
11	Low density rural extension	24,061	£1,763,580	450	430	411	391	371	352	333	314	294	275	256
12	Low density edge of settlement houses/flats	48,121	£2,939,300	384	365	346	327	309	290	271	252	234	216	197
13	Low density edge of settlement houses/flats	48,121	£3,087,500	347	328	309	291	272	254	236	217	199	181	163
14	High density houses	48,121	£1,763,580	737	717	697	677	657	637	617	597	577	556	536
15	High density flats	48,121	£686,660	80	66	52	37	23	9	-	-	-	-	-
16	High density flats	48,121	£513,760	84	69	55	41	27	13	-	-	-	-	-
17	High density flats	48,121	£412,490	86	72	57	43	29	15	1	-	-	-	-
18	Low density flats and houses	67,370	£2,304,510	405	386	367	349	330	312	293	275	256	238	220
19	High density flats	67,370	£575,510	-	-	-	-	-	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£23,897,250	266	250	233	217	200	184	168	152	136	120	104
21	Medium density edge of settlement houses/flats	186,229	£7,965,750	303	287	271	255	239	223	207	192	176	161	145
22	New Settlement	246,380	£14,051,830	132	118	103	89	75	60	46	32	18	4	-
23	Low density edge of settlement houses/flats	353,209	£23,897,250	61	50	39	28	16	5	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£47,794,500	8	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£63,232,000	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£12,078,300	-	-	-	-	-	-	-	-	-	-	-

Table 6.6.4: Maximum CIL rates (before buffer) – sales value of £5,250 per square metre

GREATER CAMBRIDGE CIL | Sales value £5,250 psm | AH tenure | Rented 75% | SO 25% | Frst Hms 0%

BLV 1				Maximum CIL rates per square metre											
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£820,213	-	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	£2,050,533	-	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	£1,640,426	-	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	£4,101,066	-	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	£3,178,326	-	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£4,921,279	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£25,631,664	-	-	-	-	-	-	-	-	-	-	-
10	Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£122,006,720	-	-	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£128,158,319	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
15	High density flats	48,121	£28,502,410	-	-	-	-	-	-	-	-	-	-	-
16	High density flats	48,121	£21,325,544	-	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	£17,121,951	57	29	2	-	-	-	-	-	-	-	-
18	Low density flats and houses	67,370	£95,657,370	-	-	-	-	-	-	-	-	-	-	-
19	High density flats	67,370	£23,888,711	-	-	-	-	-	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£330,648,464	-	-	-	-	-	-	-	-	-	-	-
22	New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-

BLV2				Maximum CIL rates per square metre										
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£283,443	-	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	£708,608	-	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	£566,887	20	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	£1,417,217	-	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	£1,098,343	271	238	206	174	142	110	78	47	15	-	-
6	Low density rural extension	4,812	£6,554,627	-	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£5,916,880	-	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£1,700,660	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£8,857,604	230	195	159	124	89	54	20	-	-	-	-
10	Low density rural extension	24,061	£33,729,758	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£25,297,318	-	-	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£42,162,197	-	-	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£44,288,022	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£25,297,318	610	574	538	503	467	432	396	361	326	291	256
15	High density flats	48,121	£9,849,656	208	180	153	125	98	71	45	18	-	-	-
16	High density flats	48,121	£7,369,527	259	232	204	177	150	123	96	70	43	17	-
17	High density flats	48,121	£5,916,880	289	262	234	207	180	153	126	100	73	47	21
18	Low density flats and houses	67,370	£33,056,580	300	266	232	199	165	132	99	65	32	-	-
19	High density flats	67,370	£8,255,287	23	-	-	-	-	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£114,263,097	-	-	-	-	-	-	-	-	-	-	-
22	New Settlement	246,380	£201,563,647	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£173,254,743	-	-	-	-	-	-	-	-	-	-	-

BLV3				Maximum CIL rates per square metre										
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£29,600	412	412	412	412	413	413	413	413	413	413	414
2	Low density rural extension	577	£74,000	933	929	924	919	914	909	904	899	894	890	885
3	Low density flats	1,155	£59,200	459	426	393	360	327	295	262	230	198	166	134
4	Low density rural extension	1,155	£148,000	933	891	849	807	766	724	683	642	601	561	521
5	Medium density flats	4,812	£114,700	475	443	410	378	346	314	283	251	220	189	158
6	Low density rural extension	4,812	£684,500	883	842	801	760	720	679	639	599	559	520	481
7	Low density rural extension	4,812	£617,900	897	856	815	774	733	693	653	613	573	534	494
8	Extra care scheme	4,350	£177,600	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£925,000	780	744	709	674	639	604	569	535	501	467	433
10	Low density rural extension	24,061	£3,522,400	754	718	683	647	612	577	542	507	473	438	403
11	Low density rural extension	24,061	£2,641,800	791	755	719	684	648	613	578	544	509	475	440
12	Low density edge of settlement houses/flats	48,121	£4,403,000	716	682	648	613	579	545	512	478	445	412	378
13	Low density edge of settlement houses/flats	48,121	£4,625,000	675	641	607	574	540	507	473	440	407	374	342
14	High density houses	48,121	£2,641,800	1,080	1,045	1,009	973	938	902	867	832	797	762	727
15	High density flats	48,121	£1,028,600	391	363	336	309	282	255	228	201	175	149	122
16	High density flats	48,121	£769,600	396	369	341	314	287	260	233	207	180	154	128
17	High density flats	48,121	£617,900	400	372	345	317	290	263	237	210	183	157	131
18	Low density flats and houses	67,370	£3,452,100	740	706	672	638	605	571	538	505	472	439	407
19	High density flats	67,370	£862,100	133	106	79	52	25	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£35,797,500	465	437	409	382	355	327	300	273	247	220	194
21	Medium density edge of settlement houses/flats	186,229	£11,932,500	542	515	488	461	434	407	381	354	328	302	276
22	New Settlement	246,380	£21,049,300	333	309	286	262	239	216	192	169	147	124	101
23	Low density edge of settlement houses/flats	353,209	£35,797,500	199	181	164	146	128	111	93	76	58	41	23
24	Low density edge of settlement houses	372,457	£71,595,000	108	90	73	56	40	23	6	-	-	-	-
25	New Settlement	936,244	£94,720,000	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£18,093,000	84	75	67	58	49	40	30	21	11	2	-

BLV4				Maximum CIL rates per square metre										
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£19,760	429	429	429	429	430	430	430	430	430	431	431
2	Low density rural extension	577	£49,400	976	971	966	961	956	952	947	942	937	932	927
3	Low density flats	1,155	£39,520	476	443	410	377	344	312	279	247	215	183	151
4	Low density rural extension	1,155	£98,800	976	934	892	850	808	767	726	685	644	604	563
5	Medium density flats	4,812	£76,570	483	451	418	386	354	322	290	259	228	197	166
6	Low density rural extension	4,812	£456,950	931	889	848	808	767	727	686	646	607	567	528
7	Low density rural extension	4,812	£412,490	940	899	858	817	776	736	696	656	616	576	537
8	Extra care scheme	4,350	£118,560	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£617,500	801	766	730	695	660	625	591	556	522	488	454
10	Low density rural extension	24,061	£2,351,440	803	767	731	696	660	625	590	556	521	487	452
11	Low density rural extension	24,061	£1,763,580	827	791	756	720	685	650	615	580	546	511	476
12	Low density edge of settlement houses/flats	48,121	£2,939,300	747	712	678	644	610	576	542	509	475	442	409
13	Low density edge of settlement houses/flats	48,121	£3,087,500	707	673	639	606	572	539	505	472	439	406	374
14	High density houses	48,121	£1,763,580	1,099	1,063	1,027	992	956	921	885	850	815	780	745
15	High density flats	48,121	£686,660	398	371	343	316	289	262	235	208	182	156	130
16	High density flats	48,121	£513,760	402	374	347	320	292	265	239	212	186	159	133
17	High density flats	48,121	£412,490	404	376	349	322	295	268	241	214	188	161	135
18	Low density flats and houses	67,370	£2,304,510	757	723	689	655	622	588	555	522	489	456	424
19	High density flats	67,370	£575,510	137	110	83	56	29	2	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£23,897,250	529	501	473	446	418	391	364	337	311	284	258
21	Medium density edge of settlement houses/flats	186,229	£7,965,750	563	536	509	482	455	429	402	376	350	324	298
22	New Settlement	246,380	£14,051,830	361	337	314	291	267	244	221	198	175	152	129
23	Low density edge of settlement houses/flats	353,209	£23,897,250	233	215	197	180	162	144	127	109	92	74	57
24	Low density edge of settlement houses	372,457	£47,794,500	171	154	137	120	103	87	70	53	36	19	2
25	New Settlement	936,244	£63,232,000	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£12,078,300	93	84	75	66	57	48	39	30	20	10	0

Table 6.6.5: Maximum CIL rates (before buffer) – sales value of £5,875 per square metre

GREATER CAMBRIDGE CIL | Sales value £5,875 psm | AH tenure | Rented 75% | SO 25% | Frst Hms 0%

BLV 1

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£820,213	-	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	£2,050,533	-	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	£1,640,426	-	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	£4,101,066	-	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	£3,178,326	190	142	94	46	-	-	-	-	-	-	-
6	Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£4,921,279	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£25,631,664	-	-	-	-	-	-	-	-	-	-	-
10	Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£122,006,720	-	-	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£128,158,319	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
15	High density flats	48,121	£28,502,410	133	92	50	9	-	-	-	-	-	-	-
16	High density flats	48,121	£21,325,544	282	241	200	158	118	77	37	-	-	-	-
17	High density flats	48,121	£17,121,951	370	328	287	246	205	164	124	84	44	4	-
18	Low density flats and houses	67,370	£95,657,370	-	-	-	-	-	-	-	-	-	-	-
19	High density flats	67,370	£23,888,711	101	60	19	-	-	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£330,648,464	-	-	-	-	-	-	-	-	-	-	-
22	New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-

BLV2

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£283,443	339	338	337	336	336	335	334	333	332	331	330
2	Low density rural extension	577	£708,608	266	260	254	248	241	235	229	223	217	210	204
3	Low density flats	1,155	£566,887	387	337	288	238	189	141	92	44	-	-	-
4	Low density rural extension	1,155	£1,417,217	266	204	143	82	22	-	-	-	-	-	-
5	Medium density flats	4,812	£1,098,343	622	574	526	478	431	383	336	290	243	197	151
6	Low density rural extension	4,812	£6,554,627	76	16	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£5,916,880	209	149	89	30	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£1,700,660	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£8,857,604	610	557	505	453	402	350	299	247	196	146	95
10	Low density rural extension	24,061	£33,729,758	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£25,297,318	223	171	118	66	14	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£42,162,197	289	238	188	137	87	38	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£44,288,022	206	156	106	56	7	-	-	-	-	-	-
14	High density houses	48,121	£25,297,318	967	915	863	811	760	708	657	606	556	505	454
15	High density flats	48,121	£9,849,656	521	479	438	397	356	315	275	235	195	155	116
16	High density flats	48,121	£7,369,527	572	531	490	448	408	367	327	286	246	207	167
17	High density flats	48,121	£5,916,880	603	561	520	479	438	397	357	317	277	237	197
18	Low density flats and houses	67,370	£33,056,580	645	595	545	496	447	398	350	302	254	206	159
19	High density flats	67,370	£8,255,287	333	292	251	211	171	131	91	52	12	-	-
20	Low density edge of settlement houses	186,229	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£114,263,097	247	209	170	132	94	56	18	-	-	-	-
22	New Settlement	246,380	£201,563,647	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£173,254,743	-	-	-	-	-	-	-	-	-	-	-

BLV3

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£29,600	779	778	777	776	775	774	773	772	771	770	769
2	Low density rural extension	577	£74,000	1,365	1,359	1,353	1,347	1,340	1,334	1,328	1,322	1,316	1,309	1,303
3	Low density flats	1,155	£59,200	826	777	727	678	629	580	532	484	436	388	341
4	Low density rural extension	1,155	£148,000	1,365	1,303	1,242	1,181	1,121	1,060	1,000	941	882	823	764
5	Medium density flats	4,812	£114,700	827	778	730	682	635	588	541	494	448	401	356
6	Low density rural extension	4,812	£684,500	1,296	1,236	1,177	1,118	1,059	1,000	942	884	827	770	713
7	Low density rural extension	4,812	£617,900	1,310	1,250	1,191	1,132	1,073	1,014	956	898	841	784	727
8	Extra care scheme	4,350	£177,600	134	98	63	27	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£925,000	1,159	1,107	1,055	1,003	951	900	848	797	746	695	645
10	Low density rural extension	24,061	£3,522,400	1,128	1,076	1,023	971	919	867	815	764	713	662	611
11	Low density rural extension	24,061	£2,641,800	1,165	1,112	1,060	1,008	955	904	852	801	750	699	648
12	Low density edge of settlement houses/flats	48,121	£4,403,000	1,074	1,023	972	922	872	822	773	723	674	625	577
13	Low density edge of settlement houses/flats	48,121	£4,625,000	1,031	980	930	880	831	782	733	684	636	587	539
14	High density houses	48,121	£2,641,800	1,438	1,386	1,334	1,282	1,230	1,179	1,128	1,077	1,026	976	925
15	High density flats	48,121	£1,028,600	704	663	621	580	539	499	458	418	378	339	299
16	High density flats	48,121	£769,600	710	668	627	586	545	504	464	424	384	344	304
17	High density flats	48,121	£617,900	713	671	630	589	548	507	467	427	387	347	308
18	Low density flats and houses	67,370	£3,452,100	1,084	1,034	985	936	887	838	789	741	693	646	598
19	High density flats	67,370	£862,100	443	402	361	321	281	241	201	161	122	83	44
20	Low density edge of settlement houses	186,229	£35,797,500	723	683	644	605	566	528	489	451	413	376	338
21	Medium density edge of settlement houses/flats	186,229	£11,932,500	797	758	720	681	643	605	568	530	493	456	419
22	New Settlement	246,380	£21,049,300	554	520	487	454	421	389	356	324	292	260	228
23	Low density edge of settlement houses/flats	353,209	£35,797,500	363	338	313	289	264	240	215	191	167	143	119
24	Low density edge of settlement houses	372,457	£71,595,000	264	240	216	193	169	146	123	99	76	53	30
25	New Settlement	936,244	£94,720,000	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£18,093,000	180	167	155	142	130	117	105	92	80	67	54

BLV4

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£19,760	796	795	794	793	792	791	790	789	788	787	786
2	Low density rural extension	577	£49,400	1,408	1,401	1,395	1,389	1,383	1,377	1,371	1,364	1,358	1,352	1,346
3	Low density flats	1,155	£39,520	843	794	744	695	646	597	549	501	453	406	358
4	Low density rural extension	1,155	£98,800	1,408	1,346	1,285	1,224	1,163	1,103	1,043	983	924	865	807
5	Medium density flats	4,812	£76,570	835	786	738	690	643	596	549	502	456	409	363
6	Low density rural extension	4,812	£456,950	1,343	1,284	1,224	1,165	1,106	1,048	990	932	874	817	760
7	Low density rural extension	4,812	£412,490	1,353	1,293	1,233	1,174	1,115	1,057	999	941	883	826	769
8	Extra care scheme	4,350	£118,560	148	112	76	40	5	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£617,500	1,181	1,128	1,076	1,024	972	921	869	818	767	717	666
10	Low density rural extension	24,061	£2,351,440	1,177	1,124	1,072	1,020	967	916	864	813	762	711	660
11	Low density rural extension	24,061	£1,763,580	1,201	1,149	1,096	1,044	992	940	888	837	786	735	685
12	Low density edge of settlement houses/flats	48,121	£2,939,300	1,104	1,053	1,003	952	902	853	803	754	705	656	607
13	Low density edge of settlement houses/flats	48,121	£3,087,500	1,063	1,012	962	912	863	814	765	716	668	619	571
14	High density houses	48,121	£1,763,580	1,456	1,404	1,352	1,300	1,249	1,197	1,146	1,095	1,045	994	943
15	High density flats	48,121	£686,660	711	670	628	587	546	506	465	425	385	346	306
16	High density flats	48,121	£513,760	715	673	632	591	550	509	469	429	389	349	310
17	High density flats	48,121	£412,490	717	675	634	593	552	512	471	431	391	351	312
18	Low density flats and houses	67,370	£2,304,510	1,101	1,051	1,002	953	904	855	806	758	710	663	615
19	High density flats	67,370	£575,510	447	406	365	325	285	245	205	166	126	87	48
20	Low density edge of settlement houses	186,229	£23,897,250	787	747	708	669	630	592	553	515	477	440	402
21	Medium density edge of settlement houses/flats	186,229	£7,965,750	818	779	741	703	664	627	589	552	514	477	441
22	New Settlement	246,380	£14,051,830	582	549	515	483	450	417	385	352	320	288	256
23	Low density edge of settlement houses/flats	353,209	£23,897,250	396	371	347	322	298	273	249	225	201	177	153
24	Low density edge of settlement houses	372,457	£47,794,500	328	304	280	257	233	210	187	163	140	117	94
25	New Settlement	936,244	£63,232,000	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£12,078,300	188	176	163	151	138	126	113	101	88	75	62

Table 6.6.6: Maximum CIL rates (before buffer) – sales value of £6,500 per square metre

GREATER CAMBRIDGE CIL | Sales value £6,500 psm | AH tenure | Rented 75% | SO 25% | Frst Hms 0%

BLV 1

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£820,213	-	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	£2,050,533	-	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	£1,640,426	-	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	£4,101,066	-	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	£3,178,326	541	474	407	341	275	210	145	80	16	-	-
6	Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£4,921,279	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£25,631,664	-	-	-	-	-	-	-	-	-	-	-
10	Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£122,006,720	-	-	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£128,158,319	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£73,204,032	327	256	185	114	44	-	-	-	-	-	-
15	High density flats	48,121	£28,502,410	443	385	328	270	213	157	100	44	-	-	-
16	High density flats	48,121	£21,325,544	592	534	477	419	362	306	249	193	138	82	27
17	High density flats	48,121	£17,121,951	680	622	564	507	450	393	337	281	225	170	114
18	Low density flats and houses	67,370	£95,657,370	56	-	-	-	-	-	-	-	-	-	-
19	High density flats	67,370	£23,888,711	406	349	293	237	181	125	70	15	-	-	-
20	Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£330,648,464	-	-	-	-	-	-	-	-	-	-	-
22	New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-

BLV2

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£283,443	706	704	702	700	698	696	694	692	690	688	686
2	Low density rural extension	577	£708,608	698	690	683	675	668	660	653	645	638	630	623
3	Low density flats	1,155	£566,887	754	685	616	547	479	412	345	278	211	145	80
4	Low density rural extension	1,155	£1,417,217	698	613	529	446	363	280	198	116	35	-	-
5	Medium density flats	4,812	£1,098,343	973	906	840	773	708	642	577	513	448	385	321
6	Low density rural extension	4,812	£6,554,627	489	407	326	245	165	85	6	-	-	-	-
7	Low density rural extension	4,812	£5,916,880	621	540	458	378	298	218	138	60	-	-	-
8	Extra care scheme	4,350	£1,700,660	68	18	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£8,857,604	988	915	843	771	699	628	557	486	416	347	278
10	Low density rural extension	24,061	£33,729,758	244	171	99	27	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£25,297,318	594	522	450	378	306	235	164	94	24	-	-
12	Low density edge of settlement houses/flats	48,121	£42,162,197	642	573	503	434	366	297	230	162	95	28	-
13	Low density edge of settlement houses/flats	48,121	£44,288,022	557	488	420	351	283	216	149	82	15	-	-
14	High density houses	48,121	£25,297,318	1,323	1,251	1,180	1,110	1,040	970	900	831	762	693	625
15	High density flats	48,121	£9,849,656	831	773	715	658	601	544	488	432	376	321	266
16	High density flats	48,121	£7,369,527	882	824	767	709	652	596	539	483	428	372	317
17	High density flats	48,121	£5,916,880	913	855	797	740	683	626	570	513	458	402	347
18	Low density flats and houses	67,370	£33,056,580	986	918	850	783	716	649	583	518	452	387	323
19	High density flats	67,370	£8,255,287	638	581	525	469	413	357	302	247	192	138	84
20	Low density edge of settlement houses	186,229	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£114,263,097	500	448	396	344	293	242	192	141	91	42	-
22	New Settlement	246,380	£201,563,647	38	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£173,254,743	52	35	18	1	-	-	-	-	-	-	-

BLV3

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£29,600	1,146	1,144	1,142	1,140	1,138	1,136	1,134	1,132	1,129	1,127	1,125
2	Low density rural extension	577	£74,000	1,797	1,789	1,782	1,774	1,767	1,759	1,752	1,744	1,737	1,729	1,722
3	Low density flats	1,155	£59,200	1,193	1,124	1,055	987	919	851	784	717	651	585	519
4	Low density rural extension	1,155	£148,000	1,797	1,712	1,628	1,545	1,462	1,379	1,297	1,215	1,134	1,054	973
5	Medium density flats	4,812	£114,700	1,177	1,110	1,044	978	912	847	782	717	653	589	526
6	Low density rural extension	4,812	£684,500	1,709	1,627	1,546	1,465	1,385	1,305	1,226	1,147	1,068	991	913
7	Low density rural extension	4,812	£617,900	1,722	1,641	1,560	1,479	1,399	1,319	1,240	1,161	1,082	1,004	927
8	Extra care scheme	4,350	£177,600	418	368	318	268	218	168	118	68	18	-	-
9	Low density edge of settlement houses/flats	14,436	£925,000	1,537	1,465	1,392	1,320	1,248	1,177	1,106	1,036	966	896	827
10	Low density rural extension	24,061	£3,522,400	1,499	1,427	1,355	1,283	1,211	1,140	1,069	999	929	859	790
11	Low density rural extension	24,061	£2,641,800	1,536	1,463	1,391	1,319	1,248	1,177	1,106	1,035	965	895	826
12	Low density edge of settlement houses/flats	48,121	£4,403,000	1,427	1,357	1,288	1,219	1,150	1,082	1,014	947	880	813	747
13	Low density edge of settlement houses/flats	48,121	£4,625,000	1,382	1,313	1,244	1,176	1,108	1,040	973	906	840	774	708
14	High density houses	48,121	£2,641,800	1,793	1,722	1,651	1,581	1,510	1,441	1,371	1,302	1,233	1,164	1,096
15	High density flats	48,121	£1,028,600	1,014	956	899	841	784	727	671	615	559	504	449
16	High density flats	48,121	£769,600	1,020	962	904	847	790	733	676	620	565	509	454
17	High density flats	48,121	£617,900	1,023	965	907	850	793	736	680	624	568	513	457
18	Low density flats and houses	67,370	£3,452,100	1,425	1,357	1,289	1,222	1,155	1,089	1,023	957	892	827	762
19	High density flats	67,370	£862,100	748	691	635	578	523	467	412	357	302	248	193
20	Low density edge of settlement houses	186,229	£35,797,500	979	926	873	821	769	717	665	614	563	513	462
21	Medium density edge of settlement houses/flats	186,229	£11,932,500	1,049	997	945	894	843	792	741	691	641	591	542
22	New Settlement	246,380	£21,049,300	771	726	682	637	594	550	506	463	420	377	335
23	Low density edge of settlement houses/flats	353,209	£35,797,500	523	490	457	424	391	359	327	295	263	231	199
24	Low density edge of settlement houses	372,457	£71,595,000	417	385	354	322	291	260	229	198	168	137	107
25	New Settlement	936,244	£94,720,000	10	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£18,093,000	271	254	237	221	204	187	170	153	136	119	102

BLV4

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£19,760	1,163	1,161	1,159	1,157	1,155	1,153	1,151	1,149	1,146	1,144	1,142
2	Low density rural extension	577	£49,400	1,839	1,832	1,824	1,817	1,809	1,802	1,794	1,787	1,779	1,772	1,765
3	Low density flats	1,155	£39,520	1,210	1,141	1,072	1,004	936	868	801	734	668	602	536
4	Low density rural extension	1,155	£98,800	1,839	1,755	1,671	1,587	1,504	1,422	1,340	1,258	1,177	1,096	1,016
5	Medium density flats	4,812	£76,570	1,185	1,118	1,052	986	920	855	790	725	661	597	533
6	Low density rural extension	4,812	£456,950	1,756	1,674	1,593	1,512	1,432	1,352	1,273	1,194	1,116	1,038	960
7	Low density rural extension	4,812	£412,490	1,765	1,683	1,602	1,522	1,441	1,362	1,282	1,203	1,125	1,047	970
8	Extra care scheme	4,350	£118,560	432	382	332	282	232	181	131	81	31	-	-
9	Low density edge of settlement houses/flats	14,436	£617,500	1,559	1,486	1,413	1,341	1,270	1,198	1,128	1,057	987	918	848
10	Low density rural extension	24,061	£2,351,440	1,548	1,475	1,403	1,332	1,260	1,189	1,118	1,047	977	908	838
11	Low density rural extension	24,061	£1,763,580	1,573	1,500	1,428	1,356	1,285	1,213	1,142	1,072	1,002	932	863
12	Low density edge of settlement houses/flats	48,121	£2,939,300	1,457	1,388	1,318	1,249	1,181	1,113	1,045	977	910	844	777
13	Low density edge of settlement houses/flats	48,121	£3,087,500	1,414	1,345	1,276	1,208	1,140	1,072	1,005	938	872	806	740
14	High density houses	48,121	£1,763,580	1,812	1,740	1,669	1,599	1,529	1,459	1,389	1,320	1,251	1,183	1,114
15	High density flats	48,121	£686,660	1,021	963	906	848	791	735	678	622	566	511	456
16	High density flats	48,121	£513,760	1,025	967	909	852	795	738	682	626	570	515	460
17	High density flats	48,121	£412,490	1,027	969	911	854	797	740	684	628	572	517	462
18	Low density flats and houses	67,370	£2,304,510	1,442	1,374	1,306	1,239	1,172	1,106	1,040	974	909	844	779
19	High density flats	67,370	£575,510	752	695	639	583	527	471	416	361	306	252	198
20	Low density edge of settlement houses	186,229	£23,897,250	1,043	990	937	885	833	781	729	678	627	576	526
21	Medium density edge of settlement houses/flats	186,229	£7,965,750	1,071	1,019	967	915	864	813	763	712	662	612	563
22	New Settlement	246,380	£14,051,830	799	754	710	666	622	578	535	492	449	406	363
23	Low density edge of settlement houses/flats	353,209	£23,897,250	556	523	490	458	425	393	361	328	296	265	233
24	Low density edge of settlement houses	372,457	£47,794,500	481	449	417	386	355	324	293	262	232	201	170
25	New Settlement	936,244	£63,232,000	44	31	19	6	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£12,078,300	280	263	246	229	212	195	179	162	145	128	111

Table 6.6.7: Maximum CIL rates (before buffer) – sales value of £7,125 per square metre

GREATER CAMBRIDGE CIL | Sales value £7,125 psm | AH tenure | Rented 75% | SO 25% | Frst Hms 0%

BLV 1

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£820,213	143	140	137	134	131	128	125	122	118	115	112
2	Low density rural extension	577	£2,050,533	-	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	£1,640,426	191	103	14	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	£4,101,066	-	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	£3,178,326	891	806	721	636	553	469	386	304	222	140	59
6	Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£4,921,279	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£25,631,664	202	109	17	-	-	-	-	-	-	-	-
10	Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£122,006,720	-	-	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£128,158,319	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£73,204,032	681	591	501	412	323	235	147	60	-	-	-
15	High density flats	48,121	£28,502,410	749	675	601	528	455	382	310	239	167	97	26
16	High density flats	48,121	£21,325,544	898	824	750	677	604	532	459	388	317	246	175
17	High density flats	48,121	£17,121,951	986	912	838	764	691	619	547	475	404	333	263
18	Low density flats and houses	67,370	£95,657,370	395	309	223	138	54	-	-	-	-	-	-
19	High density flats	67,370	£23,888,711	705	633	561	489	418	348	277	207	137	68	-
20	Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£330,648,464	-	-	-	-	-	-	-	-	-	-	-
22	New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-

BLV2

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£283,443	1,073	1,070	1,067	1,064	1,061	1,057	1,054	1,051	1,048	1,045	1,042
2	Low density rural extension	577	£708,608	1,130	1,121	1,112	1,103	1,094	1,086	1,077	1,068	1,059	1,050	1,042
3	Low density flats	1,155	£566,887	1,121	1,032	944	856	769	683	597	511	426	342	257
4	Low density rural extension	1,155	£1,417,217	1,130	1,022	916	809	704	599	495	391	288	186	84
5	Medium density flats	4,812	£1,098,343	1,324	1,238	1,153	1,069	985	901	818	736	654	572	491
6	Low density rural extension	4,812	£6,554,627	901	798	695	593	491	390	289	189	90	-	-
7	Low density rural extension	4,812	£5,916,880	1,034	930	828	725	624	522	422	322	223	124	26
8	Extra care scheme	4,350	£1,700,660	349	285	222	158	94	31	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£8,857,604	1,364	1,271	1,179	1,087	996	905	815	726	636	548	459
10	Low density rural extension	24,061	£33,729,758	613	521	429	337	246	156	66	-	-	-	-
11	Low density rural extension	24,061	£25,297,318	963	871	779	688	597	507	417	327	239	150	62
12	Low density edge of settlement houses/flats	48,121	£42,162,197	993	905	817	730	643	556	470	385	300	215	131
13	Low density edge of settlement houses/flats	48,121	£44,288,022	906	818	731	645	559	473	388	303	219	135	51
14	High density houses	48,121	£25,297,318	1,677	1,587	1,497	1,408	1,319	1,231	1,143	1,055	968	882	796
15	High density flats	48,121	£9,849,656	1,137	1,063	989	916	843	770	698	626	555	484	414
16	High density flats	48,121	£7,369,527	1,188	1,114	1,040	967	894	822	749	678	607	536	465
17	High density flats	48,121	£5,916,880	1,219	1,144	1,071	997	924	852	780	708	637	566	495
18	Low density flats and houses	67,370	£33,056,580	1,324	1,238	1,153	1,068	983	899	816	732	650	568	486
19	High density flats	67,370	£8,255,287	937	865	793	722	650	580	509	439	370	300	231
20	Low density edge of settlement houses	186,229	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£114,263,097	751	686	621	556	492	428	365	301	239	176	114
22	New Settlement	246,380	£201,563,647	253	197	142	86	31	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£173,254,743	141	120	98	77	56	35	13	-	-	-	-

BLV3

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£29,600	1,513	1,509	1,506	1,503	1,500	1,497	1,494	1,491	1,487	1,484	1,481
2	Low density rural extension	577	£74,000	2,228	2,220	2,211	2,202	2,193	2,185	2,176	2,167	2,158	2,149	2,141
3	Low density flats	1,155	£59,200	1,560	1,472	1,384	1,296	1,209	1,122	1,036	951	866	781	697
4	Low density rural extension	1,155	£148,000	2,228	2,121	2,015	1,908	1,803	1,698	1,594	1,490	1,387	1,285	1,183
5	Medium density flats	4,812	£114,700	1,528	1,443	1,358	1,273	1,189	1,106	1,023	940	858	777	696
6	Low density rural extension	4,812	£684,500	2,121	2,018	1,915	1,813	1,711	1,610	1,509	1,409	1,310	1,211	1,113
7	Low density rural extension	4,812	£617,900	2,135	2,032	1,929	1,826	1,725	1,624	1,523	1,423	1,324	1,225	1,127
8	Extra care scheme	4,350	£177,600	699	636	572	508	444	381	317	252	188	124	60
9	Low density edge of settlement houses/flats	14,436	£925,000	1,913	1,820	1,728	1,636	1,545	1,455	1,365	1,275	1,186	1,097	1,009
10	Low density rural extension	24,061	£3,522,400	1,868	1,776	1,684	1,593	1,502	1,412	1,322	1,232	1,144	1,055	967
11	Low density rural extension	24,061	£2,641,800	1,905	1,813	1,721	1,629	1,539	1,448	1,358	1,269	1,180	1,092	1,004
12	Low density edge of settlement houses/flats	48,121	£4,403,000	1,778	1,690	1,602	1,514	1,427	1,341	1,255	1,169	1,084	1,000	916
13	Low density edge of settlement houses/flats	48,121	£4,625,000	1,730	1,643	1,556	1,469	1,383	1,297	1,212	1,127	1,043	959	876
14	High density houses	48,121	£2,641,800	2,147	2,057	1,968	1,879	1,790	1,701	1,613	1,526	1,439	1,353	1,267
15	High density flats	48,121	£1,028,600	1,320	1,246	1,172	1,099	1,026	953	881	810	738	667	597
16	High density flats	48,121	£769,600	1,326	1,251	1,178	1,104	1,031	959	887	815	744	673	602
17	High density flats	48,121	£617,900	1,329	1,255	1,181	1,107	1,034	962	890	818	747	676	606
18	Low density flats and houses	67,370	£3,452,100	1,763	1,677	1,592	1,507	1,423	1,339	1,255	1,172	1,089	1,007	925
19	High density flats	67,370	£862,100	1,047	975	903	831	760	689	619	549	479	410	341
20	Low density edge of settlement houses	186,229	£35,797,500	1,234	1,167	1,101	1,036	970	905	841	776	712	649	586
21	Medium density edge of settlement houses/flats	186,229	£11,932,500	1,301	1,235	1,170	1,106	1,041	978	914	851	788	726	664
22	New Settlement	246,380	£21,049,300	986	930	874	819	764	709	655	601	547	494	440
23	Low density edge of settlement houses/flats	353,209	£35,797,500	681	639	598	558	517	477	437	397	357	317	277
24	Low density edge of settlement houses	372,457	£71,595,000	568	528	489	450	411	373	334	296	257	219	182
25	New Settlement	936,244	£94,720,000	78	63	47	32	16	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£18,093,000	361	339	318	297	276	254	233	212	191	170	148

BLV4

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£19,760	1,530	1,526	1,523	1,520	1,517	1,514	1,511	1,508	1,505	1,501	1,498
2	Low density rural extension	577	£49,400	2,271	2,262	2,253	2,245	2,236	2,227	2,218	2,210	2,201	2,192	2,183
3	Low density flats	1,155	£39,520	1,577	1,489	1,401	1,313	1,226	1,139	1,053	968	883	798	714
4	Low density rural extension	1,155	£98,800	2,271	2,164	2,057	1,951	1,846	1,741	1,636	1,533	1,430	1,327	1,225
5	Medium density flats	4,812	£76,570	1,536	1,450	1,366	1,281	1,197	1,114	1,031	948	866	785	703
6	Low density rural extension	4,812	£456,950	2,168	2,065	1,962	1,860	1,758	1,657	1,557	1,457	1,357	1,258	1,160
7	Low density rural extension	4,812	£412,490	2,178	2,074	1,971	1,869	1,767	1,666	1,566	1,466	1,367	1,268	1,170
8	Extra care scheme	4,350	£118,560	713	649	585	522	458	394	330	266	202	138	73
9	Low density edge of settlement houses/flats	14,436	£617,500	1,934	1,842	1,749	1,658	1,567	1,476	1,386	1,296	1,207	1,119	1,030
10	Low density rural extension	24,061	£2,351,440	1,917	1,825	1,733	1,641	1,551	1,460	1,370	1,281	1,192	1,104	1,016
11	Low density rural extension	24,061	£1,763,580	1,942	1,849	1,757	1,666	1,575	1,485	1,395	1,306	1,217	1,128	1,040
12	Low density edge of settlement houses/flats	48,121	£2,939,300	1,809	1,720	1,632	1,545	1,458	1,371	1,285	1,200	1,115	1,030	946
13	Low density edge of settlement houses/flats	48,121	£3,087,500	1,762	1,675	1,588	1,501	1,415	1,329	1,244	1,159	1,075	991	908
14	High density houses	48,121	£1,763,580	2,166	2,076	1,986	1,897	1,808	1,720	1,632	1,544	1,457	1,371	1,285
15	High density flats	48,121	£686,660	1,327	1,253	1,179	1,106	1,033	960	888	817	745	675	604
16	High density flats	48,121	£513,760	1,331	1,257	1,183	1,110	1,037	964	892	820	749	678	608
17	High density flats	48,121	£412,490	1,333	1,259	1,185	1,112	1,039	966	894	822	751	680	610
18	Low density flats and houses	67,370	£2,304,510	1,780	1,694	1,609	1,524	1,440	1,356	1,272	1,189	1,106	1,024	942
19	High density flats	67,370	£575,510	1,051	979	907	836	764	694	623	553	484	414	345
20	Low density edge of settlement houses	186,229	£23,897,250	1,298	1,231	1,165	1,100	1,034	969	904	840	776	713	650
21	Medium density edge of settlement houses/flats	186,229	£7,965,750	1,322	1,257	1,192	1,127	1,063	999	935	872	809	747	685
22	New Settlement	246,380	£14,051,830	1,014	958	903	847	792	738	683	629	576	522	469
23	Low density edge of settlement houses/flats	353,209	£23,897,250	714	673	632	591	551	510	470	430	390	351	311
24	Low density edge of settlement houses	372,457	£47,794,500	632	592	553	514	475	436	398	360	321	283	245
25	New Settlement	936,244	£63,232,000	112	96	81	65	49	33	17	1	-	-	-
26	New settlement - High density flats and houses	705,936	£12,078,300	369	348	327	305	284	263	242	221	199	178	157

Table 6.6.8: Maximum CIL rates (before buffer) – sales value of £7,750 per square metre

GREATER CAMBRIDGE CIL | Sales value £7,750 psm | AH tenure | Rented 75% | SO 25% | Frst Hms 0%

BLV 1

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£820,213	464	460	456	452	448	443	439	435	431	427	423
2	Low density rural extension	577	£2,050,533	-	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	£1,640,426	512	406	301	197	93	-	-	-	-	-	-
4	Low density rural extension	1,155	£4,101,066	-	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	£3,178,326	1,197	1,096	995	894	794	695	596	498	401	304	207
6	Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£4,921,279	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£25,631,664	535	425	315	206	97	-	-	-	-	-	-
10	Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£122,006,720	-	-	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£128,158,319	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£73,204,032	996	889	782	676	571	467	363	259	156	54	-
15	High density flats	48,121	£28,502,410	1,013	925	837	750	663	577	491	406	321	237	154
16	High density flats	48,121	£21,325,544	1,162	1,074	986	899	812	726	640	555	471	386	303
17	High density flats	48,121	£17,121,951	1,249	1,161	1,073	986	900	813	728	643	558	474	390
18	Low density flats and houses	67,370	£95,657,370	694	592	491	390	290	190	91	-	-	-	-
19	High density flats	67,370	£23,888,711	961	876	790	706	621	537	454	371	288	207	125
20	Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£330,648,464	-	-	-	-	-	-	-	-	-	-	-
22	New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-

BLV2

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£283,443	1,393	1,389	1,385	1,381	1,377	1,373	1,369	1,365	1,361	1,356	1,352
2	Low density rural extension	577	£708,608	1,515	1,505	1,495	1,485	1,475	1,465	1,455	1,445	1,435	1,425	1,415
3	Low density flats	1,155	£566,887	1,441	1,336	1,231	1,126	1,023	919	817	715	614	513	413
4	Low density rural extension	1,155	£1,417,217	1,515	1,387	1,260	1,134	1,008	884	760	636	514	392	270
5	Medium density flats	4,812	£1,098,343	1,629	1,528	1,427	1,326	1,226	1,127	1,028	930	833	736	639
6	Low density rural extension	4,812	£6,554,627	1,269	1,146	1,024	902	782	662	542	423	305	188	71
7	Low density rural extension	4,812	£5,916,880	1,401	1,279	1,156	1,035	914	794	675	556	438	320	203
8	Extra care scheme	4,350	£1,700,660	586	510	435	359	283	208	132	57	-	-	-
9	Low density edge of settlement houses/flats	14,436	£8,857,604	1,697	1,586	1,477	1,368	1,259	1,151	1,044	937	831	725	620
10	Low density rural extension	24,061	£33,729,758	939	830	721	612	504	397	291	184	79	-	-
11	Low density rural extension	24,061	£25,297,318	1,290	1,180	1,071	963	855	748	641	535	429	324	220
12	Low density edge of settlement houses/flats	48,121	£42,162,197	1,303	1,198	1,094	990	887	785	683	581	481	380	281
13	Low density edge of settlement houses/flats	48,121	£44,288,022	1,213	1,109	1,006	903	801	699	598	498	398	299	200
14	High density houses	48,121	£25,297,318	1,991	1,884	1,778	1,672	1,567	1,462	1,358	1,255	1,152	1,050	948
15	High density flats	48,121	£9,849,656	1,400	1,312	1,224	1,137	1,051	965	879	794	709	625	541
16	High density flats	48,121	£7,369,527	1,452	1,364	1,276	1,189	1,102	1,016	930	845	761	676	593
17	High density flats	48,121	£5,916,880	1,482	1,394	1,306	1,219	1,132	1,046	961	875	791	707	623
18	Low density flats and houses	67,370	£33,056,580	1,623	1,521	1,420	1,319	1,219	1,120	1,021	922	824	727	630
19	High density flats	67,370	£8,255,287	1,193	1,108	1,022	938	853	769	686	603	521	439	357
20	Low density edge of settlement houses	186,229	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£114,263,097	973	896	819	743	667	592	517	442	368	295	221
22	New Settlement	246,380	£201,563,647	441	375	310	245	180	116	52	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£173,254,743	216	190	165	140	115	90	65	40	16	-	-

BLV3

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£29,600	1,833	1,829	1,825	1,821	1,817	1,813	1,808	1,804	1,800	1,796	1,792
2	Low density rural extension	577	£74,000	2,614	2,604	2,594	2,584	2,574	2,564	2,554	2,544	2,534	2,524	2,514
3	Low density flats	1,155	£59,200	1,881	1,775	1,670	1,566	1,462	1,359	1,257	1,155	1,053	953	852
4	Low density rural extension	1,155	£148,000	2,614	2,486	2,359	2,233	2,107	1,983	1,859	1,735	1,613	1,491	1,369
5	Medium density flats	4,812	£114,700	1,834	1,732	1,631	1,531	1,431	1,332	1,233	1,135	1,037	940	844
6	Low density rural extension	4,812	£684,500	2,489	2,366	2,244	2,122	2,002	1,881	1,762	1,643	1,525	1,408	1,290
7	Low density rural extension	4,812	£617,900	2,503	2,380	2,258	2,136	2,015	1,895	1,776	1,657	1,539	1,422	1,304
8	Extra care scheme	4,350	£177,600	936	860	785	709	634	558	483	407	331	256	180
9	Low density edge of settlement houses/flats	14,436	£925,000	2,246	2,136	2,026	1,917	1,809	1,701	1,594	1,487	1,380	1,274	1,169
10	Low density rural extension	24,061	£3,522,400	2,195	2,085	1,976	1,868	1,760	1,653	1,546	1,440	1,334	1,229	1,125
11	Low density rural extension	24,061	£2,641,800	2,231	2,122	2,013	1,904	1,796	1,689	1,583	1,476	1,371	1,266	1,161
12	Low density edge of settlement houses/flats	48,121	£4,403,000	2,088	1,983	1,879	1,775	1,672	1,569	1,467	1,366	1,265	1,165	1,066
13	Low density edge of settlement houses/flats	48,121	£4,625,000	2,037	1,934	1,830	1,727	1,625	1,524	1,423	1,322	1,222	1,123	1,024
14	High density houses	48,121	£2,641,800	2,462	2,355	2,249	2,143	2,037	1,933	1,829	1,725	1,623	1,520	1,419
15	High density flats	48,121	£1,028,600	1,584	1,495	1,408	1,321	1,234	1,148	1,062	977	892	808	725
16	High density flats	48,121	£769,600	1,589	1,501	1,413	1,326	1,239	1,153	1,068	982	898	814	730
17	High density flats	48,121	£617,900	1,592	1,504	1,416	1,329	1,243	1,156	1,071	986	901	817	733
18	Low density flats and houses	67,370	£3,452,100	2,062	1,960	1,859	1,759	1,658	1,559	1,460	1,362	1,264	1,167	1,070
19	High density flats	67,370	£862,100	1,303	1,217	1,132	1,047	963	879	796	713	630	548	467
20	Low density edge of settlement houses	186,229	£35,797,500	1,459	1,381	1,303	1,225	1,148	1,072	995	920	844	769	695
21	Medium density edge of settlement houses/flats	186,229	£11,932,500	1,522	1,445	1,368	1,292	1,216	1,141	1,066	992	918	844	771
22	New Settlement	246,380	£21,049,300	1,174	1,108	1,043	978	913	849	785	721	658	595	532
23	Low density edge of settlement houses/flats	353,209	£35,797,500	818	770	722	674	626	579	531	485	438	391	345
24	Low density edge of settlement houses	372,457	£71,595,000	699	653	607	561	515	470	425	380	335	290	246
25	New Settlement	936,244	£94,720,000	128	110	92	74	56	38	19	1	-	-	-
26	New settlement - High density flats and houses	705,936	£18,093,000	435	410	385	360	335	310	285	260	235	211	186

BLV4

	Description	Floor areas	BLV	Maximum CIL rates per square metre										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£19,760	1,850	1,846	1,842	1,838	1,834	1,830	1,826	1,821	1,817	1,813	1,809
2	Low density rural extension	577	£49,400	2,656	2,646	2,636	2,626	2,616	2,607	2,597	2,587	2,577	2,567	2,557
3	Low density flats	1,155	£39,520	1,898	1,792	1,687	1,583	1,479	1,376	1,274	1,172	1,070	970	869
4	Low density rural extension	1,155	£98,800	2,656	2,529	2,402	2,276	2,150	2,025	1,901	1,778	1,655	1,533	1,412
5	Medium density flats	4,812	£76,570	1,842	1,740	1,639	1,539	1,439	1,340	1,241	1,143	1,045	948	852
6	Low density rural extension	4,812	£456,950	2,536	2,413	2,291	2,170	2,049	1,929	1,809	1,691	1,573	1,455	1,338
7	Low density rural extension	4,812	£412,490	2,545	2,422	2,300	2,179	2,058	1,938	1,819	1,700	1,582	1,464	1,347
8	Extra care scheme	4,350	£118,560	949	874	798	723	647	572	496	421	345	269	193
9	Low density edge of settlement houses/flats	14,436	£617,500	2,268	2,157	2,048	1,938	1,830	1,722	1,615	1,508	1,402	1,296	1,191
10	Low density rural extension	24,061	£2,351,440	2,243	2,134	2,025	1,916	1,808	1,701	1,595	1,489	1,383	1,278	1,173
11	Low density rural extension	24,061	£1,763,580	2,268	2,158	2,049	1,941	1,833	1,726	1,619	1,513	1,407	1,302	1,198
12	Low density edge of settlement houses/flats	48,121	£2,939,300	2,118	2,013	1,909	1,805	1,702	1,600	1,498	1,396	1,296	1,196	1,096
13	Low density edge of settlement houses/flats	48,121	£3,087,500	2,069	1,965	1,862	1,759	1,657	1,556	1,455	1,354	1,254	1,155	1,056
14	High density houses	48,121	£1,763,580	2,480	2,373	2,267	2,161	2,056	1,951	1,847	1,744	1,641	1,539	1,437
15	High density flats	48,121	£686,660	1,591	1,503	1,415	1,328	1,241	1,155	1,069	984	900	815	732
16	High density flats	48,121	£513,760	1,594	1,506	1,418	1,331	1,245	1,159	1,073	988	903	819	735
17	High density flats	48,121	£412,490	1,596	1,508	1,421	1,333	1,247	1,161	1,075	990	905	821	737
18	Low density flats and houses	67,370	£2,304,510	2,079	1,978	1,876	1,776	1,675	1,576	1,477	1,379	1,281	1,184	1,087
19	High density flats	67,370	£575,510	1,307	1,222	1,136	1,052	967	883	800	717	635	553	471
20	Low density edge of settlement houses	186,229	£23,897,250	1,523	1,445	1,367	1,289	1,212	1,135	1,059	983	908	833	759
21	Medium density edge of settlement houses/flats	186,229	£7,965,750	1,543	1,466	1,390	1,313	1,238	1,162	1,088	1,013	939	865	792
22	New Settlement	246,380	£14,051,630	1,202	1,136	1,071	1,006	941	877	813	750	686	623	561
23	Low density edge of settlement houses/flats	353,209	£23,897,250	852	803	755	707	660	612	565	518	472	425	379
24	Low density edge of settlement houses	372,457	£47,794,500	763	717	671	625	579	534	489	444	399	354	310
25	New Settlement	936,244	£63,232,000	161	143	125	107	89	71	53	34	16	-	-
26	New settlement - High density flats and houses	705,936	£12,078,300	444	419	393	368	343	318	293	269	244	219	194

Table 6.6.9: Maximum CIL rates (before buffer) – sales value of £8,375 per square metre

GREATER CAMBRIDGE CIL | Sales value £8,375 psm | AH tenure | Rented 75% | SO 25% | Frst Hms 0%

BLV 1								Maximum CIL rates per square metre						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£820,213	831	826	820	815	810	805	800	794	789	784	779
2	Low density rural extension	577	£2,050,533	-	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	£1,640,426	879	754	629	506	383	261	140	19	-	-	-
4	Low density rural extension	1,155	£4,101,066	-	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	£3,178,326	1,548	1,428	1,308	1,189	1,071	954	837	721	606	491	377
6	Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£4,921,279	125	36	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£25,631,664	911	780	650	521	393	265	139	13	-	-	-
10	Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£122,006,720	-	-	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£128,158,319	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£73,204,032	1,348	1,222	1,097	973	850	727	605	483	363	242	123
15	High density flats	48,121	£28,502,410	1,316	1,212	1,108	1,005	903	801	700	599	499	399	301
16	High density flats	48,121	£21,325,544	1,465	1,361	1,257	1,154	1,052	950	849	748	648	549	450
17	High density flats	48,121	£17,121,951	1,552	1,448	1,344	1,241	1,139	1,037	936	835	735	636	537
18	Low density flats and houses	67,370	£95,657,370	1,030	910	792	673	556	439	323	207	92	-	-
19	High density flats	67,370	£23,888,711	1,255	1,154	1,053	953	854	755	657	559	462	365	269
20	Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£330,648,464	61	-	-	-	-	-	-	-	-	-	-
22	New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-

BLV2								Maximum CIL rates per square metre						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£283,443	1,760	1,755	1,750	1,745	1,740	1,734	1,729	1,724	1,719	1,713	1,708
2	Low density rural extension	577	£708,608	1,946	1,935	1,924	1,913	1,901	1,890	1,879	1,868	1,856	1,845	1,834
3	Low density flats	1,155	£566,887	1,808	1,683	1,559	1,435	1,313	1,191	1,069	948	829	709	591
4	Low density rural extension	1,155	£1,417,217	1,946	1,796	1,646	1,498	1,350	1,203	1,056	911	766	623	480
5	Medium density flats	4,812	£1,098,343	1,980	1,860	1,740	1,622	1,504	1,386	1,269	1,153	1,038	923	809
6	Low density rural extension	4,812	£6,554,627	1,681	1,537	1,393	1,250	1,108	966	826	685	546	407	269
7	Low density rural extension	4,812	£5,916,880	1,814	1,669	1,525	1,382	1,240	1,099	958	818	678	540	402
8	Extra care scheme	4,350	£1,700,660	866	776	687	597	508	418	328	239	149	60	-
9	Low density edge of settlement houses/flats	14,436	£8,857,604	2,073	1,942	1,812	1,683	1,555	1,427	1,301	1,174	1,049	924	801
10	Low density rural extension	24,061	£33,729,758	1,307	1,178	1,049	921	794	667	542	417	292	169	46
11	Low density rural extension	24,061	£25,297,318	1,657	1,528	1,399	1,271	1,144	1,018	892	767	643	519	397
12	Low density edge of settlement houses/flats	48,121	£42,162,197	1,652	1,528	1,406	1,284	1,163	1,042	922	803	685	567	449
13	Low density edge of settlement houses/flats	48,121	£44,288,022	1,559	1,437	1,316	1,195	1,075	955	836	718	601	484	368
14	High density houses	48,121	£25,297,318	2,343	2,218	2,093	1,969	1,845	1,722	1,600	1,479	1,358	1,238	1,118
15	High density flats	48,121	£9,849,656	1,703	1,599	1,496	1,393	1,290	1,188	1,087	987	886	787	688
16	High density flats	48,121	£7,369,527	1,755	1,651	1,547	1,444	1,342	1,240	1,139	1,038	938	839	740
17	High density flats	48,121	£5,916,880	1,785	1,681	1,577	1,474	1,372	1,270	1,169	1,068	968	869	770
18	Low density flats and houses	67,370	£33,056,580	1,959	1,840	1,721	1,602	1,485	1,368	1,252	1,136	1,021	907	794
19	High density flats	67,370	£8,255,287	1,487	1,386	1,286	1,185	1,086	987	889	791	694	597	501
20	Low density edge of settlement houses	186,229	£342,789,292	65	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£114,263,097	1,223	1,133	1,043	954	865	777	689	602	515	429	343
22	New Settlement	246,380	£201,563,647	655	578	501	425	349	274	199	125	51	-	-
23	Low density edge of settlement houses/flats	353,209	£342,789,292	105	49	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£173,254,743	304	274	244	215	185	156	127	98	68	39	10

BLV3								Maximum CIL rates per square metre						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£29,600	2,200	2,195	2,190	2,184	2,179	2,174	2,169	2,164	2,158	2,153	2,148
2	Low density rural extension	577	£74,000	3,045	3,034	3,023	3,012	3,000	2,989	2,978	2,967	2,955	2,944	2,933
3	Low density flats	1,155	£59,200	2,248	2,123	1,999	1,875	1,752	1,630	1,509	1,388	1,268	1,149	1,030
4	Low density rural extension	1,155	£148,000	3,045	2,895	2,745	2,597	2,449	2,302	2,155	2,010	1,865	1,722	1,579
5	Medium density flats	4,812	£114,700	2,184	2,064	1,945	1,826	1,708	1,591	1,474	1,358	1,242	1,128	1,014
6	Low density rural extension	4,812	£684,500	2,901	2,757	2,613	2,470	2,328	2,186	2,046	1,905	1,766	1,627	1,489
7	Low density rural extension	4,812	£617,900	2,915	2,770	2,627	2,484	2,341	2,200	2,059	1,919	1,780	1,641	1,503
8	Extra care scheme	4,350	£177,600	1,216	1,126	1,037	947	858	768	679	589	499	410	320
9	Low density edge of settlement houses/flats	14,436	£925,000	2,622	2,492	2,362	2,233	2,104	1,977	1,850	1,724	1,599	1,474	1,350
10	Low density rural extension	24,061	£3,522,400	2,562	2,433	2,304	2,176	2,049	1,923	1,797	1,672	1,548	1,424	1,302
11	Low density rural extension	24,061	£2,641,800	2,599	2,470	2,341	2,213	2,086	1,959	1,834	1,709	1,585	1,461	1,338
12	Low density edge of settlement houses/flats	48,121	£4,403,000	2,436	2,313	2,191	2,069	1,947	1,827	1,707	1,588	1,469	1,351	1,234
13	Low density edge of settlement houses/flats	48,121	£4,625,000	2,384	2,261	2,140	2,019	1,899	1,779	1,660	1,542	1,425	1,308	1,192
14	High density houses	48,121	£2,641,800	2,814	2,689	2,564	2,439	2,316	2,193	2,071	1,950	1,829	1,709	1,589
15	High density flats	48,121	£1,028,600	1,887	1,782	1,679	1,576	1,473	1,372	1,270	1,170	1,070	970	872
16	High density flats	48,121	£769,600	1,892	1,788	1,684	1,581	1,479	1,377	1,276	1,175	1,075	976	877
17	High density flats	48,121	£617,900	1,895	1,791	1,687	1,584	1,482	1,380	1,279	1,178	1,078	979	880
18	Low density flats and houses	67,370	£3,452,100	2,399	2,279	2,160	2,042	1,924	1,807	1,691	1,576	1,461	1,347	1,233
19	High density flats	67,370	£862,100	1,597	1,496	1,395	1,295	1,196	1,097	998	901	804	707	611
20	Low density edge of settlement houses	186,229	£35,797,500	1,713	1,621	1,530	1,439	1,349	1,259	1,170	1,081	993	905	818
21	Medium density edge of settlement houses/flats	186,229	£11,932,500	1,772	1,682	1,592	1,503	1,414	1,326	1,238	1,151	1,064	978	893
22	New Settlement	246,380	£21,049,300	1,387	1,310	1,234	1,158	1,082	1,007	932	858	784	710	637
23	Low density edge of settlement houses/flats	353,209	£35,797,500	975	918	862	806	750	695	640	585	530	476	422
24	Low density edge of settlement houses	372,457	£71,595,000	849	795	741	687	634	581	528	476	424	372	320
25	New Settlement	936,244	£94,720,000	192	171	150	129	108	87	66	45	24	2	-
26	New settlement - High density flats and houses	705,936	£18,093,000	523	494	464	434	405	376	346	317	288	259	230

BLV4								Maximum CIL rates per square metre						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£19,760	2,217	2,212	2,207	2,201	2,196	2,191	2,186	2,181	2,175	2,170	2,165
2	Low density rural extension	577	£49,400	3,088	3,077	3,065	3,054	3,043	3,032	3,020	3,009	2,998	2,987	2,975
3	Low density flats	1,155	£39,520	2,265	2,140	2,016	1,892	1,769	1,647	1,526	1,405	1,285	1,166	1,047
4	Low density rural extension	1,155	£98,800	3,088	2,938	2,788	2,639	2,491	2,344	2,198	2,052	1,908	1,764	1,621
5	Medium density flats	4,812	£76,570	2,192	2,072	1,953	1,834	1,716	1,599	1,482	1,366	1,250	1,136	1,022
6	Low density rural extension	4,812	£456,950	2,949	2,804	2,660	2,517	2,375	2,233	2,093	1,953	1,813	1,674	1,536
7	Low density rural extension	4,812	£412,490	2,958	2,813	2,669	2,526	2,384	2,243	2,102	1,962	1,822	1,684	1,546
8	Extra care scheme	4,350	£118,560	1,229	1,140	1,050	961	871	782	692	603	513	423	334
9	Low density edge of settlement houses/flats	14,436	£617,500	2,643	2,513	2,383	2,254	2,126	1,998	1,871	1,745	1,620	1,495	1,371
10	Low density rural extension	24,061	£2,351,440	2,611	2,482	2,353	2,225	2,098	1,972	1,846	1,721	1,597	1,473	1,350
11	Low density rural extension	24,061	£1,763,580	2,635	2,506	2,377	2,250	2,122	1,996	1,870	1,745	1,621	1,498	1,375
12	Low density edge of settlement houses/flats	48,121	£2,939,300	2,467	2,344	2,221	2,099	1,978	1,857	1,737	1,618	1,500	1,382	1,265
13	Low density edge of settlement houses/flats	48,121	£3,087,500	2,416	2,293	2,172	2,051	1,931	1,811	1,692	1,574	1,457	1,340	1,224
14	High density houses	48,121	£1,763,580	2,833	2,707	2,582	2,458	2,334	2,211	2,089	1,968	1,847	1,727	1,607
15	High density flats	48,121	£686,660	1,894	1,790	1,686	1,583	1,481	1,379	1,278	1,177	1,077	977	879
16	High density flats	48,121	£513,760	1,897	1,793	1,690	1,587	1,484	1,382	1,281	1,181	1,081	981	882
17	High density flats	48,121	£412,490	1,899	1,795	1,692	1,589	1,486	1,384	1,283	1,183	1,083	983	884
18	Low density flats and houses	67,370	£2,304,510	2,416	2,296	2,177	2,059	1,941	1,824	1,708	1,593	1,478	1,364	1,250
19	High density flats	67,370	£575,510	1,601	1,500	1,400	1,299	1,200	1,101	1,003	905	808	711	615
20	Low density edge of settlement houses	186,229	£23,897,250	1,777	1,685	1,594	1,503	1,413	1,323	1,234	1,145	1,057	969	882
21	Medium density edge of settlement houses/flats	186,229	£7,965,750	1,794	1,703	1,614	1,524	1,436	1,347	1,260	1,172	1,086	1,000	914
22	New Settlement	246,380	£14,051,830	1,416	1,339	1,262	1,186	1,110	1,035	960	886	812	738	665
23	Low density edge of settlement houses/flats	353,209	£23,897,250	1,008	952	896	840	784	729	674	619	564	510	456
24	Low density edge of settlement houses	372,457	£47,794,500	913	859	805	751	698	645	592	540	488	436	384
25	New Settlement	936,244	£63,232,000	226	205	184	163	142	121	100	79	57	36	13
26	New settlement - High density flats and houses	705,936	£12,078,300	532	502	472	443	414	384	355	326	297	268	239

Table 6.6.10: Maximum CIL rates (before buffer) – sales value of £9,000 per square metre

GREATER CAMBRIDGE CIL | Sales value £9,000 psm | AH tenure | Rented 75% | SO 25% | Frst Hms 0%

BLV 1

				Maximum CIL rates per square metre										
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£820,213	1,198	1,191	1,185	1,179	1,173	1,166	1,160	1,154	1,147	1,141	1,134
2	Low density rural extension	577	£2,050,533	54	42	29	17	4	-	-	-	-	-	-
3	Low density flats	1,155	£1,640,426	1,246	1,101	958	815	673	532	392	252	114	-	-
4	Low density rural extension	1,155	£4,101,066	54	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	£3,178,326	1,898	1,760	1,622	1,485	1,348	1,213	1,078	944	811	679	547
6	Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£4,921,279	405	302	198	95	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£25,631,664	1,284	1,133	984	835	688	541	395	250	106	-	-
10	Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£73,204,032	31	-	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£122,006,720	341	199	58	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£128,158,319	163	22	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£73,204,032	1,700	1,556	1,413	1,270	1,128	987	847	707	568	430	293
15	High density flats	48,121	£28,502,410	1,617	1,497	1,378	1,259	1,141	1,023	907	791	675	561	447
16	High density flats	48,121	£21,325,544	1,766	1,646	1,527	1,408	1,290	1,172	1,056	940	825	710	596
17	High density flats	48,121	£17,121,951	1,854	1,733	1,614	1,495	1,377	1,260	1,143	1,027	912	797	683
18	Low density flats and houses	67,370	£95,657,370	1,366	1,229	1,092	957	822	687	554	421	289	157	27
19	High density flats	67,370	£23,888,711	1,548	1,431	1,315	1,200	1,086	972	859	746	634	522	412
20	Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£330,648,464	311	207	105	2	-	-	-	-	-	-	-
22	New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-

BLV2

				Maximum CIL rates per square metre										
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£283,443	2,127	2,121	2,115	2,108	2,102	2,096	2,089	2,083	2,077	2,070	2,064
2	Low density rural extension	577	£708,608	2,378	2,366	2,353	2,340	2,328	2,315	2,303	2,290	2,278	2,265	2,252
3	Low density flats	1,155	£566,887	2,175	2,031	1,887	1,745	1,603	1,462	1,321	1,182	1,043	906	769
4	Low density rural extension	1,155	£1,417,217	2,378	2,205	2,033	1,861	1,691	1,521	1,353	1,186	1,019	854	689
5	Medium density flats	4,812	£1,098,343	2,331	2,192	2,054	1,917	1,781	1,645	1,510	1,377	1,243	1,111	979
6	Low density rural extension	4,812	£6,554,627	2,094	1,928	1,762	1,597	1,433	1,270	1,107	946	786	626	468
7	Low density rural extension	4,812	£5,916,880	2,227	2,060	1,894	1,729	1,565	1,402	1,240	1,079	918	759	601
8	Extra care scheme	4,350	£1,700,660	1,146	1,042	939	835	732	628	524	421	317	214	110
9	Low density edge of settlement houses/flats	14,436	£8,857,604	2,446	2,295	2,146	1,997	1,850	1,703	1,557	1,412	1,267	1,124	981
10	Low density rural extension	24,061	£33,729,758	1,672	1,523	1,376	1,229	1,082	937	793	649	506	364	223
11	Low density rural extension	24,061	£25,297,318	2,022	1,874	1,726	1,579	1,433	1,288	1,143	999	857	715	574
12	Low density edge of settlement houses/flats	48,121	£42,162,197	2,000	1,859	1,717	1,577	1,438	1,299	1,161	1,024	888	752	618
13	Low density edge of settlement houses/flats	48,121	£44,288,022	1,905	1,765	1,625	1,486	1,348	1,210	1,074	938	802	668	535
14	High density houses	48,121	£25,297,318	2,696	2,552	2,408	2,265	2,124	1,983	1,842	1,703	1,564	1,426	1,289
15	High density flats	48,121	£9,849,656	2,005	1,885	1,765	1,646	1,528	1,411	1,294	1,178	1,063	948	834
16	High density flats	48,121	£7,369,527	2,056	1,936	1,817	1,698	1,580	1,463	1,346	1,230	1,115	1,000	886
17	High density flats	48,121	£5,916,880	2,086	1,966	1,847	1,728	1,610	1,493	1,376	1,260	1,145	1,030	916
18	Low density flats and houses	67,370	£33,056,580	2,296	2,158	2,022	1,886	1,751	1,616	1,483	1,350	1,218	1,087	956
19	High density flats	67,370	£8,255,287	1,780	1,663	1,547	1,432	1,318	1,204	1,091	978	866	755	644
20	Low density edge of settlement houses	186,229	£342,789,292	318	213	108	4	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£114,263,097	1,473	1,369	1,266	1,164	1,062	961	861	761	661	562	464
22	New Settlement	246,380	£201,563,647	867	779	692	604	518	432	346	261	176	92	8
23	Low density edge of settlement houses/flats	353,209	£342,789,292	261	197	132	68	5	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£173,254,743	391	357	323	289	255	221	188	154	121	87	54

BLV3

				Maximum CIL rates per square metre										
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£29,600	2,567	2,561	2,554	2,548	2,542	2,535	2,529	2,523	2,516	2,510	2,504
2	Low density rural extension	577	£74,000	3,477	3,465	3,452	3,439	3,427	3,414	3,402	3,389	3,376	3,364	3,351
3	Low density flats	1,155	£59,200	2,615	2,470	2,327	2,184	2,042	1,901	1,761	1,622	1,483	1,345	1,208
4	Low density rural extension	1,155	£148,000	3,477	3,304	3,131	2,960	2,790	2,620	2,452	2,285	2,118	1,953	1,788
5	Medium density flats	4,812	£114,700	2,535	2,396	2,259	2,121	1,985	1,850	1,715	1,581	1,448	1,315	1,184
6	Low density rural extension	4,812	£684,500	3,314	3,147	2,982	2,817	2,653	2,489	2,327	2,166	2,006	1,846	1,688
7	Low density rural extension	4,812	£617,900	3,328	3,161	2,996	2,831	2,666	2,503	2,341	2,180	2,019	1,860	1,702
8	Extra care scheme	4,350	£177,600	1,496	1,392	1,289	1,185	1,082	978	875	771	667	564	460
9	Low density edge of settlement houses/flats	14,436	£925,000	2,995	2,845	2,695	2,547	2,399	2,252	2,106	1,961	1,817	1,673	1,531
10	Low density rural extension	24,061	£3,522,400	2,927	2,779	2,631	2,484	2,338	2,193	2,048	1,904	1,762	1,620	1,479
11	Low density rural extension	24,061	£2,641,800	2,964	2,815	2,668	2,521	2,374	2,229	2,085	1,941	1,798	1,656	1,515
12	Low density edge of settlement houses/flats	48,121	£4,403,000	2,785	2,643	2,502	2,362	2,222	2,084	1,946	1,809	1,673	1,537	1,402
13	Low density edge of settlement houses/flats	48,121	£4,625,000	2,730	2,589	2,449	2,310	2,172	2,034	1,898	1,762	1,627	1,492	1,359
14	High density houses	48,121	£2,641,800	3,167	3,022	2,879	2,736	2,594	2,453	2,313	2,174	2,035	1,897	1,759
15	High density flats	48,121	£1,028,600	2,188	2,068	1,948	1,830	1,712	1,594	1,478	1,362	1,246	1,132	1,018
16	High density flats	48,121	£769,600	2,193	2,073	1,954	1,835	1,717	1,600	1,483	1,367	1,252	1,137	1,023
17	High density flats	48,121	£617,900	2,197	2,076	1,957	1,838	1,720	1,603	1,486	1,370	1,255	1,140	1,026
18	Low density flats and houses	67,370	£3,452,100	2,735	2,598	2,461	2,325	2,190	2,056	1,922	1,789	1,657	1,526	1,395
19	High density flats	67,370	£862,100	1,889	1,773	1,657	1,542	1,427	1,314	1,200	1,088	976	864	754
20	Low density edge of settlement houses	186,229	£35,797,500	1,967	1,862	1,757	1,653	1,549	1,447	1,344	1,243	1,141	1,041	941
21	Medium density edge of settlement houses/flats	186,229	£11,932,500	2,022	1,919	1,816	1,714	1,612	1,511	1,410	1,310	1,211	1,112	1,014
22	New Settlement	246,380	£21,049,300	1,600	1,512	1,424	1,337	1,251	1,164	1,079	993	909	825	741
23	Low density edge of settlement houses/flats	353,209	£35,797,500	1,131	1,066	1,002	938	874	811	748	685	623	561	499
24	Low density edge of settlement houses	372,457	£71,595,000	998	936	875	813	752	692	632	572	512	452	393
25	New Settlement	936,244	£94,720,000	256	232	208	184	160	136	112	88	64	39	14
26	New settlement - High density flats and houses	705,936	£18,093,000	611	577	542	508	475	441	407	374	341	307	274

BLV4

				Maximum CIL rates per square metre										
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£19,760	2,584	2,578	2,571	2,565	2,559	2,552	2,546	2,540	2,533	2,527	2,521
2	Low density rural extension	577	£49,400	3,520	3,507	3,495	3,482	3,469	3,457	3,444	3,432	3,419	3,407	3,394
3	Low density flats	1,155	£39,520	2,632	2,487	2,344	2,201	2,059	1,918	1,778	1,639	1,500	1,362	1,225
4	Low density rural extension	1,155	£98,800	3,520	3,346	3,174	3,003	2,832	2,663	2,495	2,327	2,161	1,995	1,831
5	Medium density flats	4,812	£76,570	2,543	2,404	2,266	2,129	1,993	1,858	1,723	1,589	1,456	1,323	1,192
6	Low density rural extension	4,812	£456,950	3,361	3,195	3,029	2,864	2,700	2,537	2,375	2,213	2,053	1,894	1,735
7	Low density rural extension	4,812	£412,490	3,370	3,204	3,038	2,873	2,709	2,546	2,384	2,223	2,062	1,903	1,744
8	Extra care scheme	4,350	£118,560	1,509	1,406	1,302	1,199	1,095	992	888	785	681	577	474
9	Low density edge of settlement houses/flats	14,436	£617,500	3,016	2,866	2,717	2,568	2,420	2,274	2,128	1,983	1,838	1,695	1,552
10	Low density rural extension	24,061	£2,351,440	2,976	2,827	2,680	2,533	2,387	2,241	2,097	1,953	1,810	1,668	1,527
11	Low density rural extension	24,061	£1,763,580	3,001	2,852	2,704	2,557	2,411	2,266	2,121	1,978	1,835	1,693	1,552
12	Low density edge of settlement houses/flats	48,121	£2,939,300	2,815	2,674	2,533	2,392	2,253	2,114	1,976	1,839	1,703	1,567	1,433
13	Low density edge of settlement houses/flats	48,121	£3,087,500	2,762	2,621	2,481	2,342	2,204	2,066	1,930	1,794	1,659	1,524	1,391
14	High density houses	48,121	£1,763,580	3,185	3,041	2,897	2,754	2,613	2,472	2,331	2,192	2,053	1,915	1,778
15	High density flats	48,121	£686,660	2,195	2,075	1,956	1,837	1,719	1,601	1,485	1,369	1,253	1,139	1,025
16	High density flats	48,121	£513,760	2,199	2,079	1,959	1,840	1,722	1,605	1,488	1,372	1,257	1,142	1,028
17	High density flats	48,121	£412,490	2,201	2,081	1,961	1,843	1,724	1,607	1,490	1,374	1,259	1,144	1,031
18	Low density flats and houses	67,370	£2,304,510	2,752	2,615	2,478	2,342	2,207	2,073	1,939	1,806	1,674	1,543	1,412
19	High density flats	67,370	£575,510	1,894	1,777	1,661	1,546	1,432	1,318	1,205	1,092	980	869	758
20	Low density edge of settlement houses	186,229	£23,897,250	2,031	1,925	1,821	1,717	1,613	1,510	1,408	1,306	1,205	1,105	1,005
21	Medium density edge of settlement houses/flats	186,229	£7,965,750	2,044	1,940	1,837	1,735	1,633	1,532	1,431	1,331	1,232	1,133	1,035
22	New Settlement	246,380	£14,051,830	1,628	1,540	1,453	1,366	1,279	1,193	1,107	1,022	937	853	769
23	Low density edge of settlement houses/flats	353,209	£23,897,250	1,164	1,100	1,035	971	908	844	781	719	656	594	532
24	Low density edge of settlement houses	372,457	£47,794,500	1,062	1,000	939	877	816	756	695	635	576	516	457
25	New Settlement	936,244	£63,232,000	289	265	241	217	193	170	146	122	97	73	48
26	New settlement - High density flats and houses	705,936	£12,078,300	619	585	551	517	483	449	416	382	349	316	283

Table 6.6.11: Non-residential development maximum CIL rates

BLV 1				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
27	Retail (comparison)			-	-	-	-	-	2,101	2,101	2,101	2,101
28	Retail (convenience)			-	-	-	-	-	-	-	-	-
29	Office			457	457	457	457	457	1,345	1,297	1,297	1,297
30	Office			422	422	422	422	422	1,311	1,263	1,263	1,263
31	Industrial (40% plot ratio)			-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)			-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)			-	-	-	-	-	-	-	-	-
34	Student/co-living development (medium density) 200 beds			2,680	2,680	2,680	2,680	2,680	2,680	2,680	2,680	2,680
35	Student/co-living development (medium density) 250 beds			2,672	2,672	2,672	2,672	2,672	2,672	2,672	2,672	2,672
36	Student/co-living development (medium density) 300 beds			2,638	2,638	2,638	2,638	2,638	2,638	2,638	2,638	2,638
37	Student/co-living development (high density) 200 beds			2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994
38	Student/co-living development (high density) 250 beds			2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994
39	Student/co-living development (high density) 300 beds			2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994
40	Hotel (100 rooms)			1,443	1,443	1,443	1,443	1,443	1,443	1,443	1,443	1,443
41	Hotel (125 room)			1,611	1,611	1,611	1,611	1,611	1,611	1,611	1,611	1,611
42	Hotel (150 rooms)			1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716
43	Leisure use			-	-	-	-	-	-	-	-	-
44	Leisure use			-	-	-	-	-	-	-	-	-
45	Leisure use			-	-	-	-	-	-	-	-	-
46	Community use			-	-	-	-	-	-	-	-	-
47	Community use			-	-	-	-	-	-	-	-	-
48	Community use			-	-	-	-	-	-	-	-	-

BLV2				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
27	Retail (comparison)			89	89	89	89	89	2,520	2,520	2,520	2,520
28	Retail (convenience)			7	7	7	7	7	7	7	7	7
29	Office			725	725	725	725	725	1,614	1,566	1,566	1,566
30	Office			713	713	713	713	713	1,602	1,554	1,554	1,554
31	Industrial (40% plot ratio)			-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)			-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)			-	-	-	-	-	-	-	-	-
34	Student/co-living development (medium density) 200 beds			3,184	3,184	3,184	3,184	3,184	3,184	3,184	3,184	3,184
35	Student/co-living development (medium density) 250 beds			3,181	3,181	3,181	3,181	3,181	3,181	3,181	3,181	3,181
36	Student/co-living development (medium density) 300 beds			3,169	3,169	3,169	3,169	3,169	3,169	3,169	3,169	3,169
37	Student/co-living development (high density) 200 beds			3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292
38	Student/co-living development (high density) 250 beds			3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292
39	Student/co-living development (high density) 300 beds			3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292
40	Hotel (100 rooms)			1,846	1,846	1,846	1,846	1,846	1,846	1,846	1,846	1,846
41	Hotel (125 room)			1,904	1,904	1,904	1,904	1,904	1,904	1,904	1,904	1,904
42	Hotel (150 rooms)			1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940
43	Leisure use			-	-	-	-	-	-	-	-	-
44	Leisure use			-	-	-	-	-	-	-	-	-
45	Leisure use			-	-	-	-	-	-	-	-	-
46	Community use			-	-	-	-	-	-	-	-	-
47	Community use			-	-	-	-	-	-	-	-	-
48	Community use			-	-	-	-	-	-	-	-	-

BLV3				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
27	Retail (comparison)			287	287	287	287	287	2,718	2,718	2,718	2,718
28	Retail (convenience)			1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065
29	Office			852	852	852	852	852	1,741	1,693	1,693	1,693
30	Office			851	851	851	851	851	1,739	1,691	1,691	1,691
31	Industrial (40% plot ratio)			218	218	218	218	218	467	467	467	467
32	Warehousing/logistics (50% plot ratio)			237	237	237	237	237	485	485	485	485
33	Warehousing/logistics (60% plot ratio)			249	249	249	249	249	498	498	498	498
34	Student/co-living development (medium density) 200 beds			3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422
35	Student/co-living development (medium density) 250 beds			3,421	3,421	3,421	3,421	3,421	3,421	3,421	3,421	3,421
36	Student/co-living development (medium density) 300 beds			3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420
37	Student/co-living development (high density) 200 beds			3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433
38	Student/co-living development (high density) 250 beds			3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433
39	Student/co-living development (high density) 300 beds			3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433
40	Hotel (100 rooms)			2,036	2,036	2,036	2,036	2,036	2,036	2,036	2,036	2,036
41	Hotel (125 room)			2,042	2,042	2,042	2,042	2,042	2,042	2,042	2,042	2,042
42	Hotel (150 rooms)			2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046
43	Leisure use			-	-	-	-	-	-	-	-	-
44	Leisure use			-	-	-	-	-	-	-	-	-
45	Leisure use			-	-	-	-	-	-	-	-	-
46	Community use			-	-	-	-	-	-	-	-	-
47	Community use			-	-	-	-	-	-	-	-	-
48	Community use			-	-	-	-	-	-	-	-	-

BLV4				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
27	Retail (comparison)			295	295	295	295	295	2,726	2,726	2,726	2,726
28	Retail (convenience)			1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106
29	Office			857	857	857	857	857	1,745	1,697	1,697	1,697
30	Office			856	856	856	856	856	1,745	1,697	1,697	1,697
31	Industrial (40% plot ratio)			249	249	249	249	249	497	497	497	497
32	Warehousing/logistics (50% plot ratio)			261	261	261	261	261	510	510	510	510
33	Warehousing/logistics (60% plot ratio)			269	269	269	269	269	518	518	518	518
34	Student/co-living development (medium density) 200 beds			3,431	3,431	3,431	3,431	3,431	3,431	3,431	3,431	3,431
35	Student/co-living development (medium density) 250 beds			3,431	3,431	3,431	3,431	3,431	3,431	3,431	3,431	3,431
36	Student/co-living development (medium density) 300 beds			3,430	3,430	3,430	3,430	3,430	3,430	3,430	3,430	3,430
37	Student/co-living development (high density) 200 beds			3,438	3,438	3,438	3,438	3,438	3,438	3,438	3,438	3,438
38	Student/co-living development (high density) 250 beds			3,438	3,438	3,438	3,438	3,438	3,438	3,438	3,438	3,438
39	Student/co-living development (high density) 300 beds			3,438	3,438	3,438	3,438	3,438	3,438	3,438	3,438	3,438
40	Hotel (100 rooms)			2,043	2,043	2,043	2,043	2,043	2,043	2,043	2,043	2,043
41	Hotel (125 room)			2,047	2,047	2,047	2,047	2,047	2,047	2,047	2,047	2,047
42	Hotel (150 rooms)			2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050
43	Leisure use			-	-	-	-	-	-	-	-	-
44	Leisure use			-	-	-	-	-	-	-	-	-
45	Leisure use			-	-	-	-	-	-	-	-	-
46	Community use			-	-	-	-	-	-	-	-	-
47	Community use			-	-	-	-	-	-	-	-	-
48	Community use			-	-	-	-	-	-	-	-	-

Table 6.8.1: Potential CIL rates – Sales values £4,000 per square metre – change in residual land value (appraisals assume 40% affordable housing)

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING | Sales value: £4,000 psm A | AH percentage 40% | Rented: 75% | SO: 0.25

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	No of units							
1	Low density flats	6	- 120,997	- 142,286	- 152,930	- 163,574	17.6%	26.4%	35.2%
2	Low density rural extension	6	130,177	109,230	98,758	88,285	-16.1%	-24.1%	-32.2%
3	Low density flats	12	- 253,659	- 279,206	- 291,979	- 304,752	10.1%	15.1%	20.1%
4	Low density rural extension	12	204,896	179,760	167,191	154,623	-12.3%	-18.4%	-24.5%
5	Medium density flats	50	- 1,009,407	- 1,113,787	- 1,165,976	- 1,218,166	10.3%	15.5%	20.7%
6	Low density rural extension	50	836,646	733,946	682,597	631,247	-12.3%	-18.4%	-24.6%
7	Low density rural extension	50	836,646	733,946	682,597	631,247	-12.3%	-18.4%	-24.6%
8	Extra care scheme	60	- 2,934,886	- 3,028,655	- 3,075,540	- 3,122,426	3.2%	4.8%	6.4%
9	Low density edge of settlement houses/flats	150	1,109,656	810,974	660,254	509,535	-26.9%	-40.5%	-54.1%
10	Low density rural extension	250	3,332,528	2,839,325	2,592,723	2,346,122	-14.8%	-22.2%	-29.6%
11	Low density rural extension	250	3,332,528	2,839,325	2,592,723	2,346,122	-14.8%	-22.2%	-29.6%
12	Low density edge of settlement houses/flats	500	3,603,181	2,630,060	2,137,966	1,645,872	-27.0%	-40.7%	-54.3%
13	Low density edge of settlement houses/flats	500	2,127,921	1,143,733	651,639	159,544	-46.3%	-69.4%	-92.5%
14	High density houses	500	19,079,084	18,141,648	17,672,930	17,204,212	-4.9%	-7.4%	-9.8%
15	High density flats	500	- 10,321,286	- 11,354,558	- 11,871,193	- 12,387,830	10.0%	15.0%	20.0%
16	High density flats	500	- 10,321,286	- 11,354,558	- 11,871,193	- 12,387,830	10.0%	15.0%	20.0%
17	High density flats	500	- 10,321,286	- 11,354,558	- 11,871,193	- 12,387,830	10.0%	15.0%	20.0%
18	Low density flats and houses	700	5,124,311	3,771,669	3,095,348	2,419,026	-26.4%	-39.6%	-52.8%
19	High density flats	700	- 32,840,731	- 34,284,059	- 35,005,722	- 35,727,386	4.4%	6.6%	8.8%
20	Low density edge of settlement houses	1,935	19,328,864	16,241,074	14,681,632	13,102,999	-16.0%	-24.0%	-32.2%
21	Medium density edge of settlement houses/flats	1,935	10,983,922	7,786,258	6,167,810	4,530,596	-29.1%	-43.8%	-58.8%
22	New Settlement	2,560	- 19,717,317	- 24,486,141	- 26,885,491	- 29,315,423	24.2%	36.4%	48.7%
23	Low density edge of settlement houses/flats	3,670	- 30,865,449	- 37,609,792	- 41,043,450	- 44,525,299	21.9%	33.0%	44.3%
24	Low density edge of settlement houses	3,870	- 25,768,274	- 32,547,223	- 36,077,056	- 39,655,373	26.3%	40.0%	53.9%
25	New Settlement	9,728	- 296,273,496	- 314,811,598	- 324,080,648	- 333,349,699	6.3%	9.4%	12.5%
26	New settlement - High density flats and houses	7,335	- 110,041,168	- 124,019,065	- 131,008,012	- 137,996,960	12.7%	19.1%	25.4%
27	Retail (comparison)	-	1,336,728	1,221,448	1,144,594	1,067,741	-8.6%	-14.4%	-20.1%
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29	Office	-	9,147,409	7,706,408	7,466,242	7,226,075	-15.8%	-18.4%	-21.0%
30	Office	-	13,721,112	11,559,613	11,199,362	10,839,112	-15.8%	-18.4%	-21.0%
31	Industrial (40% plot ratio)	-	1,338,235	1,280,595	1,203,741	1,126,888	-4.3%	-10.1%	-15.8%
32	Warehousing/logistics (50% plot ratio)	-	1,672,794	1,600,744	1,504,677	1,408,610	-4.3%	-10.1%	-15.8%
33	Warehousing/logistics (60% plot ratio)	-	2,007,352	1,920,892	1,805,612	1,690,332	-4.3%	-10.1%	-15.8%
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
44	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
45	Leisure use	-	- 2,248,498	- 2,270,825	- 2,300,594	- 2,330,364	1.0%	2.3%	3.6%
46	Community use	-	- 2,997,996	- 3,027,766	- 3,067,459	- 3,107,152	1.0%	2.3%	3.6%
47	Community use	-	- 3,747,496	- 3,784,708	- 3,834,323	- 3,883,940	1.0%	2.3%	3.6%
48	Community use	-	- 4,496,995	- 4,541,649	- 4,601,189	- 4,660,728	1.0%	2.3%	3.6%

Table 6.8.2: Potential CIL rates – Sales values £4,625 per square metre – change in residual land value (appraisals assume 40% affordable housing)

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING | Sales value: £4,625 psm | AH percentage 40% | Rented: 75% | SO: 25%

B

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	No of units							
1	Low density flats	6	87,709	66,762	56,288	45,815	-23.9%	-35.8%	-47.8%
2	Low density rural extension	6	373,422	352,475	342,002	331,529	-5.6%	-8.4%	-11.2%
3	Low density flats	12	34,778	9,643	-2,974	-15,747	-72.3%	-108.6%	-145.3%
4	Low density rural extension	12	539,429	514,294	501,726	489,158	-4.7%	-7.0%	-9.3%
5	Medium density flats	50	153,758	51,058	-296	-52,487	-66.8%	-100.2%	-134.1%
6	Low density rural extension	50	2,171,773	2,070,726	2,020,202	1,969,679	-4.7%	-7.0%	-9.3%
7	Low density rural extension	50	2,171,773	2,070,726	2,020,202	1,969,679	-4.7%	-7.0%	-9.3%
8	Extra care scheme	60	-2,072,491	-2,166,262	-2,213,146	-2,260,031	4.5%	6.8%	9.0%
9	Low density edge of settlement houses/flats	150	4,836,751	4,542,246	4,393,951	4,245,656	-6.1%	-9.2%	-12.2%
10	Low density rural extension	250	9,445,758	8,968,300	8,727,600	8,484,967	-5.1%	-7.6%	-10.2%
11	Low density rural extension	250	9,445,758	8,968,300	8,727,600	8,484,967	-5.1%	-7.6%	-10.2%
12	Low density edge of settlement houses/flats	500	15,388,732	14,435,964	13,959,580	13,483,196	-6.2%	-9.3%	-12.4%
13	Low density edge of settlement houses/flats	500	13,859,324	12,906,555	12,430,172	11,953,787	-6.9%	-10.3%	-13.7%
14	High density houses	500	30,653,717	29,746,208	29,292,453	28,838,699	-3.0%	-4.4%	-5.9%
15	High density flats	500	378,099	-616,002	-1,116,145	-1,616,286	-262.9%	-395.2%	-527.5%
16	High density flats	500	378,099	-616,002	-1,116,145	-1,616,286	-262.9%	-395.2%	-527.5%
17	High density flats	500	378,099	-616,002	-1,116,145	-1,616,286	-262.9%	-395.2%	-527.5%
18	Low density flats and houses	700	21,205,903	19,896,444	19,241,715	18,586,985	-6.2%	-9.3%	-12.3%
19	High density flats	700	-17,767,663	-19,210,990	-19,932,653	-20,654,318	8.1%	12.2%	16.2%
20	Low density edge of settlement houses	1,935	52,736,528	49,906,921	48,480,920	47,042,978	-5.4%	-8.1%	-10.8%
21	Medium density edge of settlement houses/flats	1,935	44,385,735	41,509,848	40,050,102	38,588,641	-6.5%	-9.8%	-13.1%
22	New Settlement	2,560	23,221,620	19,411,994	17,478,490	15,535,358	-16.4%	-24.7%	-33.1%
23	Low density edge of settlement houses/flats	3,670	19,571,687	14,848,239	12,433,174	9,980,918	-24.1%	-36.5%	-49.0%
24	Low density edge of settlement houses	3,870	24,304,411	19,558,358	17,130,636	14,664,801	-19.5%	-29.5%	-39.7%
25	New Settlement	9,728	-206,027,351	-224,565,452	-233,834,503	-243,103,554	9.0%	13.5%	18.0%
26	New settlement - High density flats and houses	7,335	-22,180,915	-32,381,611	-37,807,750	-43,475,907	46.0%	70.5%	96.0%
27	Retail (comparison)	-	1,336,728	1,221,448	1,144,594	1,067,741	-8.6%	-14.4%	-20.1%
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29	Office	-	9,147,409	7,706,408	7,466,242	7,226,075	-15.8%	-18.4%	-21.0%
30	Office	-	13,721,112	11,559,613	11,199,362	10,839,112	-15.8%	-18.4%	-21.0%
31	Industrial (40% plot ratio)	-	1,338,235	1,280,595	1,203,741	1,126,888	-4.3%	-10.1%	-15.8%
32	Warehousing/logistics (50% plot ratio)	-	1,672,794	1,600,744	1,504,677	1,408,610	-4.3%	-10.1%	-15.8%
33	Warehousing/logistics (60% plot ratio)	-	2,007,352	1,920,892	1,805,612	1,690,332	-4.3%	-10.1%	-15.8%
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43	Leisure use	-	-2,247,114	-2,269,440	-2,299,210	-2,328,980	1.0%	2.3%	3.6%
44	Leisure use	-	-2,247,114	-2,269,440	-2,299,210	-2,328,980	1.0%	2.3%	3.6%
45	Leisure use	-	-2,248,498	-2,270,825	-2,300,594	-2,330,364	1.0%	2.3%	3.6%
46	Community use	-	-2,997,996	-3,027,766	-3,067,459	-3,107,152	1.0%	2.3%	3.6%
47	Community use	-	-3,747,496	-3,784,708	-3,834,323	-3,883,940	1.0%	2.3%	3.6%
48	Community use	-	-4,496,995	-4,541,649	-4,601,189	-4,660,728	1.0%	2.3%	3.6%

Table 6.8.3: Potential CIL rates – Sales values £5,250 per square metre – change in residual land value (appraisals assume 40% affordable housing)

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING | Sales value: £5,250 psm C | AH percentage 40% | Rented: 75% | SO: 0.25

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	No of units							
1	Low density flats	6	294,466	273,520	263,046	252,573	-7.1%	-10.7%	-14.2%
2	Low density rural extension	6	616,666	595,719	585,247	574,774	-3.4%	-5.1%	-6.8%
3	Low density flats	12	319,133	293,997	281,429	268,861	-7.9%	-11.8%	-15.8%
4	Low density rural extension	12	873,964	848,828	836,260	823,693	-2.9%	-4.3%	-5.8%
5	Medium density flats	50	1,300,400	1,197,980	1,146,629	1,095,280	-7.9%	-11.8%	-15.8%
6	Low density rural extension	50	3,502,691	3,401,644	3,351,121	3,300,597	-2.9%	-4.3%	-5.8%
7	Low density rural extension	50	3,502,691	3,401,644	3,351,121	3,300,597	-2.9%	-4.3%	-5.8%
8	Extra care scheme	60	- 1,210,097	- 1,303,867	- 1,350,751	- 1,397,637	7.7%	11.6%	15.5%
9	Low density edge of settlement houses/flats	150	8,517,451	8,225,634	8,079,726	7,933,819	-3.4%	-5.1%	-6.9%
10	Low density rural extension	250	15,487,183	15,010,923	14,772,193	14,533,464	-3.1%	-4.6%	-6.2%
11	Low density rural extension	250	15,487,183	15,010,923	14,772,193	14,533,464	-3.1%	-4.6%	-6.2%
12	Low density edge of settlement houses/flats	500	26,968,526	26,046,175	25,579,731	25,111,013	-3.4%	-5.1%	-6.9%
13	Low density edge of settlement houses/flats	500	25,390,899	24,453,463	23,984,744	23,516,026	-3.7%	-5.5%	-7.4%
14	High density houses	500	42,107,257	41,214,352	40,767,900	40,321,447	-2.1%	-3.2%	-4.2%
15	High density flats	500	10,655,396	9,687,045	9,202,869	8,718,694	-9.1%	-13.6%	-18.2%
16	High density flats	500	10,655,396	9,687,045	9,202,869	8,718,694	-9.1%	-13.6%	-18.2%
17	High density flats	500	10,655,396	9,687,045	9,202,869	8,718,694	-9.1%	-13.6%	-18.2%
18	Low density flats and houses	700	36,829,372	35,561,718	34,927,891	34,294,063	-3.4%	-5.2%	-6.9%
19	High density flats	700	- 2,979,214	- 4,376,462	- 5,075,087	- 5,773,711	46.9%	70.3%	93.8%
20	Low density edge of settlement houses	1,935	85,119,097	82,423,905	81,062,390	79,692,753	-3.2%	-4.8%	-6.4%
21	Medium density edge of settlement houses/flats	1,935	76,487,310	73,748,038	72,378,401	70,995,241	-3.6%	-5.4%	-7.2%
22	New Settlement	2,560	61,463,015	58,011,825	56,277,286	54,521,817	-5.6%	-8.4%	-11.3%
23	Low density edge of settlement houses/flats	3,670	61,421,602	57,367,673	55,306,806	53,232,565	-6.6%	-10.0%	-13.3%
24	Low density edge of settlement houses	3,870	66,347,021	62,266,017	60,192,077	58,096,515	-6.2%	-9.3%	-12.4%
25	New Settlement	9,728	- 115,781,206	- 134,319,308	- 143,588,359	- 152,857,409	16.0%	24.0%	32.0%
26	New settlement - High density flats and houses	7,335	35,112,324	28,004,047	24,325,211	20,564,330	-20.2%	-30.7%	-41.4%
27	Retail (comparison)	-	1,336,728	1,221,448	1,144,594	1,067,741	-8.6%	-14.4%	-20.1%
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29	Office	-	9,147,409	7,706,408	7,466,242	7,226,075	-15.8%	-18.4%	-21.0%
30	Office	-	13,721,112	11,559,613	11,199,362	10,839,112	-15.8%	-18.4%	-21.0%
31	Industrial (40% plot ratio)	-	1,338,235	1,280,595	1,203,741	1,126,888	-4.3%	-10.1%	-15.8%
32	Warehousing/logistics (50% plot ratio)	-	1,672,794	1,600,744	1,504,677	1,408,610	-4.3%	-10.1%	-15.8%
33	Warehousing/logistics (60% plot ratio)	-	2,007,352	1,920,892	1,805,612	1,690,332	-4.3%	-10.1%	-15.8%
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
44	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
45	Leisure use	-	- 2,248,498	- 2,270,825	- 2,300,594	- 2,330,364	1.0%	2.3%	3.6%
46	Community use	-	- 2,997,996	- 3,027,766	- 3,067,459	- 3,107,152	1.0%	2.3%	3.6%
47	Community use	-	- 3,747,496	- 3,784,708	- 3,834,323	- 3,883,940	1.0%	2.3%	3.6%
48	Community use	-	- 4,496,995	- 4,541,649	- 4,601,189	- 4,660,728	1.0%	2.3%	3.6%

Table 6.8.4: Potential CIL rates – Sales values £5,875 per square metre – change in residual land value (appraisals assume 40% affordable housing)

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £5,875 psm
D

AH percentage 40%

Rented: 75%
SO: 0.25

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	No of units							
1	Low density flats	6	501,224	480,277	469,804	459,331	-4.2%	-6.3%	-8.4%
2	Low density rural extension	6	859,911	838,964	828,491	818,017	-2.4%	-3.7%	-4.9%
3	Low density flats	12	594,167	569,031	556,463	543,895	-4.2%	-6.3%	-8.5%
4	Low density rural extension	12	1,197,534	1,172,398	1,159,830	1,147,262	-2.1%	-3.1%	-4.2%
5	Medium density flats	50	2,394,808	2,293,760	2,243,236	2,192,713	-4.2%	-6.3%	-8.4%
6	Low density rural extension	50	4,790,229	4,689,182	4,638,658	4,588,135	-2.1%	-3.2%	-4.2%
7	Low density rural extension	50	4,790,229	4,689,182	4,638,658	4,588,135	-2.1%	-3.2%	-4.2%
8	Extra care scheme	60	- 375,909	- 469,679	- 516,564	- 563,449	24.9%	37.4%	49.9%
9	Low density edge of settlement houses/flats	150	12,053,218	11,766,097	11,622,537	11,478,976	-2.4%	-3.6%	-4.8%
10	Low density rural extension	250	21,268,206	20,798,607	20,563,720	20,328,832	-2.2%	-3.3%	-4.4%
11	Low density rural extension	250	21,268,206	20,798,607	20,563,720	20,328,832	-2.2%	-3.3%	-4.4%
12	Low density edge of settlement houses/flats	500	37,984,147	37,076,638	36,622,883	36,169,130	-2.4%	-3.6%	-4.8%
13	Low density edge of settlement houses/flats	500	36,344,981	35,437,472	34,979,936	34,518,761	-2.5%	-3.8%	-5.0%
14	High density houses	500	53,142,698	52,253,971	51,807,519	51,361,067	-1.7%	-2.5%	-3.4%
15	High density flats	500	20,419,882	19,467,114	18,990,729	18,514,346	-4.7%	-7.0%	-9.3%
16	High density flats	500	20,419,882	19,467,114	18,990,729	18,514,346	-4.7%	-7.0%	-9.3%
17	High density flats	500	20,419,882	19,467,114	18,990,729	18,514,346	-4.7%	-7.0%	-9.3%
18	Low density flats and houses	700	51,707,237	50,474,323	49,850,695	49,227,068	-2.4%	-3.6%	-4.8%
19	High density flats	700	10,762,764	9,411,178	8,734,857	8,058,535	-12.6%	-18.8%	-25.1%
20	Low density edge of settlement houses	1,935	116,072,419	113,444,560	112,118,650	110,792,740	-2.3%	-3.4%	-4.5%
21	Medium density edge of settlement houses/flats	1,935	107,066,505	104,414,683	103,088,773	101,751,764	-2.5%	-3.7%	-5.0%
22	New Settlement	2,560	96,973,877	93,722,764	92,077,665	90,425,523	-3.4%	-5.0%	-6.8%
23	Low density edge of settlement houses/flats	3,670	99,504,125	95,773,241	93,893,571	91,985,787	-3.7%	-5.6%	-7.6%
24	Low density edge of settlement houses	3,870	104,697,682	100,942,886	99,041,791	97,129,435	-3.6%	-5.4%	-7.2%
25	New Settlement	9,728	- 34,804,949	- 49,590,426	- 57,544,604	- 65,923,570	42.5%	65.3%	89.4%
26	New settlement - High density flats and houses	7,335	81,800,515	75,777,832	72,695,095	69,562,633	-7.4%	-11.1%	-15.0%
27	Retail (comparison)	-	1,336,728	1,221,448	1,144,594	1,067,741	-8.6%	-14.4%	-20.1%
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29	Office	-	9,147,409	7,706,408	7,466,242	7,226,075	-15.8%	-18.4%	-21.0%
30	Office	-	13,721,112	11,559,613	11,199,362	10,839,112	-15.8%	-18.4%	-21.0%
31	Industrial (40% plot ratio)	-	1,338,235	1,280,595	1,203,741	1,126,888	-4.3%	-10.1%	-15.8%
32	Warehousing/logistics (50% plot ratio)	-	1,672,794	1,600,744	1,504,677	1,408,610	-4.3%	-10.1%	-15.8%
33	Warehousing/logistics (60% plot ratio)	-	2,007,352	1,920,892	1,805,612	1,690,332	-4.3%	-10.1%	-15.8%
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
44	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
45	Leisure use	-	- 2,248,498	- 2,270,825	- 2,300,594	- 2,330,364	1.0%	2.3%	3.6%
46	Community use	-	- 2,997,996	- 3,027,766	- 3,067,459	- 3,107,152	1.0%	2.3%	3.6%
47	Community use	-	- 3,747,496	- 3,784,708	- 3,834,323	- 3,883,940	1.0%	2.3%	3.6%
48	Community use	-	- 4,496,995	- 4,541,649	- 4,601,189	- 4,660,728	1.0%	2.3%	3.6%

Table 6.8.5: Potential CIL rates – Sales values £6,500 per square metre – change in residual land value (appraisals assume 40% affordable housing)

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING | Sales value: £6,500 psm E | AH percentage 40% | Rented: 75% | SO: 0.25

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	No of units							
1	Low density flats	6	707,982	687,035	676,562	666,088	-3.0%	-4.4%	-5.9%
2	Low density rural extension	6	1,103,155	1,082,209	1,071,736	1,061,262	-1.9%	-2.8%	-3.8%
3	Low density flats	12	842,276	817,140	804,572	792,004	-3.0%	-4.5%	-6.0%
4	Low density rural extension	12	1,489,427	1,464,292	1,451,724	1,439,156	-1.7%	-2.5%	-3.4%
5	Medium density flats	50	3,382,692	3,281,645	3,231,121	3,180,598	-3.0%	-4.5%	-6.0%
6	Low density rural extension	50	5,952,446	5,851,400	5,800,876	5,750,352	-1.7%	-2.5%	-3.4%
7	Low density rural extension	50	5,952,446	5,851,400	5,800,876	5,750,352	-1.7%	-2.5%	-3.4%
8	Extra care scheme	60	370,730	278,469	232,339	186,209	-24.9%	-37.3%	-49.8%
9	Low density edge of settlement houses/flats	150	15,228,726	14,941,605	14,798,045	14,654,485	-1.9%	-2.8%	-3.8%
10	Low density rural extension	250	26,442,618	25,980,403	25,749,296	25,518,188	-1.7%	-2.6%	-3.5%
11	Low density rural extension	250	26,442,618	25,980,403	25,749,296	25,518,188	-1.7%	-2.6%	-3.5%
12	Low density edge of settlement houses/flats	500	47,869,401	46,969,271	46,515,517	46,061,763	-1.9%	-2.8%	-3.8%
13	Low density edge of settlement houses/flats	500	46,162,290	45,254,781	44,801,027	44,347,272	-2.0%	-2.9%	-3.9%
14	High density houses	500	63,068,638	62,190,103	61,750,834	61,311,566	-1.4%	-2.1%	-2.8%
15	High density flats	500	29,100,837	28,178,486	27,711,308	27,242,589	-3.2%	-4.8%	-6.4%
16	High density flats	500	29,100,837	28,178,486	27,711,308	27,242,589	-3.2%	-4.8%	-6.4%
17	High density flats	500	29,100,837	28,178,486	27,711,308	27,242,589	-3.2%	-4.8%	-6.4%
18	Low density flats and houses	700	65,052,868	63,825,684	63,212,092	62,598,500	-1.9%	-2.8%	-3.8%
19	High density flats	700	22,868,408	21,544,443	20,879,005	20,213,567	-5.8%	-8.7%	-11.6%
20	Low density edge of settlement houses	1,935	143,917,182	141,333,825	140,029,251	138,724,677	-1.8%	-2.7%	-3.6%
21	Medium density edge of settlement houses/flats	1,935	134,547,868	131,938,719	130,634,145	129,329,571	-1.9%	-2.9%	-3.9%
22	New Settlement	2,560	128,497,310	125,349,989	123,774,841	122,175,442	-2.4%	-3.7%	-4.9%
23	Low density edge of settlement houses/flats	3,670	133,037,244	129,487,087	127,696,708	125,896,999	-2.7%	-4.0%	-5.4%
24	Low density edge of settlement houses	3,870	138,496,693	134,920,657	133,123,654	131,302,142	-2.6%	-3.9%	-5.2%
25	New Settlement	9,728	16,755,849	5,877,775	187,193	-5,779,567	-64.9%	-98.9%	-134.5%
26	New settlement - High density flats and houses	7,335	121,192,199	115,701,531	112,907,768	110,082,110	-4.5%	-6.8%	-9.2%
27	Retail (comparison)	-	1,336,728	1,221,448	1,144,594	1,067,741	-8.6%	-14.4%	-20.1%
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29	Office	-	9,147,409	7,706,408	7,466,242	7,226,075	-15.8%	-18.4%	-21.0%
30	Office	-	13,721,112	11,559,613	11,199,362	10,839,112	-15.8%	-18.4%	-21.0%
31	Industrial (40% plot ratio)	-	1,338,235	1,280,595	1,203,741	1,126,888	-4.3%	-10.1%	-15.8%
32	Warehousing/logistics (50% plot ratio)	-	1,672,794	1,600,744	1,504,677	1,408,610	-4.3%	-10.1%	-15.8%
33	Warehousing/logistics (60% plot ratio)	-	2,007,352	1,920,892	1,805,612	1,690,332	-4.3%	-10.1%	-15.8%
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43	Leisure use	-	-2,247,114	-2,269,440	-2,299,210	-2,328,980	1.0%	2.3%	3.6%
44	Leisure use	-	-2,247,114	-2,269,440	-2,299,210	-2,328,980	1.0%	2.3%	3.6%
45	Leisure use	-	-2,248,498	-2,270,825	-2,300,594	-2,330,364	1.0%	2.3%	3.6%
46	Community use	-	-2,997,996	-3,027,766	-3,067,459	-3,107,152	1.0%	2.3%	3.6%
47	Community use	-	-3,747,496	-3,784,708	-3,834,323	-3,883,940	1.0%	2.3%	3.6%
48	Community use	-	-4,496,995	-4,541,649	-4,601,189	-4,660,728	1.0%	2.3%	3.6%

Table 6.8.6: Potential CIL rates – Sales values £7,125 per square metre – change in residual land value (appraisals assume 40% affordable housing)

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £7,125 psm
F

AH percentage 40%

Rented: 75%
SO: 0.25

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	No of units							
1	Low density flats	6	914,739	893,793	883,320	872,846	-2.3%	-3.4%	-4.6%
2	Low density rural extension	6	1,346,400	1,325,453	1,314,980	1,304,506	-1.6%	-2.3%	-3.1%
3	Low density flats	12	1,090,385	1,065,250	1,052,682	1,040,114	-2.3%	-3.5%	-4.6%
4	Low density rural extension	12	1,781,321	1,756,185	1,743,617	1,731,049	-1.4%	-2.1%	-2.8%
5	Medium density flats	50	4,370,577	4,269,529	4,219,007	4,168,483	-2.3%	-3.5%	-4.6%
6	Low density rural extension	50	7,114,664	7,013,617	6,963,093	6,912,569	-1.4%	-2.1%	-2.8%
7	Low density rural extension	50	7,114,664	7,013,617	6,963,093	6,912,569	-1.4%	-2.1%	-2.8%
8	Extra care scheme	60	1,111,321	1,019,060	972,930	926,799	-8.3%	-12.5%	-16.6%
9	Low density edge of settlement houses/flats	150	18,404,234	18,117,113	17,973,554	17,829,993	-1.6%	-2.3%	-3.1%
10	Low density rural extension	250	31,617,032	31,154,817	30,923,709	30,692,602	-1.5%	-2.2%	-2.9%
11	Low density rural extension	250	31,617,032	31,154,817	30,923,709	30,692,602	-1.5%	-2.2%	-2.9%
12	Low density edge of settlement houses/flats	500	57,695,756	56,802,852	56,356,399	55,909,947	-1.5%	-2.3%	-3.1%
13	Low density edge of settlement houses/flats	500	55,923,405	55,030,499	54,584,047	54,137,595	-1.6%	-2.4%	-3.2%
14	High density houses	500	72,994,580	72,116,044	71,676,776	71,237,508	-1.2%	-1.8%	-2.4%
15	High density flats	500	37,704,115	36,787,358	36,326,183	35,865,007	-2.4%	-3.7%	-4.9%
16	High density flats	500	37,704,115	36,787,358	36,326,183	35,865,007	-2.4%	-3.7%	-4.9%
17	High density flats	500	37,704,115	36,787,358	36,326,183	35,865,007	-2.4%	-3.7%	-4.9%
18	Low density flats and houses	700	78,342,032	77,134,595	76,530,877	75,927,158	-1.5%	-2.3%	-3.1%
19	High density flats	700	34,760,178	33,471,790	32,827,597	32,183,404	-3.7%	-5.6%	-7.4%
20	Low density edge of settlement houses	1,935	171,677,190	169,110,028	167,826,448	166,542,867	-1.5%	-2.2%	-3.0%
21	Medium density edge of settlement houses/flats	1,935	161,914,286	159,347,124	158,063,543	156,779,962	-1.6%	-2.4%	-3.2%
22	New Settlement	2,560	159,698,511	156,628,754	155,080,417	153,532,080	-1.9%	-2.9%	-3.9%
23	Low density edge of settlement houses/flats	3,670	166,084,312	162,665,557	160,932,335	159,199,114	-2.1%	-3.1%	-4.1%
24	Low density edge of settlement houses	3,870	171,812,223	168,365,698	166,630,713	164,891,012	-2.0%	-3.0%	-4.0%
25	New Settlement	9,728	59,681,833	50,476,039	45,727,322	40,858,275	-15.4%	-23.4%	-31.5%
26	New settlement - High density flats and houses	7,335	159,298,867	154,155,216	151,551,207	148,910,729	-3.2%	-4.9%	-6.5%
27	Retail (comparison)	-	11,062,081	10,946,801	10,869,948	10,793,094	-1.0%	-1.7%	-2.4%
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29	Office	-	18,033,963	16,592,964	16,352,797	16,112,630	-8.0%	-9.3%	-10.7%
30	Office	-	27,050,946	24,889,446	24,529,196	24,168,946	-8.0%	-9.3%	-10.7%
31	Industrial (40% plot ratio)	-	2,332,981	2,275,341	2,198,487	2,121,635	-2.5%	-5.8%	-9.1%
32	Warehousing/logistics (50% plot ratio)	-	2,916,226	2,844,176	2,748,109	2,652,043	-2.5%	-5.8%	-9.1%
33	Warehousing/logistics (60% plot ratio)	-	3,499,472	3,413,012	3,297,732	3,182,452	-2.5%	-5.8%	-9.1%
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
44	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
45	Leisure use	-	- 2,248,498	- 2,270,825	- 2,300,594	- 2,330,364	1.0%	2.3%	3.6%
46	Community use	-	- 2,997,996	- 3,027,766	- 3,067,459	- 3,107,152	1.0%	2.3%	3.6%
47	Community use	-	- 3,747,496	- 3,784,708	- 3,834,323	- 3,883,940	1.0%	2.3%	3.6%
48	Community use	-	- 4,496,995	- 4,541,649	- 4,601,189	- 4,660,728	1.0%	2.3%	3.6%

Table 6.8.7: Potential CIL rates – Sales values £7,750 per square metre – change in residual land value (appraisals assume 40% affordable housing)

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING | Sales value: £7,750 psm G | AH percentage 40% | Rented: 75% | SO: 0.25

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	No of units							
1	Low density flats	6	1,121,497	1,100,550	1,090,077	1,079,605	-1.9%	-2.8%	-3.7%
2	Low density rural extension	6	1,589,644	1,568,698	1,558,225	1,547,751	-1.3%	-2.0%	-2.6%
3	Low density flats	12	1,338,495	1,313,359	1,300,791	1,288,223	-1.9%	-2.8%	-3.8%
4	Low density rural extension	12	2,073,214	2,048,078	2,035,510	2,022,942	-1.2%	-1.8%	-2.4%
5	Medium density flats	50	5,358,461	5,257,415	5,206,891	5,156,367	-1.9%	-2.8%	-3.8%
6	Low density rural extension	50	8,275,409	8,175,834	8,125,310	8,074,787	-1.2%	-1.8%	-2.4%
7	Low density rural extension	50	8,275,409	8,175,834	8,125,310	8,074,787	-1.2%	-1.8%	-2.4%
8	Extra care scheme	60	1,846,053	1,755,278	1,709,889	1,664,502	-4.9%	-7.4%	-9.8%
9	Low density edge of settlement houses/flats	150	21,557,655	21,275,155	21,133,904	20,992,654	-1.3%	-2.0%	-2.6%
10	Low density rural extension	250	36,760,452	36,305,675	36,078,287	35,850,898	-1.2%	-1.9%	-2.5%
11	Low density rural extension	250	36,760,452	36,305,675	36,078,287	35,850,898	-1.2%	-1.9%	-2.5%
12	Low density edge of settlement houses/flats	500	67,522,112	66,629,207	66,182,754	65,736,302	-1.3%	-2.0%	-2.6%
13	Low density edge of settlement houses/flats	500	65,674,940	64,782,035	64,335,583	63,889,129	-1.4%	-2.0%	-2.7%
14	High density houses	500	82,920,522	82,041,986	81,602,718	81,163,449	-1.1%	-1.6%	-2.1%
15	High density flats	500	46,240,905	45,333,396	44,879,642	44,425,887	-2.0%	-2.9%	-3.9%
16	High density flats	500	46,240,905	45,333,396	44,879,642	44,425,887	-2.0%	-2.9%	-3.9%
17	High density flats	500	46,240,905	45,333,396	44,879,642	44,425,887	-2.0%	-2.9%	-3.9%
18	Low density flats and houses	700	91,610,843	90,403,406	89,799,687	89,195,970	-1.3%	-2.0%	-2.6%
19	High density flats	700	46,491,457	45,223,801	44,589,974	43,956,147	-2.7%	-4.1%	-5.5%
20	Low density edge of settlement houses	1,935	199,354,822	196,828,971	195,566,045	194,302,875	-1.3%	-1.9%	-2.5%
21	Medium density edge of settlement houses/flats	1,935	189,220,781	186,690,733	185,407,152	184,123,571	-1.3%	-2.0%	-2.7%
22	New Settlement	2,560	190,688,325	187,690,512	186,168,393	184,644,972	-1.6%	-2.4%	-3.2%
23	Low density edge of settlement houses/flats	3,670	198,833,724	195,494,808	193,816,919	192,139,031	-1.7%	-2.5%	-3.4%
24	Low density edge of settlement houses	3,870	204,837,228	201,478,037	199,798,440	198,096,711	-1.6%	-2.5%	-3.3%
25	New Settlement	9,728	99,001,895	90,761,824	86,534,438	82,232,434	-8.3%	-12.6%	-16.9%
26	New settlement - High density flats and houses	7,335	196,653,679	191,752,744	189,278,169	186,767,372	-2.5%	-3.8%	-5.0%
27	Retail (comparison)	-	11,062,081	10,946,801	10,869,948	10,793,094	-1.0%	-1.7%	-2.4%
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29	Office	-	18,033,963	16,592,964	16,352,797	16,112,630	-8.0%	-9.3%	-10.7%
30	Office	-	27,050,946	24,889,446	24,529,196	24,168,946	-8.0%	-9.3%	-10.7%
31	Industrial (40% plot ratio)	-	2,332,981	2,275,341	2,198,487	2,121,635	-2.5%	-5.8%	-9.1%
32	Warehousing/logistics (50% plot ratio)	-	2,916,226	2,844,176	2,748,109	2,652,043	-2.5%	-5.8%	-9.1%
33	Warehousing/logistics (60% plot ratio)	-	3,499,472	3,413,012	3,297,732	3,182,452	-2.5%	-5.8%	-9.1%
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
44	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
45	Leisure use	-	- 2,248,498	- 2,270,825	- 2,300,594	- 2,330,364	1.0%	2.3%	3.6%
46	Community use	-	- 2,997,996	- 3,027,766	- 3,067,459	- 3,107,152	1.0%	2.3%	3.6%
47	Community use	-	- 3,747,496	- 3,784,708	- 3,834,323	- 3,883,940	1.0%	2.3%	3.6%
48	Community use	-	- 4,496,995	- 4,541,649	- 4,601,189	- 4,660,728	1.0%	2.3%	3.6%

Table 6.8.8: Potential CIL rates – Sales values £8,375 per square metre – change in residual land value (appraisals assume 40% affordable housing)

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING | Sales value: £8,375 psm H | AH percentage 40% | Rented: 75% | SO: 0.25

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	No of units							
1	Low density flats	6	1,328,255	1,307,309	1,296,835	1,286,362	-1.6%	-2.4%	-3.2%
2	Low density rural extension	6	1,832,889	1,811,942	1,801,468	1,790,996	-1.1%	-1.7%	-2.3%
3	Low density flats	12	1,586,604	1,561,468	1,548,900	1,536,332	-1.6%	-2.4%	-3.2%
4	Low density rural extension	12	2,365,107	2,339,971	2,327,404	2,314,836	-1.1%	-1.6%	-2.1%
5	Medium density flats	50	6,346,346	6,245,299	6,194,776	6,144,252	-1.6%	-2.4%	-3.2%
6	Low density rural extension	50	9,429,951	9,330,530	9,280,819	9,231,109	-1.1%	-1.6%	-2.1%
7	Low density rural extension	50	9,429,951	9,330,530	9,280,819	9,231,109	-1.1%	-1.6%	-2.1%
8	Extra care scheme	60	2,576,912	2,486,135	2,440,748	2,395,359	-3.5%	-5.3%	-7.0%
9	Low density edge of settlement houses/flats	150	24,709,383	24,426,882	24,285,632	24,144,382	-1.1%	-1.7%	-2.3%
10	Low density rural extension	250	41,903,773	41,448,995	41,221,607	40,994,219	-1.1%	-1.6%	-2.2%
11	Low density rural extension	250	41,903,773	41,448,995	41,221,607	40,994,219	-1.1%	-1.6%	-2.2%
12	Low density edge of settlement houses/flats	500	77,305,081	76,426,544	75,987,276	75,548,008	-1.1%	-1.7%	-2.3%
13	Low density edge of settlement houses/flats	500	75,398,441	74,519,905	74,080,637	73,640,665	-1.2%	-1.7%	-2.3%
14	High density houses	500	92,825,639	91,961,241	91,528,659	91,089,391	-0.9%	-1.4%	-1.9%
15	High density flats	500	54,754,376	53,861,470	53,415,018	52,962,677	-1.6%	-2.4%	-3.3%
16	High density flats	500	54,754,376	53,861,470	53,415,018	52,962,677	-1.6%	-2.4%	-3.3%
17	High density flats	500	54,754,376	53,861,470	53,415,018	52,962,677	-1.6%	-2.4%	-3.3%
18	Low density flats and houses	700	104,857,964	103,669,958	103,068,499	102,464,781	-1.1%	-1.7%	-2.3%
19	High density flats	700	58,114,474	56,867,219	56,243,590	55,619,963	-2.1%	-3.2%	-4.3%
20	Low density edge of settlement houses	1,935	227,023,465	224,497,614	223,234,689	221,971,762	-1.1%	-1.7%	-2.2%
21	Medium density edge of settlement houses/flats	1,935	216,474,394	213,948,542	212,685,617	211,422,691	-1.2%	-1.8%	-2.3%
22	New Settlement	2,560	221,544,544	218,588,772	217,089,865	215,590,960	-1.3%	-2.0%	-2.7%
23	Low density edge of settlement houses/flats	3,670	231,370,960	228,117,683	226,466,795	224,815,907	-1.4%	-2.1%	-2.8%
24	Low density edge of settlement houses	3,870	237,651,084	234,368,269	232,715,702	231,063,134	-1.4%	-2.1%	-2.8%
25	New Settlement	9,728	136,398,136	128,776,265	124,885,323	120,938,507	-5.6%	-8.4%	-11.3%
26	New settlement - High density flats and houses	7,335	233,533,447	228,813,338	226,417,763	224,022,189	-2.0%	-3.0%	-4.1%
27	Retail (comparison)	-	11,062,081	10,946,801	10,869,948	10,793,094	-1.0%	-1.7%	-2.4%
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29	Office	-	18,033,963	16,592,964	16,352,797	16,112,630	-8.0%	-9.3%	-10.7%
30	Office	-	27,050,946	24,889,446	24,529,196	24,168,946	-8.0%	-9.3%	-10.7%
31	Industrial (40% plot ratio)	-	2,332,981	2,275,341	2,198,487	2,121,635	-2.5%	-5.8%	-9.1%
32	Warehousing/logistics (50% plot ratio)	-	2,916,226	2,844,176	2,748,109	2,652,043	-2.5%	-5.8%	-9.1%
33	Warehousing/logistics (60% plot ratio)	-	3,499,472	3,413,012	3,297,732	3,182,452	-2.5%	-5.8%	-9.1%
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
44	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
45	Leisure use	-	- 2,248,498	- 2,270,825	- 2,300,594	- 2,330,364	1.0%	2.3%	3.6%
46	Community use	-	- 2,997,996	- 3,027,766	- 3,067,459	- 3,107,152	1.0%	2.3%	3.6%
47	Community use	-	- 3,747,496	- 3,784,708	- 3,834,323	- 3,883,940	1.0%	2.3%	3.6%
48	Community use	-	- 4,496,995	- 4,541,649	- 4,601,189	- 4,660,728	1.0%	2.3%	3.6%

Table 6.8.9: Potential CIL rates – Sales values £9,000 per square metre – change in residual land value (appraisals assume 40% affordable housing)

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING | Sales value: £9,000 psm | AH percentage 40% | Rented: 75% | SO: 0.25

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	No of units							
1	Low density flats	6	1,535,012	1,514,067	1,503,593	1,493,120	-1.4%	-2.0%	-2.7%
2	Low density rural extension	6	2,076,133	2,055,187	2,044,713	2,034,240	-1.0%	-1.5%	-2.0%
3	Low density flats	12	1,834,714	1,809,578	1,797,010	1,784,442	-1.4%	-2.1%	-2.7%
4	Low density rural extension	12	2,657,001	2,631,866	2,619,297	2,606,729	-0.9%	-1.4%	-1.9%
5	Medium density flats	50	7,334,231	7,233,184	7,182,660	7,132,137	-1.4%	-2.1%	-2.8%
6	Low density rural extension	50	10,584,492	10,485,071	10,435,361	10,385,650	-0.9%	-1.4%	-1.9%
7	Low density rural extension	50	10,584,492	10,485,071	10,435,361	10,385,650	-0.9%	-1.4%	-1.9%
8	Extra care scheme	60	3,307,770	3,216,994	3,171,605	3,126,218	-2.7%	-4.1%	-5.5%
9	Low density edge of settlement houses/flats	150	27,861,110	27,578,610	27,437,360	27,296,110	-1.0%	-1.5%	-2.0%
10	Low density rural extension	250	47,047,093	46,592,317	46,364,928	46,137,540	-1.0%	-1.4%	-1.9%
11	Low density rural extension	250	47,047,093	46,592,317	46,364,928	46,137,540	-1.0%	-1.4%	-1.9%
12	Low density edge of settlement houses/flats	500	87,082,133	86,203,597	85,764,329	85,325,060	-1.0%	-1.5%	-2.0%
13	Low density edge of settlement houses/flats	500	85,101,050	84,222,513	83,783,244	83,343,976	-1.0%	-1.5%	-2.1%
14	High density houses	500	102,718,483	101,854,084	101,421,884	100,989,685	-0.8%	-1.3%	-1.7%
15	High density flats	500	63,233,972	62,341,066	61,894,614	61,448,161	-1.4%	-2.1%	-2.8%
16	High density flats	500	63,233,972	62,341,066	61,894,614	61,448,161	-1.4%	-2.1%	-2.8%
17	High density flats	500	63,233,972	62,341,066	61,894,614	61,448,161	-1.4%	-2.1%	-2.8%
18	Low density flats and houses	700	118,069,630	116,881,622	116,287,619	115,693,616	-1.0%	-1.5%	-2.0%
19	High density flats	700	69,680,336	68,453,151	67,839,559	67,220,047	-1.8%	-2.6%	-3.5%
20	Low density edge of settlement houses	1,935	254,626,599	252,141,394	250,898,791	249,640,406	-1.0%	-1.5%	-2.0%
21	Medium density edge of settlement houses/flats	1,935	243,703,388	241,202,156	239,939,231	238,676,305	-1.0%	-1.5%	-2.1%
22	New Settlement	2,560	252,314,904	249,368,154	247,893,367	246,418,582	-1.2%	-1.8%	-2.3%
23	Low density edge of settlement houses/flats	3,670	263,771,766	260,575,399	258,955,181	257,330,859	-1.2%	-1.8%	-2.4%
24	Low density edge of settlement houses	3,870	270,327,192	267,104,515	265,478,540	263,852,565	-1.2%	-1.8%	-2.4%
25	New Settlement	9,728	172,622,878	165,442,341	161,782,350	158,082,111	-4.2%	-6.3%	-8.4%
26	New settlement - High density flats and houses	7,335	270,078,283	265,494,908	263,175,812	260,854,159	-1.7%	-2.6%	-3.4%
27	Retail (comparison)	-	11,062,081	10,946,801	10,869,948	10,793,094	-1.0%	-1.7%	-2.4%
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29	Office	-	18,033,963	16,592,964	16,352,797	16,112,630	-8.0%	-9.3%	-10.7%
30	Office	-	27,050,946	24,889,446	24,529,196	24,168,946	-8.0%	-9.3%	-10.7%
31	Industrial (40% plot ratio)	-	2,332,981	2,275,341	2,198,487	2,121,635	-2.5%	-5.8%	-9.1%
32	Warehousing/logistics (50% plot ratio)	-	2,916,226	2,844,176	2,748,109	2,652,043	-2.5%	-5.8%	-9.1%
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36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
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46	Community use	-	- 2,997,996	- 3,027,766	- 3,067,459	- 3,107,152	1.0%	2.3%	3.6%
47	Community use	-	- 3,747,496	- 3,784,708	- 3,834,323	- 3,883,940	1.0%	2.3%	3.6%
48	Community use	-	- 4,496,995	- 4,541,649	- 4,601,189	- 4,660,728	1.0%	2.3%	3.6%

CIL rate for residential (including retirement housing and residential institutions)

6.11 The outputs of the appraisals indicate that a CIL rate of £60 per square metre be viable in most situations and readily absorbed through modest reductions in residual land values. In some cases, the reduction in residual land values arising from setting a CIL will be significantly higher than average, but this is typically where the residual land value is at the very lowest end of the area-wide range and where development is already unviable with the full extent of policy requirements.

6.12 We attach as Appendix 6 the results of our sensitivity analysis which builds in the growth rates on sales values and inflation on costs identified in Table 4.3.1. The results indicate that schemes will become more viable and the 'buffer' or 'margin' between the theoretical maximum CIL rates and the proposed rates would widen. This would increase the capacity of schemes to provide higher levels of affordable housing (towards or at the strategic target level of 40%) or generate higher returns to landowners. As noted previously, these sensitivity analyses should be treated with a degree of caution as forecasts are based on assumptions on a range of factors that may change.

6.13 A key consideration is the interaction between CIL contributions and affordable housing, noting of course our earlier comments that securing both CIL and affordable housing are both essential objectives. Like other planning authorities, it may not be possible to prioritise affordable housing to the total exclusion of financial contributions towards essential community infrastructure, and vice-versa. CIL liabilities should, in most circumstances, be passed on to the landowner through modest reductions in residual land values, but where this cannot happen (due to a high existing use value, for example), there may be a reduction in affordable housing in comparison to a 'no CIL' scenario. It is therefore important to exercise a degree of caution when setting CIL rates to minimise the potential impact on affordable housing as far as possible.

6.14 Following the changes to CIL regulations in 2019 (see Section 2), charging authorities are able to make more use of Section 106 to secure contributions towards infrastructure. This is the preferred approach in Greater Cambridge and makes more practical sense as there are some very large developments being brought forward. For these large developments, securing infrastructure through planning obligations will facilitate delivery of community infrastructure on site, which is a preferable approach to collecting funds through CIL and the Authority being responsible for delivering infrastructure.

6.15 A CIL rate of £60 per square metre across the Greater Cambridge area strikes an appropriate balance between maximising revenue and the potential impact on viability, as well as leaving sufficient headroom for maximising contributions through Section 106 obligations and securing affordable housing.

CIL rate for Student Housing

6.16 Our appraisals indicate that student housing developments will generate significant surplus values above benchmark land values. However, the emerging Local Plan will require student housing to contribute towards affordable housing via a payment in lieu, which will take a significant proportion of the surplus value identified in Table 6.6.11. It is also possible that student housing developments may be required to make additional contributions to infrastructure through Section 106 obligations in the future.

6.17 A CIL rate of £60 per square metre for student housing developments strikes an appropriate balance between maximising revenue and the potential impact on viability. This rate would be set well below the theoretical maximum rate, which would allow this type of development to absorb changes to economic conditions over the life of the charging schedule.

CIL rate for Hotels

6.18 Our appraisals indicate that hotel developments will generate significant surplus values above benchmark land values, albeit much lower than student housing. Furthermore, it is more likely that hotels will be developed in the City, where benchmark land values are higher than other areas.

6.19 A CIL rate of £50 per square metre for hotel developments strikes an appropriate balance between

maximising revenue and the potential impact on viability. This rate would be set well below the theoretical maximum rate, which would allow this type of development to absorb changes to economic conditions over the life of the charging schedule.

Shops, restaurants, financial and professional services

6.20 Our appraisals indicate that developments of shops, restaurants, and premises for financial and professional services generate surplus values above benchmark land values and can therefore viably contribute towards CIL. It is likely that most retail uses in the City (where benchmark land values are higher) will involve recycling of existing retail floorspace which would result in a significant offset of existing floorspace against CIL liabilities. Where developed outside the City, retail uses will generate higher surpluses due to lower benchmark land values.

6.21 A CIL rate of £50 per square metre for shops, restaurants, and premises for financial and professional services developments strikes an appropriate balance between maximising revenue and the potential impact on viability. This rate would be set well below the theoretical maximum rate, which would allow this type of development to absorb changes to economic conditions over the life of the charging schedule.

Offices (including R&D)

6.22 Our appraisals indicate that office developments across Greater Cambridge generate significant surplus values above benchmark land values and can therefore viably contribute towards CIL. A significant amount of office and R&D floorspace is expected to come forward over the next twenty years which will create significant needs for transport and other supporting infrastructure. A significant proportion of this floorspace will be developed in research parks outside the City on greenfield sites with low benchmark land values.

6.23 The Cambridge office and R&D sectors share many similar characteristics to Oxford, which has recently updated its CIL Charging Schedule to increase the rate for Offices and R&D from £33.74 to £168.74 per square metre. This has subsequently increased to circa £175 per square metre as a result of indexation .

6.24 A CIL rate of £175 per square metre for office and R&D developments strikes an appropriate balance between maximising revenue and the potential impact on viability. This rate would be set well below the theoretical maximum rate, which would allow this type of development to absorb changes to economic conditions over the life of the charging schedule.

B2 and B8 (general industrial, warehousing) and Data Centres

6.25 Alongside significant volumes of office development, it is expected that there will be a significant volume of new B2 and B8 space to support new R&D and commercial activity. There is also an expectation that the innovation and tech sector will require new data centres to be developed in the area. Our appraisals indicate that industrial developments generate surplus values above benchmark land values and can therefore viably contribute towards CIL. Due to their large scale, industrial developments and data centres will typically be developed on previously undeveloped land with lower benchmark land values. The surpluses generated by these uses are lower than those generated by office and R&D uses and a lower rate should be applied.

6.26 A CIL rate of £35 per square metre for B2, B8 and data centre developments strikes an appropriate balance between maximising revenue and the potential impact on viability. This rate would be set well below the theoretical maximum rate, which would allow this type of development to absorb changes to economic conditions over the life of the charging schedule.

Other uses

6.27 For other uses not identified above, we recommend a nil rate. These are likely to be predominantly leisure and community uses (which our appraisals indicate do not generate surplus values) and developments for education, healthcare and other community infrastructure, which are not brought forward as profit generating projects. Other authorities have nil rated these uses to avoid the administrative burden of collecting CIL and then reinvesting it in the same projects.

7 Conclusions and recommendations

7.1 The NPPF states that the cumulative impact of local planning authority standards and policies "*should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle*". The NPPF echoes this requirement, stating that "*Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not make development unviable, and should be supported by evidence to demonstrate this*". This report and its supporting appendices test the ability of development typologies in Greater Cambridge to support local plan policies while making contributions to infrastructure that will support growth through potential alternative CIL rates.

7.2 Greater Cambridge has not hitherto used CIL as a mechanism for collecting contributions towards infrastructure. We understand that the Authority intends to continue to use Section 106 obligations as the primary mechanism for securing community infrastructure, especially for on-site infrastructure and that CIL will be used primarily to collect contributions towards strategic infrastructure. Consequently, the rates that our appraisals support are necessarily relatively modest in recognition that the bulk of contributions will continue to be secured through planning obligations.

7.3 The proposed CIL rates for Greater Cambridge are summarised in Table 7.3.1.

Table 7.3.1: Proposed CIL rates

Intended use	Proposed CIL per square metre
Residential houses and flats	£60
Retirement housing	£60
Residential institutions	£60
Student accommodation	£60
Hotels	£50
Shops, restaurants, financial and professional services	£50
Offices and R&D	£175
B2 and B8 (including data centres)	£35
All other uses	£0

7.4 Our testing indicates that the proposed CIL rates will have a relatively modest impact on residual land values in most cases. In exceptional cases where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value (for example, due to high existing use values), the increase will have a modest impact on affordable housing levels that can be delivered.

7.5 There is clearly a need to balance the need to deliver affordable housing with the need to secure contributions to fund community infrastructure that will support development and growth. The Authority cannot seek to prioritise securing affordable housing to the exclusion of securing funding for infrastructure and vice versa. In our view, the proposed rates strike this balance appropriately.

7.6 The CIL regulations require charging authorities to strike a balance between achieving its aim of meeting needs for affordable housing with raising funds for infrastructure, and ensuring that developments generate acceptable returns to willing landowners and willing developers. The rates above ensure that these objectives are balanced appropriately.

Additional observations

7.7 Viability measured in present value terms is only one of several factors that determine whether a site

is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from the introduction of CIL can be absorbed in almost all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the land owner at the bid stage without adversely impacting on the supply of land for development.

7.8 In most cases, the changes in residual land values required to accommodate CIL is very modest and the CIL itself accounts for a very small proportion of overall development costs (typically well below 5%). The imposition of CIL is therefore not the critical factor in determining whether or not a scheme will come forward.

7.9 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Authority's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Authority's policies and requirements.

7.10 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing. The Authority should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context and adjusted for the proposed CIL rates. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.

7.11 This study demonstrates that the proposed CIL charges and the Councils flexible approach to applying policy requirements will ensure an appropriate balance between delivering affordable housing, sustainability objectives, necessary infrastructure and the need for landowners and developers to achieve reasonable returns in line with the requirements of the NPPF.

Appendix 1 - Policy review

Reference	Policy title	Cost implications for developers?
Policy S/JH	New jobs and homes	None – sets out requirements for new housing and employment floorspace
Policy S/DS	Development strategy	None – indicates where new housing and employment development should be located
Policy S/SH	Settlement hierarchy	None – sets out settlement hierarchy for other requirements
Policy S/DE	Defined development extents	None – land use matter only. Defines where development will be permitted.
Policy S/GB	The Cambridge Green Belt	None – land use matter only.
Policy S/MO	Monitoring	None – indicates how the Councils will monitor implementation of policies.
Policy S/NEC	North East Cambridge	Land use matter only
Policy S/LAC	Other site allocations in Cambridge	Land use matter only
Policy S/PA/CC	Cambridge City Centre	Land use matter only
Policy S/AMC	Areas of Major Change	Land use matter only
Policy S/PRIA	Public Realm Improvement Areas (PRIA) in Cambridge	Land use matter only
Policy S/CE	Cambridge East	Land use matter only
Policy S/CBC	Cambridge Biomedical Campus (including Addenbrooke's Hospital)	Land use matter only
Policy S/NWC	Eddington, Cambridge	Land use matter only
Policy S/WC	West Cambridge	Land use matter only
Policy S/HHR	Land between Huntingdon Road and Histon Road	Land use matter only
Policy S/EOC	Other site allocations on the edge of Cambridge	Land use matter only
Policy S/CBN	Cambourne North	Land use matter only
Policy S/CB	Cambourne	Land use matter only
Policy S/GF	Land adjacent to A11 and A1307 at Grange Farm	Land use matter only
Policy S/NST	Northstowe New Town	Land use matter only
Policy S/WNT	Land north of Waterbeach	Land use matter only
Policy S/BA	Bourn Airfield New Village	Land use matter only
Policy S/WGC	Wellcome Genome Campus, Hinxton	Land use matter only
Policy S/BRC	Babraham Research Campus	Land use matter only
Policy S/RSC	Other site allocations in the Rural Southern Cluster	Land use matter only
Policy S/SCP	Policy areas in the rural southern cluster	Land use matter only
Policy S/SHF	Land north of A1307, Bar Hill (Slate Hall Farm)	Land use matter only
Policy S/RRA	Site allocations in the rest of the rural area	Land use matter only
Policy S/RRP	Policy areas in the rest of the rural area	Land use matter only
Policy CC/SD	Sustainable development and the climate emergency	Requirement for submission of a sustainability statement – deminimis cost
Policy CC/DC	Designing for a changing climate	None - Requirement to design buildings to maximise passive cooling.
Policy CC/NZ	Net zero carbon new buildings	Cost impact of achieving net zero carbon (included in appraisals)
Policy CC/WE	Water efficiency in new developments	None – water reduction can be achieved through selection of shower and tap fittings
Policy CC/IW	Integrated water management, sustainable drainage and water quality	None – reflects standard use of SuSDs and similar strategies
Policy CC/FM	Managing flood risk	None – land use matter only
Policy CC/RE	Renewable energy projects and infrastructure	None – relates to how applications for renewable energy schemes will be determined
Policy CC/CE	Supporting a circular economy and sustainable resource use	None – requires developers to consider refurbishment as an alternative to demolition
Policy CC/CS	Supporting land-based carbon sequestration and carbon sinks	None – land use matter only

Reference	Policy title	Cost implications for developers?
Policy BG/BG	Biodiversity and geodiversity	Seeks 20% biodiversity net gain.
Policy BG/GI	Green and blue infrastructure	None – requirement to enhance blue and green infrastructure can be achieved through normal landscaping allowances included in development costs
Policy BG/TC	Improving tree canopy cover and the tree population	None – requirement to enhance tree canopy cover can be achieved through normal landscaping allowances included in development costs
Policy BG/RC	River corridors	None – land use matter only
Policy BG/PO	Protecting open spaces	None – land use matter only
Policy BG/EO	Providing and enhancing open spaces	None – major developments to contribute to provision of open space. This can be achieved within the gross site area without adversely impacting developable area.
Policy WS/HD	Creating healthy new developments	None – incorporates requirements addressed by other policies
Policy WS/NC	Meeting the needs of new and growing Communities	Requirement for development to contribute towards onsite facilities – captured in our appraisals through Section 106 assumptions.
Policy WS/CF	Community, sports and leisure facilities	None – land use matter only. Policy addresses how applications for new sports and leisure facilities will be determined.
Policy WS/CH	Cultural and creative hubs	None – sets out requirements for cultural hubs.
Policy WS/MU	Meanwhile uses during long term redevelopments	None – land use matter only
Policy WS/IO	Creating inclusive employment and business opportunities through new developments	Requirement for employment and skills plan and employment and skills provision.
Policy WS/HS	Pollution, health and safety	None – requirement for avoiding light, noise and air pollution
Policy WS/PH	Public houses	None – seeks to protect existing pubs. Land use matter only.
Policy GP/PP	People and place responsive design	None – no additional requirements not addressed by other policies
Policy GP/QD	Achieving high quality development	Requirement for high quality design reflected in professional fees allowance.
Policy GP/HD	Housing density	None – requires efficient use of land.
Policy GP/ST	Skyline and tall buildings	None – sets out requirements for tall buildings relating to design, impact, scale and massing and design quality
Policy GP/QP	Establishing high quality landscape and public realm	None – no additional costs to those relating to other specific policies
Policy GP/LC	Protection and enhancement of landscape character	None
Policy GP/HE	Historic environment	None – reflects standard approach to protecting heritage assets.

Reference	Policy title	Cost implications for developers?
Policy GP/HA	Designated heritage assets	None – reflects standard approach to protecting heritage assets.
Policy GP/ND	Non-designated heritage assets	None – reflects standard approach to protecting heritage assets.
Policy GP/CC	Adapting heritage assets to climate change	None – reflects standard approach to protecting heritage assets.
Policy GP/AR	Archaeology	None – reflects standard approach to archaeological assets
Policy GP/SF	Shopfronts	None – sets out requirements for shop fronts
Policy J/NE	New employment development proposals	None – sets out broad approach to scale of employment floorspace requirements
Policy J/RE	Supporting the rural economy	None – relates to new buildings to support rural businesses and farms. Land use matter only.
Policy J/AL	Protecting the best agricultural land	None – seeks to protect best agricultural land. Land use matter only
Policy J/PB	Protecting existing business space	None – land use matter only
Policy J/AW	Affordable workspace and creative industries	Developments over 2,500 sqm to provide between 10%-20% affordable workspace at discounts of up to 50%
Policy J/EP	Supporting a range of facilities in employment parks	None – land use matter only
Policy J/MS	Markets and street trading	None – land use matter only
Policy J/RC	Retail and other complementary town centre uses	None – land use matter only
Policy J/SA	Cambridge City's Primary Shopping Area	None – land use matter only
Policy J/VA	Visitor accommodation, attractions and facilities	None – land use matter only
Policy J/FD	Faculty development and specialist / language schools	None – land use matter only
Policy H/AH	Affordable housing	40% affordable housing required to be delivered as 75% social and affordable rent and 25% shared ownership (on sites of 10-14 dwellings) and 65% affordable rent, 10% social rent and 25% shared ownership on sites of 15 or more dwellings. Privately provided purpose build student housing schemes to provide a financial contribution in lieu of onsite affordable housing equivalent to 40% of bedrooms. Does not apply to schemes developed by the University.
Policy H/ES	Exception sites for affordable housing	None – land use matter only
Policy H/HM	Housing mix	Seeks a particular housing mix for private and affordable housing – reflected in appraisals
Policy H/GL	Garden land and subdivision of existing plots	None – land use matter only
Policy H/SS	Residential space standards and accessible homes All new build residential units to meet M4(2) standards. 5% of market units to meet M4(3)a standards. 5% of affordable units to meet M4(3)b standards.	Requires units to meet Nationally described space standards – reflected in appraisals
Policy H/SH	Specialist housing	None – land use matter only
Policy H/CB	Self and Custom Build homes	5% of homes in developments exceeding 20 units to be made

Reference	Policy title	Cost implications for developers?
		available for self build and custom build. Financially neutral for developers – plot value they receive will be equivalent to the residual value they would have achieved had they built the units.
Policy H/BR	Build to Rent homes	None – land use issue only
Policy H/CO	Co-living	None – land use issue only
Policy H/MO	Houses in Multiple Occupation (HMOs)	None – land use issue only
Policy H/SA	Student accommodation	None – land use issue only
Policy H/DC	Dwellings in the countryside	None – land use issue only
Policy H/RM	Residential moorings	None – land use issue only
Policy H/GT	Gypsy and Traveller pitches and Travelling Showpeople plots	Requirement for unallocated strategic sites to provide G&T pitches. No additional development costs – pitches can be incorporated into gross site area without material reduction in developable area
Policy I/ST	Sustainable transport and connectivity	Development to contribute towards sustainable transport. Contributions to be secured through CIL. Onsite provision (e.g. cycle routes) can be provided within normal cost allowances for external works.
Policy I/TH	Travel Hub facilities	None – land use matter only
Policy I/EV	Parking and electric vehicles	Levels of parking provision to be justified. Requirement for site wide electric vehicle charging points – incorporated into the appraisals.
Policy I/SD	Servicing and last-mile deliveries	None – requirements can be addressed through development design without additional costs.
Policy I/SI	Safeguarding important infrastructure	None – land use matter only
Policy I/AD	Aviation development	None – land use matter only
Policy I/EI	Energy infrastructure masterplanning	Requirement for submission of energy masterplan – deminimis cost
Policy I/ID	Infrastructure and delivery	Developments to deliver infrastructure required to mitigate harm. Assumed to be delivered through S106 obligations incorporated into the appraisals.
Policy I/DT	Digital and telecommunications infrastructure	None – land use matter only
Policy I/CM	Construction management	None – reflects industry best practice

Appendix 2 - Sites details

1	2	3	4	6	7	8	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
GREATER CAMBRIDGE CIL VIABILITY TESTING												**Floor areas - proposed (sqm)**										
		Gross	Net site		No of	No of	Resi costs	Resi costs	GIA	GIA				Note: B1 office inlcudes B1(b)							Total resi	Total resi FS
Site ref	Typology description	Site area	area	Heights	Houses	Flats	Houses	Flats	Houses	flats		Retail A1-A5	Retail S'Mark	B1 office	B1(c) and B	B8 storage	C1 Hotel	C2 resi inst	D1	D2	units	
1	Low density flats	0.08	0.08	3	-	6	1,608	1,858	-	581		-	-	-	-	-	-	-	-	-	6	581
2	Low density rural extension	0.20	0.20	2	6	-	1,608	1,858	581	-		-	-	-	-	-	-	-	-	-	6	581
3	Low density flats	0.16	0.16	3	-	12	1,608	1,858	-	1,162		-	-	-	-	-	-	-	-	-	12	1,162
4	Low density rural extension	0.40	0.40	2	12	-	1,608	1,858	1,162	-		-	-	-	-	-	-	-	-	-	12	1,162
5	Medium density flats	0.31	0.31	4	-	50	1,608	1,858	-	4,842		-	-	-	-	-	-	-	-	-	50	4,842
6	Low density rural extension	1.85	1.67	2	50	-	1,608	1,858	4,842	-		-	-	-	-	-	-	-	-	-	50	4,842
7	Low density rural extension	1.67	1.67	2	50	-	1,608	1,858	4,842	-		-	-	-	-	-	-	-	-	-	50	4,842
8	Extra care scheme	0.48	0.48	5	-	60	1,608	1,858	-	4,350		-	-	-	-	-	-	-	-	-	60	4,350
9	Low density edge of settlement houses/flats	2.50	2.50	2	135	15	1,608	1,858	13,074	1,453		-	-	-	-	-	-	-	-	-	150	14,527
10	Low density rural extension	9.52	7.14	2	250	-	1,608	1,858	24,211	-		-	-	-	-	-	-	-	-	-	250	24,211
11	Low density rural extension	7.14	7.14	2	250	-	1,608	1,858	24,211	-		-	-	-	-	-	-	-	-	-	250	24,211
12	Low density edge of settlement houses/flats	11.90	8.33	2	450	50	1,608	1,858	43,580	4,842		-	-	-	-	-	-	-	-	-	500	48,422
13	Low density edge of settlement houses/flats	12.50	12.50	2	425	75	1,608	1,858	41,159	7,263		-	-	-	-	-	-	-	-	-	500	48,422
14	High density houses	7.14	7.14	3	500	-	1,608	1,858	48,422	-		-	-	-	-	-	-	-	-	-	500	48,422
15	High density flats	2.78	2.78	5	-	500	1,608	1,858	-	48,422		-	-	-	-	-	-	-	-	-	500	48,422
16	High density flats	2.08	2.08	5	-	500	1,608	1,858	-	48,422		-	-	-	-	-	-	-	-	-	500	48,422
17	High density flats	1.67	1.67	5	-	500	1,608	1,858	-	48,422		-	-	-	-	-	-	-	-	-	500	48,422
18	Low density flats and houses	9.33	9.33	3	630	70	1,608	1,858	61,012	6,779		-	-	-	-	-	-	-	-	-	700	67,791
19	High density flats	2.33	2.33	5	-	700	1,608	1,858	-	67,791		-	-	-	-	-	-	-	-	-	700	67,791
20	Low density edge of settlement houses	96.75	48.38	2	1,935	-	1,608	1,858	187,393	-		-	-	-	-	-	-	-	-	-	1,935	187,393
21	Medium density edge of settlement houses/flats	32.25	32.25	2	1,742	194	1,608	1,858	168,653	18,739		-	-	-	-	-	-	-	-	-	1,935	187,393
22	New Settlement	56.89	34.13	2	2,432	128	1,608	1,858	235,524	12,396		-	-	-	-	-	-	-	-	-	2,560	247,920
23	Low density edge of settlement houses/flats	96.75	96.75	2	3,487	184	1,608	1,858	337,646	17,771		-	-	-	-	-	-	-	-	-	3,670	355,417
24	Low density edge of settlement houses	193.50	96.75	2	3,870	-	1,608	1,858	374,785	-		-	-	-	-	-	-	-	-	-	3,870	374,785
25	New Settlement	256.00	128.00	2	4,864	4,864	1,608	1,858	471,048	471,048		-	-	-	-	-	-	-	-	-	9,728	942,096
26	New settlement - High density flats and houses	48.90	48.90	2	6,968	367	1,608	1,858	674,831	35,517		-	-	-	-	-	-	-	-	-	7,335	710,349
27	Retail (comparison)	0.25	0.25	2			1,608	1,858	-	-		4,000	-	-	-	-	-	-	-	-	-	-
28	Retail (convenience)	1.00	1.00	1			1,608	1,858	-	-		-	3,000	-	-	-	-	-	-	-	-	-
29	Office	0.40	0.40	4			1,608	1,858	-	-		-	-	10,000	-	-	-	-	-	-	-	-
30	Office	0.65	0.65	4			1,608	1,858	-	-		-	-	15,000	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	1.00	1.00	1			1,608	1,858	-	-		-	-	-	4,000	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	1.00	1.00	1			1,608	1,858	-	-		-	-	-	5,000	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	1.00	1.00	1			1,608	1,858	-	-		-	-	-	6,000	-	-	-	-	-	-	-
34	Student/co-living development (medium density) 200 beds	0.30	0.30	4		-	1,608	1,858	-	-		-	-	-	-	-	-	4,000	-	-	-	-
35	Student/co-living development (medium density) 250 beds	0.42	0.42	4		-	1,608	1,858	-	-		-	-	-	-	-	-	5,500	-	-	-	-
36	Student/co-living development (medium density) 300 beds	0.52	0.52	4		-	1,608	1,858	-	-		-	-	-	-	-	-	6,600	-	-	-	-
37	Student/co-living development (high density) 200 beds	0.16	0.16	5		-	1,608	1,858	-	-		-	-	-	-	-	-	3,600	-	-	-	-
38	Student/co-living development (high density) 250 beds	0.20	0.20	5		-	1,608	1,858	-	-		-	-	-	-	-	-	4,500	-	-	-	-
39	Student/co-living development (high density) 300 beds	0.24	0.24	5		-	1,608	1,858	-	-		-	-	-	-	-	-	5,400	-	-	-	-
40	Hotel (100 rooms)	0.15	0.15	3		-	1,608	1,858	-	-		-	-	-	-	-	2,500	-	-	-	-	-
41	Hotel (125 room)	0.15	0.15	4		-	1,608	1,858	-	-		-	-	-	-	-	3,438	-	-	-	-	-
42	Hotel (150 rooms)	0.15	0.15	5		-	1,608	1,858	-	-		-	-	-	-	-	4,500	-	-	-	-	-
43	Leisure use	0.30	0.30	3		-	1,608	1,858	-	-		-	-	-	-	-	-	-	1,500	-	-	-
44	Leisure use	0.30	0.30	4		-	1,608	1,858	-	-		-	-	-	-	-	-	-	1,500	-	-	-
45	Leisure use	0.30	0.30	4		-	1,608	1,858	-	-		-	-	-	-	-	-	-	1,500	-	-	-
46	Community use	0.17	0.17	3		-	1,608	1,858	-	-		-	-	-	-	-	-	-	-	2,000	-	-
47	Community use	0.16	0.16	4		-	1,608	1,858	-	-		-	-	-	-	-	-	-	-	2,500	-	-
48	Community use	0.19	0.19	4		-	1,608	1,858	-	-		-	-	-	-	-	-	-	-	3,000	-	-

1	29	30	31	32	33	34	35	36	37	38	48	49	50	51	52	53	54	55	56	57	58
GREATER C/	**CIL (rate per sqm)**											**S106 (per sqm for commercial; per unit for resi**									
											E&T										
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	cost	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
2	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
3	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
4	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
5	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
6	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
7	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
8	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
9	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
10	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
11	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
12	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
13	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
14	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
15	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
16	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
17	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
18	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
19	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
20	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
21	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	25,000
22	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	46,000
23	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	46,000
24	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	46,000
25	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	46,000
26	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	46,000
27	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	150,526	25	25	25	25	25	25	25	25	25	2,500
28	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	126,176	25	25	25	25	25	25	25	25	25	2,500
29	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	595,833	25	25	25	25	25	25	25	25	25	2,500
30	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	893,750	25	25	25	25	25	25	25	25	25	2,500
31	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	79,444	25	25	25	25	25	25	25	25	25	2,500
32	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	99,306	25	25	25	25	25	25	25	25	25	2,500
33	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	119,167	25	25	25	25	25	25	25	25	25	2,500
34	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500
35	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500
36	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500
37	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500
38	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500
39	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500
40	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	35,750	25	25	25	25	25	25	25	25	25	2,500
41	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	49,156	25	25	25	25	25	25	25	25	25	2,500
42	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	64,350	25	25	25	25	25	25	25	25	25	2,500
43	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500
44	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500
45	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500
46	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500
47	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500
48	70.00	70.00	200.00	55.00	55.00	70.00	55.00	55.00	55.00	80.00	-	25	25	25	25	25	25	25	25	25	2,500

1	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78
GREATER C/	Rents									Cap val	Yields									n/a
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
2	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
3	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
4	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
5	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
6	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
7	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
8	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
9	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
10	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
11	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
12	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
13	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
14	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
15	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
16	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
17	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
18	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
19	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
20	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
21	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
22	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
23	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
24	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
25	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
26	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
27	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
28	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
29	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
30	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
31	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
32	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
33	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
34	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
35	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
36	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
37	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
38	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
39	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
40	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
41	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
42	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
43	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
44	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
45	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
46	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
47	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	
48	675	325	615	195	195	530	682	250	250	9,000	7.00%	5.00%	6.00%	5.00%	5.00%	5.00%	4.75%	7.00%	7.00%	

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121
GREATER C/	**Build costs**										**Net to gross**											
										GF infra											Total new	
Site ref	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	costs	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	floorspace	Highways/S278
1	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	581	6,000
2	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	174,420	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	581	6,000
3	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,162	12,000
4	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	348,840	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,162	12,000
5	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,842	50,000
6	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	1,453,500	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,842	50,000
7	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	1,453,500	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,842	50,000
8	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	4,350	60,000
9	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	4,360,500	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	14,527	150,000
10	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	7,267,500	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	24,211	250,000
11	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	7,267,500	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	24,211	250,000
12	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	14,535,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	48,422	500,000
13	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	14,535,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	48,422	500,000
14	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	48,422	500,000
15	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	48,422	500,000
16	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	48,422	500,000
17	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	48,422	500,000
18	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	20,349,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	67,791	700,000
19	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	20,349,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	67,791	700,000
20	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	56,250,450	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	187,393	1,935,000
21	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	56,250,450	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	187,393	1,935,000
22	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	74,419,200	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	247,920	2,560,000
23	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	106,686,900	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	355,417	3,670,000
24	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	112,500,900	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	374,785	3,870,000
25	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	282,792,960	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	942,096	5,120,000
26	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	213,228,450	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	710,349	7,335,000
27	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,000	60,000
28	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,000	45,000
29	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	10,000	150,000
30	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	15,000	225,000
31	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,000	60,000
32	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,000	75,000
33	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,000	90,000
34	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	75%	85%	85%	85%	4,000	60,000
35	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	75%	85%	85%	85%	5,500	82,500
36	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	75%	85%	85%	85%	6,600	99,000
37	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	75%	85%	85%	85%	3,600	54,000
38	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	75%	85%	85%	85%	4,500	67,500
39	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	75%	85%	85%	85%	5,400	81,000
40	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	75%	85%	85%	85%	85%	2,500	37,500
41	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	75%	85%	85%	85%	85%	3,438	51,563
42	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	75%	85%	85%	85%	85%	4,500	67,500
43	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500
44	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500
45	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	24,000
46	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,000	32,000
47	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,500	40,000
48	1,756	1,921	2,708	1,235	1,037	2,998	2,702	2,984	2,984	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,000	48,000

1	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141
GREATER C/	**Build start (QUARTERS)**										**Build period (QUARTERS)**									
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	4
2	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	4
3	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	4
4	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	4
5	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	6
6	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	6
7	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	6
8	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	6
9	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
10	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	10
11	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	10
12	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	12
13	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	12
14	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	12
15	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	12
16	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	12
17	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	12
18	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	14
19	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	14
20	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	31
21	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	31
22	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	41
23	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	59
24	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	62
25	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	130
26	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	98
27	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
28	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
29	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
30	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
31	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
32	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
33	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
34	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
35	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
36	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
37	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
38	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
39	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
40	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
41	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
42	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
43	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
44	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
45	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
46	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
47	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8
48	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	8	8	6	6	8

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	174	175
GREATER C/	Investment sale (QUARTERS)										Resi sales period (qtrs)	Sales period start	Area		On-site AH	% AH rented				
														% of PRS				BNG cost	Car parking space	Carbon offset
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi		units			Roof area			
1	8	8	8	8	8	10	10	8	8	6	1.00	7		0.00%	0%	75%	64.56	1.4%	50%	-
2	8	8	8	8	8	10	10	8	8	6	1.00	7		0.00%	0%	75%	145.27	1.4%	100%	-
3	8	8	8	8	8	10	10	8	8	6	1.00	7		0.00%	40%	75%	129.13	1.4%	50%	-
4	8	8	8	8	8	10	10	8	8	6	1.00	7		0.00%	40%	75%	290.53	1.4%	100%	-
5	8	8	8	8	8	10	10	8	8	8	3.00	7		0.00%	40%	75%	302.64	1.4%	40%	-
6	8	8	8	8	8	10	10	8	8	8	3.00	7		0.00%	40%	75%	1,210.55	1.4%	100%	-
7	8	8	8	8	8	10	10	8	8	8	3.00	7		0.00%	40%	75%	1,210.55	1.4%	100%	-
8	8	8	8	8	8	10	10	8	8	8	3.00	7		0.00%	40%	75%	174.00	1.4%	20%	-
9	8	8	8	8	8	10	10	8	8	10	8.00	7		0.00%	40%	75%	3,631.64	1.4%	100%	-
10	8	8	8	8	8	10	10	8	8	12	10.00	7		0.00%	40%	75%	6,052.73	1.4%	100%	-
11	8	8	8	8	8	10	10	8	8	12	10.00	7		0.00%	40%	75%	6,052.73	1.4%	100%	-
12	8	8	8	8	8	10	10	8	8	14	12.00	7		0.00%	40%	75%	12,105.47	1.4%	100%	-
13	8	8	8	8	8	10	10	8	8	14	12.00	7		0.00%	40%	75%	12,105.47	1.4%	100%	-
14	8	8	8	8	8	10	10	8	8	14	12.00	7		0.00%	40%	75%	5,380.21	1.4%	100%	-
15	8	8	8	8	8	10	10	8	8	14	12.00	7		0.00%	40%	75%	1,936.88	1.4%	20%	-
16	8	8	8	8	8	10	10	8	8	14	12.00	7		0.00%	40%	75%	1,936.88	1.4%	20%	-
17	8	8	8	8	8	10	10	8	8	14	12.00	7		0.00%	40%	75%	1,936.88	1.4%	20%	-
18	8	8	8	8	8	10	10	8	8	16	14.00	7		0.00%	40%	75%	7,532.29	1.4%	40%	-
19	8	8	8	8	8	10	10	8	8	16	14.00	7		0.00%	40%	75%	2,711.63	1.4%	20%	-
20	8	8	8	8	8	10	10	8	8	33	31.00	7		0.00%	40%	75%	46,848.16	1.4%	100%	-
21	8	8	8	8	8	10	10	8	8	33	31.00	7		0.00%	40%	75%	46,848.16	1.4%	100%	-
22	8	8	8	8	8	10	10	8	8	43	41.00	7		0.00%	40%	75%	61,980.00	1.4%	100%	-
23	8	8	8	8	8	10	10	8	8	61	59.00	7		0.00%	40%	75%	88,854.14	1.4%	100%	-
24	8	8	8	8	8	10	10	8	8	64	62.00	7		0.00%	40%	75%	93,696.33	1.4%	100%	-
25	8	8	8	8	8	10	10	8	8	132	130.00	7		0.00%	40%	75%	123,960.00	1.4%	100%	-
26	8	8	8	8	8	10	10	8	8	100	98.00	7		0.00%	40%	75%	177,587.23	1.4%	100%	-
27	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	1,000.00	1.4%	100%	-
28	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	3,000.00	1.4%	100%	-
29	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	625.00	1.4%	100%	-
30	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	937.50	1.4%	100%	-
31	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	4,000.00	1.4%	100%	-
32	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	5,000.00	1.4%	100%	-
33	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	6,000.00	1.4%	100%	-
34	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	250.00	1.4%	100%	-
35	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	343.75	1.4%	100%	-
36	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	412.50	1.4%	100%	-
37	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	144.00	1.4%	100%	-
38	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	180.00	1.4%	100%	-
39	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	216.00	1.4%	100%	-
40	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	277.78	1.4%	100%	-
41	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	214.84	1.4%	100%	-
42	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	180.00	1.4%	100%	-
43	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	166.67	1.4%	100%	-
44	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	93.75	1.4%	100%	-
45	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	93.75	1.4%	100%	-
46	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	222.22	1.4%	100%	-
47	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	156.25	1.4%	100%	-
48	8	8	8	8	8	10	10	8	8	10	1	7		0.00%	0%	75%	187.50	1.4%	100%	-

Appendix 3 - Land Registry sales values summary

Postcode sector	Market price per ft²	Settlements	City or S Cambs
CB8 0	£322	Six Mile Bottom	S Cambs
CB23 3	£369	Papworth Everard, Caxford	S Cambs
CB23 5	£369	Great Cambourne, Lower Cambourne	S Cambs
CB23 6	£388	West Cambourne, Lower Cambourne, Upper Cambourne	S Cambs
CB24 1	£373	Northstowe	S Cambs
CB24 3	£392	Longstanton, Oakington	S Cambs
CB24 4	£398	Swavesey, Fen Drayton	S Cambs
CB24 5	£376	Over, Willingham	S Cambs
SG19 3	£393	Gamlingay	S Cambs
CB10	£441	Ickleton, Hinxton	S Cambs
CB4 2	£448	North East Cambridge City	City
CB21 4	£419	Linton, Balsham	S Cambs
CB22 3	£430	Sawston	S Cambs
CB22 4	£425	Duxford, Whittlesford	S Cambs
CB23 2	£438	Toft, Kingston, Bourn,	S Cambs
CB23 4	£409	Conington, Elsworth, Boxworth, Knapwell	S Cambs
CB23 7	£433	Hardwick, Barton, Comberton, Highfields Caldecote, Coton	S Cambs
CB23 8	£401	Bar Hill, Dry Drayton, Madingley, Lolworth	S Cambs
CB24 8	£412	Cottenham, Rampton	S Cambs
CB25 9	£435	Waterbeach, Horingsea, Stow Cum Quy, Chittering	S Cambs
PE19 6	£417	Eltisley, Croxton, Graveley	S Cambs
SG8 0	£406	Tadlow, Guilden Morden, Steeple Morden, Litlington, Arrington, Abingdon Pigotts	S Cambs
SG8 5	£412	Bassingbourn, Orwell, Whaddon, Wimpole	S Cambs
SG8 6	£420	Melbourn, Meldreth, Shepreth	S Cambs
SG8 7	£440	Fowlmere	S Cambs
CB21 5	£463	Fulbourn, West Wratting, Great Wilbraham, Little Wilbraham, Weston Colville	S Cambs
CB21 6	£456	Abington,	S Cambs
CB22 6	£455	Foxton	S Cambs
CB22 7	£471	Harston, Barrington	S Cambs
CB23 1	£450	Great Eversden, Little Eversden, Hasingfield, Harlton, Hasingfield,	S Cambs
CB24 6	£470	Milton	S Cambs
CB24 9	£486	Histon, Impington	S Cambs
SG19 2	£482	Gamlingay	S Cambs
SG7 5	£460	Odsey, Baldock	S Cambs
SG8 8	£488	Great Chishill, Heydon	S Cambs
CB1 8	£546	Cambridge City	City
CB1 9	£506	Cherry Hinton, Cambridge	City
CB2 0	£502	Cambridge City	City
CB2 9	£514	Trumpington	City
CB4 1	£549	Central East, Cambridge City, Chesterton	City
CB5 8	£514	East Central Cambridge City	City
CB22 5	£527	Stapleford, Hauxton, Great Shelford, Little Shelford	S Cambs
CB1 3	£568	Cambridge City	City
CB3 0	£554	Girton	S Cambs
CB4 3	£553	North Central Cambridge City	City
CB8 9	£596	Carlton	S Cambs
CB1 2	£637	Cambridge City	City
CB1 7	£634	Cambridge City	City
CB2 8	£621	Cambridge City	City
CB3 1	£634	Eddington, West Cambridge City	City
CB1 1	£678	Cambridge City	City
CB2 1	£673	Cambridge City	City
CB3 9	£763	South West Cambridge City	City
CB2 7	£836	Cambridge City	City

Appendix 4 - Accessibility costs

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

Note: The percentage uplifts generated by this analysis (final table on this page) are applied to contemporary construction costs to provide a current cost of meeting accessibility standards.

Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as % of construction costs					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study		
	Flats	Houses
Cat 2	1.15%	0.54%
Cat 3(a)	9.28%	10.77%
Cat 3(b)	9.47%	23.80%

Appendix 5 - Appraisal results

AH tenure Rented 75%
SO 25%

GREATER CAMBRIDGE CIL

BLV 1				Maximum CIL rate per square metre								
	Description	**Units**	**Density dph**	**£4,000**	**£4,625**	**£5,250**	**£5,875**	**£6,500**	**£7,125**	**£7,750**	**£8,375**	**£9,000**
1	Low density flats	6	75	-	-	-	-	-	118	431	789	1,147
2	Low density rural extension	6	30	-	-	-	-	-	-	-	-	-
3	Low density flats	12	75	-	-	-	-	-	-	-	-	114
4	Low density rural extension	12	30	-	-	-	-	-	-	-	-	-
5	Medium density flats	50	161	-	-	-	-	16	222	401	606	811
6	Low density rural extension	50	27	-	-	-	-	-	-	-	-	-
7	Low density rural extension	50	30	-	-	-	-	-	-	-	-	-
8	Extra care scheme	60	125	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	150	60	-	-	-	-	-	-	-	-	106
10	Low density rural extension	250	26	-	-	-	-	-	-	-	-	-
11	Low density rural extension	250	35	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	50	42	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	500	40	-	-	-	-	-	-	-	-	-
14	High density houses	500	70	-	-	-	-	-	-	156	363	568
15	High density flats	500	180	-	-	-	-	-	167	321	499	675
16	High density flats	500	240	-	-	-	-	138	317	471	648	825
17	High density flats	500	299	-	-	-	44	225	404	558	735	912
18	Low density flats and houses	700	75	-	-	-	-	-	-	-	92	289
19	High density flats	700	300	-	-	-	-	-	137	288	462	634
20	Low density edge of settlement houses	1935	20	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	1935	60	-	-	-	-	-	-	-	-	-
22	New Settlement	2560	45	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	3670	38	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	3870	20	-	-	-	-	-	-	-	-	-
25	New Settlement	9728	20	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	7335	150	-	-	-	-	-	-	-	-	-
			Average	**-**	**-**	**-**	**2**	**15**	**53**	**101**	**161**	**234**
			Allocations Ave	-	-	-	-	-	-	-	-	-

BLV2				Maximum CIL rate per square metre								
	Description	**Units**	**Density dph**	**£4,000**	**£4,625**	**£5,250**	**£5,875**	**£6,500**	**£7,125**	**£7,750**	**£8,375**	**£9,000**
1	Low density flats	6	75	-	-	-	332	690	1,048	1,361	1,719	2,077
2	Low density rural extension	6	30	-	-	-	217	638	1,059	1,435	1,856	2,278
3	Low density flats	12	75	-	-	-	-	211	426	614	829	1,043
4	Low density rural extension	12	30	-	-	-	-	35	288	514	766	1,019
5	Medium density flats	50	161	-	-	15	243	448	654	833	1,038	1,243
6	Low density rural extension	50	27	-	-	-	-	-	90	305	546	786
7	Low density rural extension	50	30	-	-	-	-	-	223	438	678	918
8	Extra care scheme	60	125	-	-	-	-	-	-	-	149	317
9	Low density edge of settlement houses/flats	150	60	-	-	-	196	416	636	831	1,049	1,267
10	Low density rural extension	250	26	-	-	-	-	-	-	79	292	506
11	Low density rural extension	250	35	-	-	-	-	24	239	429	643	857
12	Low density edge of settlement houses/flats	50	42	-	-	-	-	95	300	481	685	888
13	Low density edge of settlement houses/flats	500	40	-	-	-	-	15	219	398	601	802
14	High density houses	500	70	-	88	326	556	762	968	1,152	1,358	1,564
15	High density flats	500	180	-	-	-	195	376	555	709	886	1,063
16	High density flats	500	240	-	-	43	246	428	607	761	938	1,115
17	High density flats	500	299	-	-	73	277	458	637	791	968	1,145
18	Low density flats and houses	700	75	-	-	32	254	452	650	824	1,021	1,218
19	High density flats	700	300	-	-	-	12	192	370	521	694	866
20	Low density edge of settlement houses	1935	20	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	1935	60	-	-	-	-	91	239	368	515	661
22	New Settlement	2560	45	-	-	-	-	-	-	-	51	176
23	Low density edge of settlement houses/flats	3670	38	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	3870	20	-	-	-	-	-	-	-	-	-
25	New Settlement	9728	20	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	7335	150	-	-	-	-	-	-	16	68	121
			Average	**-**	**3**	**19**	**97**	**205**	**354**	**495**	**667**	**843**
			Allocations Ave	-	-	-	-	-	-	3	24	59

BLV3				Maximum CIL rate per square metre								
	Description	**Units**	**Density dph**	**£4,000**	**£4,625**	**£5,250**	**£5,875**	**£6,500**	**£7,125**	**£7,750**	**£8,375**	**£9,000**
1	Low density flats	6	75	-	55	413	771	1,129	1,487	1,800	2,158	2,516
2	Low density rural extension	6	30	52	473	894	1,316	1,737	2,158	2,534	2,955	3,376
3	Low density flats	12	75	-	-	198	436	651	866	1,053	1,268	1,483
4	Low density rural extension	12	30	22	312	601	882	1,134	1,387	1,613	1,865	2,118
5	Medium density flats	50	161	-	-	220	448	653	858	1,037	1,242	1,448
6	Low density rural extension	50	27	5	283	559	827	1,068	1,310	1,525	1,766	2,006
7	Low density rural extension	50	30	19	297	573	841	1,082	1,324	1,539	1,780	2,019
8	Extra care scheme	60	125	-	-	-	-	18	188	331	499	667
9	Low density edge of settlement houses/flats	150	60	-	245	501	746	966	1,186	1,380	1,599	1,817
10	Low density rural extension	250	26	-	221	473	713	929	1,144	1,334	1,548	1,762
11	Low density rural extension	250	35	3	258	509	750	965	1,180	1,371	1,585	1,798
12	Low density edge of settlement houses/flats	50	42	-	204	445	674	880	1,084	1,265	1,469	1,673
13	Low density edge of settlement houses/flats	500	40	-	167	407	636	840	1,043	1,222	1,425	1,627
14	High density houses	500	70	317	559	797	1,026	1,233	1,439	1,623	1,829	2,035
15	High density flats	500	180	-	-	175	378	559	738	892	1,070	1,246
16	High density flats	500	240	-	-	180	384	565	744	898	1,075	1,252
17	High density flats	500	299	-	-	183	387	568	747	901	1,078	1,255
18	Low density flats and houses	700	75	-	239	472	693	892	1,089	1,264	1,461	1,657
19	High density flats	700	300	-	-	-	122	302	479	630	804	976
20	Low density edge of settlement houses	1935	20	-	72	247	413	563	712	844	993	1,141
21	Medium density edge of settlement houses/flats	1935	60	-	155	328	493	641	788	918	1,064	1,211
22	New Settlement	2560	45	-	-	147	292	420	547	658	784	909
23	Low density edge of settlement houses/flats	3670	38	-	-	58	167	263	357	438	530	623
24	Low density edge of settlement houses	3870	20	-	-	-	76	168	257	335	424	512
25	New Settlement	9728	20	-	-	-	-	-	-	-	24	64
			Average	**16**	**136**	**323**	**521**	**706**	**896**	**1,063**	**1,253**	**1,443**
			Allocations Ave	-	-	43	123	197	270	333	410	489

BLV4				Maximum CIL rate per square metre								
	Description	**Units**	**Density dph**	**£4,000**	**£4,625**	**£5,250**	**£5,875**	**£6,500**	**£7,125**	**£7,750**	**£8,375**	**£9,000**
1	Low density flats	6	75	-	72	430	788	1,146	1,505	1,817	2,175	2,533
2	Low density rural extension	6	30	95	516	937	1,358	1,779	2,201	2,577	2,998	3,419
3	Low density flats	12	75	-	-	215	453	668	883	1,070	1,285	1,500
4	Low density rural extension	12	30	65	354	644	924	1,177	1,430	1,655	1,908	2,161
5	Medium density flats	50	161	-	-	228	456	661	866	1,045	1,250	1,456
6	Low density rural extension	50	27	52	330	607	874	1,116	1,357	1,573	1,813	2,053
7	Low density rural extension	50	30	61	339	616	883	1,125	1,367	1,582	1,822	2,062
8	Extra care scheme	60	125	-	-	-	-	31	202	345	513	681
9	Low density edge of settlement houses/flats	150	60	8	267	522	767	987	1,207	1,402	1,620	1,838
10	Low density rural extension	250	26	15	270	521	762	977	1,192	1,383	1,597	1,810
11	Low density rural extension	250	35	40	294	546	786	1,002	1,217	1,407	1,621	1,835
12	Low density edge of settlement houses/flats	50	42	-	234	475	705	910	1,115	1,296	1,500	1,703
13	Low density edge of settlement houses/flats	500	40	-	199	439	668	872	1,075	1,254	1,457	1,659
14	High density houses	500	70	335	577	815	1,045	1,251	1,457	1,641	1,847	2,053
15	High density flats	500	180	-	-	182	385	566	745	900	1,077	1,253
16	High density flats	500	240	-	-	186	389	570	749	903	1,081	1,257
17	High density flats	500	299	-	-	188	391	572	751	905	1,083	1,259
18	Low density flats and houses	700	75	17	256	489	710	909	1,106	1,281	1,478	1,674
19	High density flats	700	300	-	-	-	126	306	484	635	808	980
20	Low density edge of settlement houses	1935	20	-	136	311	477	627	776	908	1,057	1,205
21	Medium density edge of settlement houses/flats	1935	60	-	176	350	514	662	809	939	1,086	1,232
22	New Settlement	2560	45	-	18	175	320	449	576	686	812	937
23	Low density edge of settlement houses/flats	3670	38	-	-	92	201	296	390	472	564	656
24	Low density edge of settlement houses	3870	20	-	-	36	140	232	321	399	488	576
25	New Settlement	9728	20	-	-	-	-	-	-	16	57	97
26	New settlement - High density flats and houses	7335	150	-	-	20	88	145	199	244	297	349
			Average	**26**	**155**	**347**	**547**	**732**	**922**	**1,090**	**1,280**	**1,471**
			Allocations Ave	-	4	65	150	224	297	363	444	523

GREATER CAMBRIDGE CIL - NON RESIDENTIAL

BLV 1				Maximum CIL rate per square metre								
	Description	**Units**	**Density dph**	**£4,000**	**£4,625**	**£5,250**	**£5,875**	**£6,500**	**£7,125**	**£7,750**	**£8,375**	**£9,000**
27	Retail (comparison)			-	-	-	-	-	2,101	2,101	2,101	2,101
28	Retail (convenience)			-	-	-	-	-	-	-	-	-
29	Office			457	457	457	457	457	1,345	1,297	1,297	1,297
30	Office			422	422	422	422	422	1,311	1,263	1,263	1,263
31	Industrial (40% plot ratio)			-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)			-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)			-	-	-	-	-	-	-	-	-
34	Student/co-living development (medium density) 200 beds			2,680	2,680	2,680	2,680	2,680	2,680	2,680	2,680	2,680
35	Student/co-living development (medium density) 250 beds			2,672	2,672	2,672	2,672	2,672	2,672	2,672	2,672	2,672
36	Student/co-living development (medium density) 300 beds			2,638	2,638	2,638	2,638	2,638	2,638	2,638	2,638	2,638
37	Student/co-living development (high density) 200 beds			2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994
38	Student/co-living development (high density) 250 beds			2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994
39	Student/co-living development (high density) 300 beds			2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994
40	Hotel (100 rooms)			1,443	1,443	1,443	1,443	1,443	1,443	1,443	1,443	1,443
41	Hotel (125 room)			1,611	1,611	1,611	1,611	1,611	1,611	1,611	1,611	1,611
42	Hotel (150 rooms)			1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716
43	Leisure use			-	-	-	-	-	-	-	-	-
44	Leisure use			-	-	-	-	-	-	-	-	-
45	Leisure use			-	-	-	-	-	-	-	-	-
46	Community use			-	-	-	-	-	-	-	-	-
47	Community use			-	-	-	-	-	-	-	-	-
48	Community use			-	-	-	-	-	-	-	-	-

BLV2				Maximum CIL rate per square metre								
	Description	**Units**	**Density dph**	**£4,000**	**£4,625**	**£5,250**	**£5,875**	**£6,500**	**£7,125**	**£7,750**	**£8,375**	**£9,000**
27	Retail (comparison)			89	89	89	89	89	2,520	2,520	2,520	2,520
28	Retail (convenience)			7	7	7	7	7	7	7	7	7
29	Office			725	725	725	725	725	1,614	1,566	1,566	1,566
30	Office			713	713	713	713	713	1,602	1,554	1,554	1,554
31	Industrial (40% plot ratio)			-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)			-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)			-	-	-	-	-	-	-	-	-
34	Student/co-living development (medium density) 200 beds			3,184	3,184	3,184	3,184	3,184	3,184	3,184	3,184	3,184
35	Student/co-living development (medium density) 250 beds			3,181	3,181	3,181	3,181	3,181	3,181	3,181	3,181	3,181
36	Student/co-living development (medium density) 300 beds			3,169	3,169	3,169	3,169	3,169	3,169	3,169	3,169	3,169
37	Student/co-living development (high density) 200 beds			3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292
38	Student/co-living development (high density) 250 beds			3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292
39	Student/co-living development (high density) 300 beds			3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292
40	Hotel (100 rooms)			1,846	1,846	1,846	1,846	1,846	1,846	1,846	1,846	1,846
41	Hotel (125 room)			1,904	1,904	1,904	1,904	1,904	1,904	1,904	1,904	1,904
42	Hotel (150 rooms)			1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940
43	Leisure use			-	-	-	-	-	-	-	-	-
44	Leisure use			-	-	-	-	-	-	-	-	-
45	Leisure use			-	-	-	-	-	-	-	-	-
46	Community use			-	-	-	-	-	-	-	-	-
47	Community use			-	-	-	-	-	-	-	-	-
48	Community use			-	-	-	-	-	-	-	-	-

BLV3				Maximum CIL rate per square metre								
	Description	**Units**	**Density dph**	**£4,000**	**£4,625**	**£5,250**	**£5,875**	**£6,500**	**£7,125**	**£7,750**	**£8,375**	**£9,000**
27	Retail (comparison)			287	287	287	287	287	2,718	2,718	2,718	2,718
28	Retail (convenience)			1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065
29	Office			852	852	852	852	852	1,741	1,693	1,693	1,693
30	Office			851	851	851	851	851	1,739	1,691	1,691	1,691
31	Industrial (40% plot ratio)			218	218	218	218	218	467	467	467	467
32	Warehousing/logistics (50% plot ratio)			237	237	237	237	237	485	485	485	485
33	Warehousing/logistics (60% plot ratio)			249	249	249	249	249	498	498	498	498
34	Student/co-living development (medium density) 200 beds			3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422	3,422
35	Student/co-living development (medium density) 250 beds			3,421	3,421	3,421	3,421	3,421	3,421	3,421	3,421	3,421
36	Student/co-living development (medium density) 300 beds			3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420
37	Student/co-living development (high density) 200 beds			3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433
38	Student/co-living development (high density) 250 beds			3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433
39	Student/co-living development (high density) 300 beds			3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433
40	Hotel (100 rooms)			2,036	2,036	2,036	2,036	2,036	2,036	2,036	2,036	2,036
41	Hotel (125 room)			2,042	2,042	2,042	2,042	2,042	2,042	2,042	2,042	2,042
42	Hotel (150 rooms)			2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046	2,046
43	Leisure use			-	-	-	-	-	-	-	-	-
44	Leisure use			-	-	-	-	-	-	-	-	-
45	Leisure use			-	-	-	-	-	-	-	-	-
46	Community use			-	-	-	-	-	-	-	-	-
47	Community use			-	-	-	-	-	-	-	-	-
48	Community use			-	-	-	-	-	-	-	-	-

BLV4				Maximum CIL rate per square metre								
	Description	**Units**	**Density dph**	**£4,000**	**£4,625**	**£5,250**	**£5,875**	**£6,500**	**£7,125**	**£7,750**	**£8,375**	**£9,000**
27	Retail (comparison)			295	295	295	295	295	2,726	2,726	2,726	2,726
28	Retail (convenience)			1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106
29	Office			857	857	857	857	857	1,745	1,697	1,697	1,697
30	Office			856	856	856	856	856	1,745	1,697	1,697	1,697
31	Industrial (40% plot ratio)			249	249	249	249	249	497	497	497	497
32	Warehousing/logistics (50% plot ratio)			261	261	261	261	261	510	510	510	510
33	Warehousing/logistics (60% plot ratio)			269	269	269	269	269	518	518	518	518
34	Student/co-living development (medium density) 200 beds			3,431	3,431	3,431	3,431	3,431	3,431	3,431	3,431	3,431
35	Student/co-living development (medium density) 250 beds			3,431	3,431	3,431	3,431	3,431	3,431	3,431	3,431	3,431
36	Student/co-living development (medium density) 300 beds			3,430	3,430	3,430	3,430	3,430	3,430	3,430	3,430	3,430
37	Student/co-living development (high density) 200 beds			3,438	3,438	3,438	3,438	3,438	3,438	3,438	3,438	3,438
38	Student/co-living development (high density) 250 beds			3,438	3,438	3,438	3,438	3,438	3,438	3,438	3,438	3,438
39	Student/co-living development (high density) 300 beds			3,438	3,438	3,438	3,438	3,438	3,438	3,438	3,438	3,438
40	Hotel (100 rooms)			2,043	2,043	2,043	2,043	2,043	2,043	2,043	2,043	2,043
41	Hotel (125 room)			2,047	2,047	2,047	2,047	2,047	2,047	2,047	2,047	2,047
42	Hotel (150 rooms)			2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050
43	Leisure use			-	-	-	-	-	-	-	-	-
44	Leisure use			-	-	-	-	-	-	-	-	-
45	Leisure use			-	-	-	-	-	-	-	-	-
46	Community use			-	-	-	-	-	-	-	-	-
47	Community use			-	-	-	-	-	-	-	-	-
48	Community use			-	-	-	-	-	-	-	-	-

GREATER CAMBRIDGE CIL VIABILITY Sales value £4,000 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	159,033	157,575	156,126	154,685	153,253	151,828	150,413	149,006	147,608	146,218	144,837
2	Low density rural extension	6	£2,050,533	114,401	113,100	111,800	110,499	109,198	107,897	106,596	105,296	103,994	102,693	101,392
3	Low density flats	12	£1,640,426	261,979	264,994	267,990	270,969	273,930	276,872	279,797	282,704	285,592	288,462	291,315
4	Low density rural extension	12	£4,101,066	228,803	221,793	214,810	207,854	200,924	194,022	187,147	180,297	173,475	166,680	159,912
5	Medium density flats	50	£3,178,326	1,034,761	1,048,180	1,061,520	1,074,780	1,087,959	1,101,059	1,114,079	1,127,020	1,139,882	1,152,662	1,165,364
6	Low density rural extension	50	£18,967,431	942,769	913,051	883,447	853,961	824,590	795,336	766,198	737,177	708,272	679,483	650,811
7	Low density rural extension	50	£17,121,951	942,769	913,051	883,447	853,961	824,590	795,336	766,198	737,177	708,272	679,483	650,811
8	Extra care scheme	60	£4,921,279	2,989,574	2,997,389	3,005,205	3,013,020	3,020,836	3,028,651	3,036,467	3,044,282	3,052,098	3,059,914	3,067,729
9	Low density edge of settlement houses/flats	150	£25,631,664	1,084,974	1,040,914	996,966	953,129	909,405	865,790	822,287	778,895	735,615	692,444	646,352
10	Low density rural extension	250	£97,605,376	3,406,083	3,318,967	3,232,096	3,145,471	3,059,092	2,972,956	2,887,067	2,801,422	2,716,024	2,630,870	2,543,698
11	Low density rural extension	250	£73,204,032	3,406,083	3,318,967	3,232,096	3,145,471	3,059,092	2,972,956	2,887,067	2,801,422	2,716,024	2,630,870	2,543,698
12	Low density edge of settlement houses/flats	500	£122,006,720	3,692,841	3,527,491	3,362,641	3,198,289	3,034,436	2,871,083	2,708,227	2,545,871	2,384,013	2,221,927	2,051,677
13	Low density edge of settlement houses/flats	500	£128,158,319	2,151,755	1,993,297	1,835,325	1,677,839	1,520,839	1,364,321	1,208,290	1,052,745	897,686	743,111	589,021
14	High density houses	500	£73,204,032	19,577,380	19,379,085	19,171,576	18,964,777	18,758,691	18,553,317	18,348,654	18,137,492	17,907,289	17,677,853	17,421,193
15	High density flats	500	£28,502,410	11,257,854	11,303,200	11,348,270	11,393,062	11,437,580	11,481,819	11,525,781	11,569,467	11,612,876	11,656,008	11,698,863
16	High density flats	500	£21,325,544	11,257,854	11,303,200	11,348,270	11,393,062	11,437,580	11,481,819	11,525,781	11,569,467	11,612,876	11,656,008	11,698,863
17	High density flats	500	£17,121,951	11,257,854	11,303,200	11,348,270	11,393,062	11,437,580	11,481,819	11,525,781	11,569,467	11,612,876	11,656,008	11,698,863
18	Low density flats and houses	700	£95,657,370	5,386,128	5,145,824	4,900,750	4,654,172	4,408,408	4,163,461	3,919,328	3,676,010	3,433,509	3,191,821	2,950,949
19	High density flats	700	£23,888,711	34,030,269	34,108,744	34,186,750	34,264,284	34,341,347	34,417,939	34,494,060	34,569,710	34,644,890	34,719,599	34,793,837
20	Low density edge of settlement houses	1,935	£991,945,392	22,608,342	21,708,748	20,807,877	19,910,377	19,016,846	18,127,085	17,241,093	16,351,075	15,461,353	14,575,491	13,693,488
21	Medium density edge of settlement houses/flats	1,935	£330,648,464	13,818,824	12,777,488	11,939,662	11,105,346	10,274,539	9,447,244	8,623,459	7,803,183	6,980,824	6,160,181	5,343,115
22	New Settlement	2,560	£21,049,300	15,916,059	17,120,624	18,334,782	19,543,825	20,765,730	21,986,906	23,220,722	24,455,929	25,685,816	26,915,014	28,167,014
23	Low density edge of settlement houses/flats	3,670	£35,797,500	24,625,743	26,328,657	28,061,198	29,828,352	31,635,166	33,491,070	35,407,287	37,344,955	39,322,703	41,340,258	43,416,564
24	Low density edge of settlement houses	3,870	£71,595,000	19,398,049	21,126,569	22,881,747	24,668,362	26,491,252	28,355,310	30,275,117	32,252,667	34,305,858	36,400,695	38,549,899
25	New Settlement	9,728	£2,624,682,381	307,931,624	309,372,473	310,847,170	312,295,712	313,738,101	315,174,337	316,604,419	318,028,347	319,446,122	320,857,744	322,263,212
26	New settlement - High density flats and houses	7,335	£501,355,345	107,225,124	109,796,906	112,361,915	114,914,142	117,455,587	119,986,249	122,506,128	125,015,225	127,513,538	130,001,069	132,477,818
27	Retail (comparison)	-	£2,563,166	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661
28	Retail (convenience)	-	£10,252,666	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£4,101,066	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074
30	Office	-	£6,664,233	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612
31	Industrial (40% plot ratio)	-	£10,252,666	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168
32	Warehousing/logistics (50% plot ratio)	-	£10,252,666	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710
33	Warehousing/logistics (60% plot ratio)	-	£10,252,666	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252
34	Student/co-living development (medium density) 200 beds	-	£3,075,800	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£4,273,581	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£5,353,111	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£1,640,558	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£2,050,533	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£2,458,448	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£1,537,900	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£1,537,900	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£1,537,900	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£3,075,800	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
44	Leisure use	-	£3,075,800	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
45	Leisure use	-	£3,075,800	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709
46	Community use	-	£1,706,909	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613
47	Community use	-	£1,601,412	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515
48	Community use	-	£1,922,050	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	159,033	157,575	156,126	154,685	153,253	151,828	150,413	149,006	147,608	146,218	144,837
2	Low density rural extension	6	£708,608	114,401	113,100	111,800	110,499	109,198	107,897	106,596	105,296	103,994	102,693	101,392
3	Low density flats	12	£566,887	261,979	264,994	267,990	270,969	273,930	276,872	279,797	282,704	285,592	288,462	291,315
4	Low density rural extension	12	£1,417,217	228,803	221,793	214,810	207,854	200,924	194,022	187,147	180,297	173,475	166,680	159,912
5	Medium density flats	50	£1,098,343	1,034,761	1,048,180	1,061,520	1,074,780	1,087,959	1,101,059	1,114,079	1,127,020	1,139,882	1,152,662	1,165,364
6	Low density rural extension	50	£6,554,627	942,769	913,051	883,447	853,961	824,590	795,336	766,198	737,177	708,272	679,483	650,811
7	Low density rural extension	50	£5,916,880	942,769	913,051	883,447	853,961	824,590	795,336	766,198	737,177	708,272	679,483	650,811
8	Extra care scheme	60	£1,700,660	2,989,574	2,997,389	3,005,205	3,013,020	3,020,836	3,028,651	3,036,467	3,044,282	3,052,098	3,059,914	3,067,729
9	Low density edge of settlement houses/flats	150	£8,857,604	1,084,974	1,040,914	996,966	953,129	909,405	865,790	822,287	778,895	735,615	692,444	646,352
10	Low density rural extension	250	£33,729,758	3,406,083	3,318,967	3,232,096	3,145,471	3,059,092	2,972,956	2,887,067	2,801,422	2,716,024	2,630,870	2,543,698
11	Low density rural extension	250	£25,297,318	3,406,083	3,318,967	3,232,096	3,145,471	3,059,092	2,972,956	2,887,067	2,801,422	2,716,024	2,630,870	2,543,698
12	Low density edge of settlement houses/flats	500	£42,162,197	3,692,841	3,527,491	3,362,641	3,198,289	3,034,436	2,871,083	2,708,227	2,545,871	2,384,013	2,221,927	2,051,677
13	Low density edge of settlement houses/flats	500	£44,288,022	2,151,755	1,993,297	1,835,325	1,677,839	1,520,839	1,364,321	1,208,290	1,052,745	897,686	743,111	589,021
14	High density houses	500	£25,297,318	19,577,380	19,379,085	19,171,576	18,964,777	18,758,691	18,553,317	18,348,654	18,137,492	17,907,289	17,677,853	17,421,193
15	High density flats	500	£9,849,656	11,257,854	11,303,200	11,348,270	11,393,062	11,437,580	11,481,819	11,525,781	11,569,467	11,612,876	11,656,008	11,698,863
16	High density flats	500	£7,369,527	11,257,854	11,303,200	11,348,270	11,393,062	11,437,580	11,481,819	11,525,781	11,569,467	11,612,876	11,656,008	11,698,863
17	High density flats	500	£5,916,880	11,257,854	11,303,200	11,348,270	11,393,062	11,437,580	11,481,819	11,525,781	11,569,467	11,612,876	11,656,008	11,698,863
18	Low density flats and houses	700	£33,056,580	5,386,128	5,145,824	4,900,750	4,654,172	4,408,408	4,163,461	3,919,328	3,676,010	3,433,509	3,191,821	2,950,949
19	High density flats	700	£8,255,287	34,030,269	34,108,744	34,186,750	34,264,284	34,341,347	34,417,939	34,494,060	34,569,710	34,644,890	34,719,599	34,793,837
20	Low density edge of settlement houses	1,935	£342,789,292	22,608,342	21,708,748	20,807,877	19,910,377	19,016,846	18,127,085	17,241,093	16,351,075	15,461,353	14,575,491	13,693,488
21	Medium density edge of settlement houses/flats	1,935	£114,263,097	13,818,824	12,777,488	11,939,662	11,105,346	10,274,539	9,447,244	8,623,459	7,803,183	6,980,824	6,160,181	5,343,115
22	New Settlement	2,560	£201,563,647	15,916,059	17,120,624	18,334,782	19,543,825	20,765,730	21,986,906	23,220,722	24,455,929	25,685,816	26,915,014	28,167,014
23	Low density edge of settlement houses/flats	3,670	£342,789,292	24,625,743	26,328,657	28,061,198	29,828,352	31,635,166	33,491,070	35,407,287	37,344,955	39,322,703	41,340,258	43,416,564
24	Low density edge of settlement houses	3,870	£685,578,584	19,398,049	21,126,569	22,881,747	24,668,362	26,491,252	28,355,310	30,275,117	32,252,667	34,305,858	36,400,695	38,549,899
25	New Settlement	9,728	£907,018,695	307,931,624	309,372,473	310,847,170	312,295,712	313,738,101	315,174,337	316,604,419	318,028,347	319,446,122	320,857,744	322,263,212
26	New settlement - High density flats and houses	7,335	£173,254,743	107,225,124	109,796,906	112,361,915	114,914,142	117,455,587	119,986,249	122,506,128	125,015,225	127,513,538	130,001,069	132,477,818
27	Retail (comparison)	-	£885,760	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661
28	Retail (convenience)	-	£3,543,042	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£1,417,217	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074
30	Office	-	£2,302,977	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612
31	Industrial (40% plot ratio)	-	£3,543,042	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168
32	Warehousing/logistics (50% plot ratio)	-	£3,543,042	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710
33	Warehousing/logistics (60% plot ratio)	-	£3,543,042	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252
34	Student/co-living development (medium density) 200 beds	-	£1,062,913	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£1,476,833	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£1,849,889	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£566,932	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£708,608	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£849,573	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£531,456	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£531,456	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£531,456	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£1,062,913	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
44	Leisure use	-	£1,062,913	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
45	Leisure use	-	£1,062,913	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709
46	Community use	-	£589,861	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613
47	Community use	-	£553,404	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515
48	Community use	-	£664,208	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	159,033	157,575	156,126	154,685	153,253	151,828	150,413	149,006	147,608	146,218	144,837
2	Low density rural extension	6	£74,000	114,401	113,100	111,800	110,499	109,198	107,897	106,596	105,296	103,994	102,693	101,392
3	Low density flats	12	£59,200	261,979	264,994	267,990	270,969	273,930	276,872	279,797	282,704	285,592	288,462	291,315
4	Low density rural extension	12	£148,000	228,803	221,793	214,810	207,854	200,924	194,022	187,147	180,297	173,475	166,680	159,912
5	Medium density flats	50	£114,700	1,034,761	1,048,180	1,061,520	1,074,780	1,087,959	1,101,059	1,114,079	1,127,020	1,139,882	1,152,662	1,165,364
6	Low density rural extension	50	£684,500	942,769	913,051	883,447	853,961	824,590	795,336	766,198	737,177	708,272	679,483	650,811
7	Low density rural extension	50	£617,000	942,769	913,051	883,447	853,961	824,590	795,336	766,198	737,177	708,272	679,483	650,811
8	Extra care scheme	60	£177,600	2,989,574	2,997,389	3,005,205	3,013,020	3,020,836	3,028,651	3,036,467	3,044,282	3,052,098	3,059,914	3,067,729
9	Low density edge of settlement houses/flats	150	£925,000	1,084,974	1,040,914	996,966	953,129	909,405	865,790	822,287	778,895	735,615	692,444	646,352
10	Low density rural extension	250	£3,522,400	3,406,083	3,318,967	3,232,096	3,145,471	3,059,092	2,972,956	2,887,067	2,801,422	2,716,024	2,630,870	2,543,698
11	Low density rural extension	250	£2,641,800	3,406,083	3,318,967	3,232,096	3,145,471	3,059,092	2,972,956	2,887,067	2,801,422	2,716,024	2,630,870	2,543,698
12	Low density edge of settlement houses/flats	500	£4,403,000	3,692,841	3,527,491	3,362,641	3,198,289	3,034,436	2,871,083	2,708,227	2,545,871	2,384,013	2,221,927	2,051,677
13	Low density edge of settlement houses/flats	500	£4,625,000	2,151,755	1,993,297	1,835,325	1,677,839	1,520,839	1,364,321	1,208,290	1,052,745	897,686	743,111	589,021
14	High density houses	500	£2,641,800	19,577,380	19,379,085	19,171,576	18,964,777	18,758,691	18,553,317	18,348,654	18,137,492	17,907,289	17,677,853	17,421,193
15	High density flats	500	£1,028,600	11,257,854	11,303,200	11,348,270	11,393,062	11,437,580	11,481,819	11,525,781	11,569,467	11,612,876	11,656,008	11,698,863
16	High density flats	500	£769,600	11,257,854	11,303,200	11,348,270	11,393,062	11,437,580	11,481,819	11,525,781	11,569,467	11,612,876	11,656,008	11,698,863
17	High density flats	500	£617,900	11,257,854	11,303,200	11,348,270	11,393,062	11,437,580	11,481,819	11,525,781	11,569,467	11,612,876	11,656,008	11,698,863
18	Low density flats and houses	700	£3,452,100	5,386,128	5,145,824	4,900,750	4,654,172	4,408,408	4,163,461	3,919,328	3,676,010	3,433,509	3,191,821	2,950,949
19	High density flats	700	£862,100	34,030,269	34,108,744	34,186,750	34,264,284	34,341,347	34,417,939	34,494,060	34,569,710	34,644,890	34,719,599	34,793,837
20	Low density edge of settlement houses	1,935	£35,797,500	22,608,342	21,708,748	20,807,877	19,910,377	19,016,846	18,127,085	17,241,093	16,351,075	15,461,353	14,575,491	13,693,488
21	Medium density edge of settlement houses/flats	1,935	£11,932,500	13,818,824	12,777,488	11,939,662	11,105,346	10,274,539	9,447,244	8,623,459	7,803,183	6,980,824	6,160,181	5,343,115
22	New Settlement	2,560	£21,049,300	15,916,059	17,120,624	18,334,782	19,543,825	20,765,730	21,986,906	23,220,722	24,455,929	25,685,816	26,915,014	28,167,014
23	Low density edge of settlement houses/flats	3,670	£35,797,500	24,625,743	26,328,657	28,061,198	29,828,352	31,635,166	33,491,070	35,407,287	37,344,955	39,322,703	41,340,258	43,416,564
24	Low density edge of settlement houses	3,870	£71,595,000	19,398,049	21,126,569	22,881,747	24,668,362	26,491,252	28,355,310	30,275,117	32,252,667	34,305,858	36,400,695	38,549,899
25	New Settlement	9,728	£94,720,000	307,931,624	309,372,473	310,847,170	312,295,712	313,738,101	315,174,337	316,604,419	318,028,347	319,446,122	320,857,744	322,263,212
26	New settlement - High density flats and houses	7,335	£18,093,000	107,225,124	109,796,906	112,361,915	114,914,142	117,455,587	119,986,249	122,506,128	125,015,225	127,513,538	130,001,069	132,477,818
27	Retail (comparison)	-	£92,500	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661
28	Retail (convenience)	-	£370,000	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£148,000	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074
30	Office	-	£240,500	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612
31	Industrial (40% plot ratio)	-	£370,000	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168
32	Warehousing/logistics (50% plot ratio)	-	£370,000	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710
33	Warehousing/logistics (60% plot ratio)	-	£370,000	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252
34	Student/co-living development (medium density) 200 beds	-	£111,000	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£154,226	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£193,184	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£59,205	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£74,000	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£88,721	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£55,500	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£55,500	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£55,500	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£111,000	2,284,325	2,284,325	2,284,325

GREATER CAMBRIDGE CIL VIABILITY Sales value £4,625 psm AH tenure Rented 75% SO 25% First Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	55,421	56,214	56,997	57,773	58,540	59,299	60,050	60,792	61,525	62,250	62,968
2	Low density rural extension	6	£2,050,533	363,690	361,634	359,577	357,521	355,464	353,408	351,352	349,295	347,239	345,182	343,126
3	Low density flats	12	£1,640,426	166,026	145,280	124,651	104,141	83,749	63,474	43,318	23,278	3,358	16,714	36,720
4	Low density rural extension	12	£4,101,066	727,379	699,451	671,668	644,030	616,537	589,188	561,984	534,924	508,010	481,240	454,616
5	Medium density flats	50	£3,178,326	691,743	606,757	522,254	438,233	354,697	271,644	189,073	106,986	25,383	56,649	138,604
6	Low density rural extension	50	£18,967,431	2,950,745	2,835,484	2,720,824	2,606,763	2,493,303	2,380,444	2,268,183	2,156,524	2,045,464	1,935,005	1,825,146
7	Low density rural extension	50	£17,121,951	2,950,745	2,835,484	2,720,824	2,606,763	2,493,303	2,380,444	2,268,183	2,156,524	2,045,464	1,935,005	1,825,146
8	Extra care scheme	60	£4,921,279	1,735,069	1,791,899	1,848,727	1,905,557	1,962,387	2,019,215	2,076,045	2,132,875	2,189,703	2,246,533	2,303,363
9	Low density edge of settlement houses/flats	150	£25,631,664	6,661,959	6,382,685	6,104,850	5,828,457	5,553,504	5,279,992	5,007,919	4,737,289	4,468,098	4,199,346	3,928,184
10	Low density rural extension	250	£97,605,376	12,591,472	12,115,091	11,641,156	11,169,668	10,700,626	10,234,029	9,769,879	9,308,175	8,848,917	8,392,850	7,919,272
11	Low density rural extension	250	£73,204,032	12,591,472	12,115,091	11,641,156	11,169,668	10,700,626	10,234,029	9,769,879	9,308,175	8,848,917	8,392,850	7,919,272
12	Low density edge of settlement houses/flats	500	£122,006,720	21,429,365	20,515,424	19,606,212	18,697,329	17,787,824	16,883,115	15,983,204	15,088,089	14,197,772	13,312,252	12,431,530
13	Low density edge of settlement houses/flats	500	£128,158,319	19,777,376	18,876,135	17,979,380	17,087,308	16,199,921	15,317,069	14,429,416	13,546,514	12,668,363	11,794,964	10,926,316
14	High density houses	500	£73,204,032	37,248,441	36,279,003	35,314,584	34,355,182	33,394,080	32,421,715	31,454,513	30,492,473	29,519,330	28,542,360	27,570,713
15	High density flats	500	£28,502,410	4,541,650	3,853,771	3,169,793	2,489,717	1,813,542	1,141,270	472,900	194,702	866,073	1,533,478	2,196,918
16	High density flats	500	£21,325,544	4,541,650	3,853,771	3,169,793	2,489,717	1,813,542	1,141,270	472,900	194,702	866,073	1,533,478	2,196,918
17	High density flats	500	£17,121,951	4,541,650	3,853,771	3,169,793	2,489,717	1,813,542	1,141,270	472,900	194,702	866,073	1,533,478	2,196,918
18	Low density flats and houses	700	£95,657,370	29,583,096	28,312,106	27,047,715	25,789,919	24,538,721	23,294,121	22,056,117	20,810,117	19,569,079	18,334,750	17,107,127
19	High density flats	700	£23,888,711	11,717,072	12,707,841	13,692,995	14,672,532	15,646,452	16,623,038	17,611,733	18,594,660	19,571,822	20,543,217	21,508,844
20	Low density edge of settlement houses	1,935	£991,945,392	73,499,236	70,404,956	67,326,921	64,265,135	61,219,593	58,190,299	55,177,250	52,180,448	49,199,519	46,227,415	43,271,622
21	Medium density edge of settlement houses/flats	1,935	£330,648,464	64,440,389	61,427,280	58,430,076	55,448,775	52,483,379	49,533,887	46,600,297	43,682,613	40,780,832	37,894,955	35,024,982
22	New Settlement	2,560	£621,049,360	46,623,540	43,059,778	39,514,737	35,981,432	32,451,268	28,939,930	25,435,584	21,936,347	18,450,057	14,960,093	11,477,088
23	Low density edge of settlement houses/flats	3,670	£35,797,500	45,571,362	41,599,056	37,628,813	33,652,942	29,678,240	25,697,784	21,699,998	17,685,839	13,649,475	9,577,335	5,461,611
24	Low density edge of settlement houses	3,870	£71,595,000	50,723,717	46,685,184	42,658,824	38,627,414	34,592,155	30,553,556	26,504,907	22,435,423	18,350,247	14,230,444	10,073,006
25	New Settlement	9,728	£94,720,000	172,959,361	180,123,631	187,249,560	194,337,148	201,386,395	208,397,302	215,369,868	222,304,093	229,199,978	236,057,522	242,876,726
26	New settlement - High density flats and houses	7,335	£18,093,000	41,741,997	41,373,087	41,009,126	40,650,107	40,296,027	39,946,887	39,602,687	39,263,426	38,929,105	38,599,723	38,275,281
27	Retail (comparison)	-	£92,500	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661
28	Retail (convenience)	-	£370,000	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£148,000	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074
30	Office	-	£240,500	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612
31	Industrial (40% plot ratio)	-	£370,000	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168
32	Warehousing/logistics (50% plot ratio)	-	£370,000	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710
33	Warehousing/logistics (60% plot ratio)	-	£370,000	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252
34	Student/co-living development (medium density) 200 beds	-	£111,000	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£154,226	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£193,184	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£59,205	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£74,000	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£88,721	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£55,500	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£55,500	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£55,500	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£3,075,800	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
44	Leisure use	-	£3,075,800	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
45	Leisure use	-	£3,075,800	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709
46	Community use	-	£1,706,909	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613
47	Community use	-	£1,601,412	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515
48	Community use	-	£1,922,050	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	55,421	56,214	56,997	57,773	58,540	59,299	60,050	60,792	61,525	62,250	62,968
2	Low density rural extension	6	£708,608	363,690	361,634	359,577	357,521	355,464	353,408	351,352	349,295	347,239	345,182	343,126
3	Low density flats	12	£566,887	166,026	145,280	124,651	104,141	83,749	63,474	43,318	23,278	3,358	16,714	36,720
4	Low density rural extension	12	£1,417,217	727,379	699,451	671,668	644,030	616,537	589,188	561,984	534,924	508,010	481,240	454,616
5	Medium density flats	50	£1,098,343	691,743	606,757	522,254	438,233	354,697	271,644	189,073	106,986	25,383	56,649	138,604
6	Low density rural extension	50	£6,554,627	2,950,745	2,835,484	2,720,824	2,606,763	2,493,303	2,380,444	2,268,183	2,156,524	2,045,464	1,935,005	1,825,146
7	Low density rural extension	50	£5,916,880	2,950,745	2,835,484	2,720,824	2,606,763	2,493,303	2,380,444	2,268,183	2,156,524	2,045,464	1,935,005	1,825,146
8	Extra care scheme	60	£1,700,660	1,735,069	1,791,899	1,848,727	1,905,557	1,962,387	2,019,215	2,076,045	2,132,875	2,189,703	2,246,533	2,303,363
9	Low density edge of settlement houses/flats	150	£8,857,604	6,661,959	6,382,685	6,104,850	5,828,457	5,553,504	5,279,992	5,007,919	4,737,289	4,468,098	4,199,346	3,928,184
10	Low density rural extension	250	£33,729,758	12,591,472	12,115,091	11,641,156	11,169,668	10,700,626	10,234,029	9,769,879	9,308,175	8,848,917	8,392,850	7,919,272
11	Low density rural extension	250	£25,297,318	12,591,472	12,115,091	11,641,156	11,169,668	10,700,626	10,234,029	9,769,879	9,308,175	8,848,917	8,392,850	7,919,272
12	Low density edge of settlement houses/flats	500	£42,162,197	21,429,365	20,515,424	19,606,212	18,697,329	17,787,824	16,883,115	15,983,204	15,088,089	14,197,772	13,312,252	12,431,530
13	Low density edge of settlement houses/flats	500	£44,288,022	19,777,376	18,876,135	17,979,380	17,087,308	16,199,921	15,317,069	14,429,416	13,546,514	12,668,363	11,794,964	10,926,316
14	High density houses	500	£25,297,318	37,248,441	36,279,003	35,314,584	34,355,182	33,394,080	32,421,715	31,454,513	30,492,473	29,519,330	28,542,360	27,570,713
15	High density flats	500	£9,849,656	4,541,650	3,853,771	3,169,793	2,489,717	1,813,542	1,141,270	472,900	194,702	866,073	1,533,478	2,196,918
16	High density flats	500	£7,369,527	4,541,650	3,853,771	3,169,793	2,489,717	1,813,542	1,141,270	472,900	194,702	866,073	1,533,478	2,196,918
17	High density flats	500	£5,916,880	4,541,650	3,853,771	3,169,793	2,489,717	1,813,542	1,141,270	472,900	194,702	866,073	1,533,478	2,196,918
18	Low density flats and houses	700	£33,056,580	29,583,096	28,312,106	27,047,715	25,789,919	24,538,721	23,294,121	22,056,117	20,810,117	19,569,079	18,334,750	17,107,127
19	High density flats	700	£8,255,287	11,717,072	12,707,841	13,692,995	14,672,532	15,646,452	16,623,038	17,611,733	18,594,660	19,571,822	20,543,217	21,508,844
20	Low density edge of settlement houses	1,935	£342,789,292	73,499,236	70,404,956	67,326,921	64,265,135	61,219,593	58,190,299	55,177,250	52,180,448	49,199,519	46,227,415	43,271,622
21	Medium density edge of settlement houses/flats	1,935	£114,263,097	64,440,389	61,427,280	58,430,076	55,448,775	52,483,379	49,533,887	46,600,297	43,682,613	40,780,832	37,894,955	35,024,982
22	New Settlement	2,560	£201,563,647	46,623,540	43,059,778	39,514,737	35,981,432	32,451,268	28,939,930	25,435,584	21,936,347	18,450,057	14,960,093	11,477,088
23	Low density edge of settlement houses/flats	3,670	£23,897,250	45,571,362	41,599,056	37,628,813	33,652,942	29,678,240	25,697,784	21,699,998	17,685,839	13,649,475	9,577,335	5,461,611
24	Low density edge of settlement houses	3,870	£47,794,500	50,723,717	46,685,184	42,658,824	38,627,414	34,592,155	30,553,556	26,504,907	22,435,423	18,350,247	14,230,444	10,073,006
25	New Settlement	9,728	£63,232,000	172,959,361	180,123,631	187,249,560	194,337,148	201,386,395	208,397,302	215,369,868	222,304,093	229,199,978	236,057,522	242,876,726
26	New settlement - High density flats and houses	7,335	£12,078,300	2,741,997	1,373,087	5,635,126	10,022,107	14,555,406	19,278,898	24,224,221	29,461,099	35,063,486	41,150,876	47,886,166
27	Retail (comparison)	-	£661,750	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661
28	Retail (convenience)	-	£247,000	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£98,800	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074
30	Office	-	£160,550	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612
31	Industrial (40% plot ratio)	-	£247,000	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168
32	Warehousing/logistics (50% plot ratio)	-	£247,000	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710
33	Warehousing/logistics (60% plot ratio)	-	£247,000	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252
34	Student/co-living development (medium density) 200 beds	-	£74,100	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£102,956	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£128,963	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£39,523	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£49,400	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£59,227	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£37,050	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£37,050	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£37,050	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£74,100	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
44	Leisure use	-	£74,100	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
45	Leisure use	-	£74,100	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709
46	Community use	-	£41,122	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613
47	Community use	-	£38,580	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515
48	Community use	-	£46,305	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	55,421	56,214	56,997	57,773	58,540	59,299	60,050	60,792	61,525	62,250	62,968
2	Low density rural extension	6	£74,000	363,690	361,634	359,577	357,521	355,464	353,408	351,352	349,295	347,239	345,182	343,126
3	Low density flats	12	£59,200	166,026	145,280	124,651	104,141	83,749	63,474	43,318	23,278	3,358	16,714	36,720
4	Low density rural extension	12	£148,000	727,379	699,451	671,668	644,030	616,537	589,188	561,984	534,924	508,010	481,240	454,616
5	Medium density flats	50	£114,700	691,743	606,757	522,254	438,233	354,697	271,644	189,073	106,986	25,383	56,649	138,604
6	Low density rural extension	50	£684,500	2,950,745	2,835,484	2,720,824	2,606,763	2,493,303	2,380,444	2,268,183	2,156,524	2,045,464	1,935,005	1,825,146
7	Low density rural extension	50	£617,900	2,950,745	2,835,484	2,720,824	2,606,763	2,493,303	2,380,444	2,268,183	2,156,524	2,045,464	1,935,005	1,825,146
8	Extra care scheme	60	£177,600	1,735,069	1,791,899	1,848,727	1,905,557	1,962,387	2,019,215	2,076,045	2,132,875	2,189,703	2,246,533	2,303,363
9	Low density edge of settlement houses/flats	150	£925,000	6,661,959	6,382,685	6,104,850	5,828,457	5,553,504	5,279,992	5,007,919	4,737,289	4,468,098	4,199,346	3,928,184
10	Low density rural extension	250	£3,522,400	12,591,472	12,115,091	11,641,156	11,169,668	10,700,626	10,234,029	9,769,879	9,308,175	8,848,917	8,392,850	7,919,272
11	Low density rural extension	250	£2,641,800	12,591,472	12,115,091	11,641,156	11,169,668	10,700,626	10,234,029	9,769,879	9,308,175	8,848,917	8,392,850	7,919,272
12	Low density edge of settlement houses/flats	500	£4,403,000	21,429,365	20,515,424	19,606,212	18,697,329	17,787,824	16,883,115	15,983,204	15,088,089	14,197,772	13,312,252	12,431,530
13	Low density edge of settlement houses/flats	500	£4,625,000	19,777,376	18,876,135	17,979,380	17,087,308	16,199,921	15,317,069	14,429,416	13,546,514	12,668,363	11,794,964	10,926,316
14	High density houses	500	£2,641,800	37,248,441	36,279,003	35,314,584	34,355,182	33,394,080	32,421,715	31,454,513	30,492,473	29,519,330	28,542,360	27,570,713
15	High density flats	500	£1,028,600	4,541,650	3,853,771	3,169,793	2,489,717	1,813,542	1,141,270	472,900	194,702	866,073	1,533,478	2,196,918
16	High density flats	500	£769,600	4,541,650	3,853,771	3,169,793	2,489,717	1,813,542	1,141,270	472,900	194,702	866,073	1,533,478	2,196,918
17	High density flats	500	£617,900	4,541,650	3,853,771	3,169,793	2,489,717	1,813,542	1,141,270	472,900	194,702	866,073	1,533,478	2,196,918
18	Low density flats and houses	700	£3,452,100	29,583,096	28,312,106	27,047,715	25,789,919	24,538,721	23,294,121	22,056,117	20,810,117	19,569,079	18,334,750	17,107,127
19	High density flats	700	£862,100	11,717,072	12,707,841	13,692,995	14,672,532	15,646,452	16,623,038	17,611,733	18,594,660	19,571,822	20,543,217	21,508,844
20	Low density edge of settlement houses	1,935	£35,797,500	73,499,236	70,404,956	67,326,921	64,265,135	61,219,593	58,190,299	55,177,250	52,180,448	49,199,519	46,227,415	43,271,622
21	Medium density edge of settlement houses/flats	1,935	£11,932,500	64,440,389	61,427,280	58,430,076	55,448,775	52,483,379	49,533,887	46,600,297	43,682,613	40,780,832	37,894,955	35,024,982
22	New Settlement	2,560	£21,049,300	46,623,540	43,059,778	39,514,737	35,981,432	32,451,268	28,939,930	25,435,584	21,936,347	18,450,057	14,960,093	11,477,088
23	Low density edge of settlement houses/flats	3,670	£35,797,500	45,571,362	41,599,056	37,628,813	33,652,942	29,678,240	25,697,784	21,699,998	17,685,839	13,649,475	9,577,335	5,461,611
24	Low density edge of settlement houses	3,870	£71,595,000	50,723,717	46,685,184	42,658,824	38,627,414	34,592,155	30,553,556	26,504,907	22,435,423	18,350,247	14,230,444	10,073,006
25	New Settlement	9,728	£94,720,000	172,959,361	180,123,631	187,249,560	194,337,148	201,386,395	208,397,302	215,369,868	222,304,093	229,199,978	236,057,522	242,876,726
26	New settlement - High density flats and houses	7,335	£18,093,000	41,741,997	41,373,087	41,009,126	40,650,107	40,296,027	39,946,887	39,602,687	39,263,426	38,929,105	38,599,723	38,275,281
27	Retail (comparison)	-	£92,500	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661
28	Retail (convenience)	-	£370,000	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£148,000	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074
30	Office	-	£240,500	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612
31	Industrial (40% plot ratio)	-	£370,000	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168
32	Warehousing/logistics (50% plot ratio)	-	£370,000	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710
33	Warehousing/logistics (60% plot ratio)	-	£370,000	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252
34	Student/co-living development (medium density) 200 beds	-	£111,000	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£154,226	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£193,184	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£59,205	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£74,000	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£88,721	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£55,500	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£55,500	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£55,500	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£111,000

GREATER CAMBRIDGE CIL VIABILITY Sales value £5,250 psm AH tenure Rented 75% SO 25% First Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	267,316	267,466	267,606	267,742	267,867	267,984	268,092	268,191	268,283	268,366	268,441
2	Low density rural extension	6	£2,050,533	612,978	610,166	607,355	604,543	601,731	598,919	596,107	593,295	590,484	587,672	584,860
3	Low density flats	12	£1,640,426	599,817	551,290	512,981	474,890	437,019	399,365	361,929	324,712	287,712	250,932	214,369
4	Low density rural extension	12	£4,101,066	1,225,956	1,177,109	1,128,526	1,080,206	1,032,148	984,353	936,821	889,551	842,545	795,800	749,320
5	Medium density flats	50	£3,178,326	2,401,597	2,244,826	2,088,945	1,933,950	1,779,845	1,626,627	1,474,298	1,322,858	1,172,304	1,022,640	873,864
6	Low density rural extension	50	£18,967,431	4,935,902	4,737,214	4,539,598	4,343,052	4,147,576	3,953,171	3,759,838	3,567,575	3,376,383	3,186,261	2,997,210
7	Low density rural extension	50	£17,121,951	4,935,902	4,737,214	4,539,598	4,343,052	4,147,576	3,953,171	3,759,838	3,567,575	3,376,383	3,186,261	2,997,210
8	Extra care scheme	60	£4,921,279	480,564	586,408	692,250	798,094	903,937	1,009,780	1,115,623	1,221,466	1,327,310	1,433,152	1,538,996
9	Low density edge of settlement houses/flats	150	£25,631,664	12,184,715	11,671,029	11,160,109	10,651,956	10,146,568	9,643,946	9,144,091	8,647,003	8,152,680	7,661,124	7,172,334
10	Low density rural extension	250	£97,605,376	21,667,565	20,804,344	19,945,758	19,091,806	18,242,488	17,397,804	16,557,755	15,722,339	14,891,558	14,065,235	13,227,220
11	Low density rural extension	250	£73,204,032	21,667,565	20,804,344	19,945,758	19,091,806	18,242,488	17,397,804	16,557,755	15,722,339	14,891,558	14,065,235	13,227,220
12	Low density edge of settlement houses/flats	500	£122,006,720	38,870,387	37,216,948	35,569,485	33,921,093	32,281,700	30,651,302	29,029,902	27,417,498	25,814,090	24,204,832	22,603,182
13	Low density edge of settlement houses/flats	500	£128,158,319	37,109,753	35,474,357	33,847,795	32,230,068	30,616,209	29,003,954	27,399,819	25,805,002	24,219,104	22,642,124	21,063,965
14	High density houses	500	£73,204,032	54,634,719	52,914,913	51,204,370	49,485,435	47,772,225	46,068,411	44,373,993	42,688,970	40,993,126	39,300,947	37,619,120
15	High density flats	500	£28,502,410	19,945,187	18,518,894	17,200,104	15,888,819	14,585,039	13,288,762	11,999,989	10,718,721	9,444,957	8,178,697	6,919,942
16	High density flats	500	£21,325,544	19,945,187	18,518,894	17,200,104	15,888,819	14,585,039	13,288,762	11,999,989	10,718,721	9,444,957	8,178,697	6,919,942
17	High density flats	500	£17,121,951	19,945,187	18,518,894	17,200,104	15,888,819	14,585,039	13,288,762	11,999,989	10,718,721	9,444,957	8,178,697	6,919,942
18	Low density flats and houses	700	£95,657,370	53,282,299	50,991,437	48,712,954	46,446,850	44,193,125	41,938,773	39,694,970	37,463,648	35,244,806	33,038,441	30,841,078
19	High density flats	700	£23,888,711	9,820,109	7,986,441	6,163,146	4,346,052	2,525,953	716,326	1,100,540	2,918,479	4,725,774	6,522,428	8,323,195
20	Low density edge of settlement houses	1,935	£991,945,392	122,265,464	117,181,311	112,035,192	106,917,107	101,827,057	96,765,043	91,731,063	86,725,117	81,747,207	76,793,270	71,864,524
21	Medium density edge of settlement houses/flats	1,935	£638,648,464	112,831,730	107,765,442	102,725,293	97,712,706	92,727,682	87,770,222	82,840,324	77,937,990	73,063,219	68,216,012	63,396,367
22	New Settlement	2,560	£221,049,300	103,023,527	97,200,123	91,408,305	85,631,183	79,880,853	74,162,215	68,474,705	62,793,718	57,144,555	51,518,979	45,903,760
23	Low density edge of settlement houses/flats	3,670	£35,797,500	106,132,788	99,857,161	93,586,575	87,350,207	81,119,007	74,916,546	68,712,230	62,523,721	56,342,723	50,158,742	43,964,275
24	Low density edge of settlement houses	3,870	£1,983,890,784	111,660,038	105,290,570	98,949,752	92,627,251	86,323,154	80,033,149	73,763,095	67,491,093	61,229,048	54,968,146	48,699,484
25	New Settlement	9,728	£2,624,682,381	67,361,384	56,446,716	66,241,887	76,993,802	89,034,689	101,620,267	114,135,318	126,579,839	138,953,833	151,257,300	163,490,238
26	New settlement - High density flats and houses	7,335	£501,355,345	77,045,222	74,376,180	69,107,487	58,801,147	52,448,569	46,027,683	39,529,940	32,955,855	26,177,793	19,254,318	12,104,075
27	Retail (comparison)	-	£2,563,166	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661
28	Retail (convenience)	-	£10,252,666	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£4,101,066	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074
30	Office	-	£6,664,233	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612
31	Industrial (40% plot ratio)	-	£10,252,666	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168
32	Warehousing/logistics (50% plot ratio)	-	£10,252,666	1,952,752	1,952,752	1,952,752	1,952,752	1,952,752	1,952,752	1,952,752	1,952,752	1,952,752	1,952,752	1,952,752
33	Warehousing/logistics (60% plot ratio)	-	£10,252,666	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252
34	Student/co-living development (medium density) 200 beds	-	£3,075,800	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£4,273,581	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£5,353,111	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£1,640,558	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£2,050,533	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£2,458,448	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£1,537,900	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£1,537,900	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£1,537,900	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£3,075,800	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
44	Leisure use	-	£3,075,800	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
45	Leisure use	-	£3,075,800	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709
46	Community use	-	£1,706,909	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613
47	Community use	-	£1,601,412	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515
48	Community use	-	£1,922,050	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	267,316	267,466	267,606	267,742	267,867	267,984	268,092	268,191	268,283	268,366	268,441
2	Low density rural extension	6	£708,608	612,978	610,166	607,355	604,543	601,731	598,919	596,107	593,295	590,484	587,672	584,860
3	Low density flats	12	£566,887	599,817	551,290	512,981	474,890	437,019	399,365	361,929	324,712	287,712	250,932	214,369
4	Low density rural extension	12	£1,417,217	1,225,956	1,177,109	1,128,526	1,080,206	1,032,148	984,353	936,821	889,551	842,545	795,800	749,320
5	Medium density flats	50	£1,098,343	2,401,597	2,244,826	2,088,945	1,933,950	1,779,845	1,626,627	1,474,298	1,322,858	1,172,304	1,022,640	873,864
6	Low density rural extension	50	£6,554,627	4,935,902	4,737,214	4,539,598	4,343,052	4,147,576	3,953,171	3,759,838	3,567,575	3,376,383	3,186,261	2,997,210
7	Low density rural extension	50	£5,916,880	4,935,902	4,737,214	4,539,598	4,343,052	4,147,576	3,953,171	3,759,838	3,567,575	3,376,383	3,186,261	2,997,210
8	Extra care scheme	60	£1,700,660	480,564	586,408	692,250	798,094	903,937	1,009,780	1,115,623	1,221,466	1,327,310	1,433,152	1,538,996
9	Low density edge of settlement houses/flats	150	£8,857,604	12,184,715	11,671,029	11,160,109	10,651,956	10,146,568	9,643,946	9,144,091	8,647,003	8,152,680	7,661,124	7,172,334
10	Low density rural extension	250	£33,729,758	21,667,565	20,804,344	19,945,758	19,091,806	18,242,488	17,397,804	16,557,755	15,722,339	14,891,558	14,065,235	13,227,220
11	Low density rural extension	250	£25,297,318	21,667,565	20,804,344	19,945,758	19,091,806	18,242,488	17,397,804	16,557,755	15,722,339	14,891,558	14,065,235	13,227,220
12	Low density edge of settlement houses/flats	500	£42,162,197	38,870,387	37,216,948	35,569,485	33,921,093	32,281,700	30,651,302	29,029,902	27,417,498	25,814,090	24,204,832	22,603,182
13	Low density edge of settlement houses/flats	500	£44,288,022	37,109,753	35,474,357	33,847,795	32,230,068	30,616,209	29,003,954	27,399,819	25,805,002	24,219,104	22,642,124	21,063,965
14	High density houses	500	£25,297,318	54,634,719	52,914,913	51,204,370	49,485,435	47,772,225	46,068,411	44,373,993	42,688,970	40,993,126	39,300,947	37,619,120
15	High density flats	500	£9,849,656	19,945,187	18,518,894	17,200,104	15,888,819	14,585,039	13,288,762	11,999,989	10,718,721	9,444,957	8,178,697	6,919,942
16	High density flats	500	£7,369,527	19,945,187	18,518,894	17,200,104	15,888,819	14,585,039	13,288,762	11,999,989	10,718,721	9,444,957	8,178,697	6,919,942
17	High density flats	500	£5,916,880	19,945,187	18,518,894	17,200,104	15,888,819	14,585,039	13,288,762	11,999,989	10,718,721	9,444,957	8,178,697	6,919,942
18	Low density flats and houses	700	£33,056,580	53,282,299	50,991,437	48,712,954	46,446,850	44,193,125	41,938,773	39,694,970	37,463,648	35,244,806	33,038,441	30,841,078
19	High density flats	700	£8,255,287	9,820,109	7,986,441	6,163,146	4,346,052	2,525,953	716,326	1,100,540	2,918,479	4,725,774	6,522,428	8,323,195
20	Low density edge of settlement houses	1,935	£342,789,292	122,265,464	117,181,311	112,035,192	106,917,107	101,827,057	96,765,043	91,731,063	86,725,117	81,747,207	76,793,270	71,864,524
21	Medium density edge of settlement houses/flats	1,935	£114,263,097	112,831,730	107,765,442	102,725,293	97,712,706	92,727,682	87,770,222	82,840,324	77,937,990	73,063,219	68,216,012	63,396,367
22	New Settlement	2,560	£201,563,647	103,023,527	97,200,123	91,408,305	85,631,183	79,880,853	74,162,215	68,474,705	62,793,718	57,144,555	51,518,979	45,903,760
23	Low density edge of settlement houses/flats	3,670	£342,789,292	106,132,788	99,857,161	93,586,575	87,350,207	81,119,007	74,916,546	68,712,230	62,523,721	56,342,723	50,158,742	43,964,275
24	Low density edge of settlement houses	3,870	£685,578,584	111,660,038	105,290,570	98,949,752	92,627,251	86,323,154	80,033,149	73,763,095	67,491,093	61,229,048	54,968,146	48,699,484
25	New Settlement	9,728	£907,018,695	67,361,384	56,446,716	66,241,887	76,993,802	89,034,689	101,620,267	114,135,318	126,579,839	138,953,833	151,257,300	163,490,238
26	New settlement - High density flats and houses	7,335	£173,254,743	77,045,222	74,376,180	69,107,487	58,801,147	52,448,569	46,027,683	39,529,940	32,955,855	26,177,793	19,254,318	12,104,075
27	Retail (comparison)	-	£885,760	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661
28	Retail (convenience)	-	£3,543,042	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£1,417,217	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074
30	Office	-	£2,302,977	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612
31	Industrial (40% plot ratio)	-	£3,543,042	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168
32	Warehousing/logistics (50% plot ratio)	-	£3,543,042	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710
33	Warehousing/logistics (60% plot ratio)	-	£3,543,042	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252
34	Student/co-living development (medium density) 200 beds	-	£1,062,913	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£1,476,833	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£1,849,889	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£566,932	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£708,608	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£849,573	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£531,456	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£531,456	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£531,456	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£1,062,913	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
44	Leisure use	-	£1,062,913	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
45	Leisure use	-	£1,062,913	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709
46	Community use	-	£589,861	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613
47	Community use	-	£553,404	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515
48	Community use	-	£664,208	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	267,316	267,466	267,606	267,742	267,867	267,984	268,092	268,191	268,283	268,366	268,441
2	Low density rural extension	6	£74,000	612,978	610,166	607,355	604,543	601,731	598,919	596,107	593,295	590,484	587,672	584,860
3	Low density flats	12	£59,200	599,817	551,290	512,981	474,890	437,019	399,365	361,929	324,712	287,712	250,932	214,369
4	Low density rural extension	12	£148,000	1,225,956	1,177,109	1,128,526	1,080,206	1,032,148	984,353	936,821	889,551	842,545	795,800	749,320
5	Medium density flats	50	£114,700	2,401,597	2,244,826	2,088,945	1,933,950	1,779,845	1,626,627	1,474,298	1,322,858	1,172,304	1,022,640	873,864
6	Low density rural extension	50	£684,500	4,935,902	4,737,214	4,539,598	4,343,052	4,147,576	3,953,171	3,759,838	3,567,575	3,376,383	3,186,261	2,997,210
7	Low density rural extension	50	£617,300	4,935,902	4,737,214	4,539,598	4,343,052	4,147,576	3,953,171	3,759,838	3,567,575	3,376,383	3,186,261	2,997,210
8	Extra care scheme	60	£177,600	480,564	586,408	692,250	798,094	903,937	1,009,780	1,115,623	1,221,466	1,327,310	1,433,152	1,538,996
9	Low density edge of settlement houses/flats	150	£925,000	12,184,715	11,671,029	11,160,109	10,651,956	10,146,568	9,643,946	9,144,091	8,647,003	8,152,680	7,661,124	7,172,334
10	Low density rural extension	250	£3,522,400	21,667,565	20,804,344	19,945,758	19,091,806	18,242,488	17,397,804	16,557,755	15,722,339	14,891,558	14,065,235	13,227,220
11	Low density rural extension	250	£2,641,800	21,667,565	20,804,344	19,945,758	19,091,806	18,242,488	17,397,804	16,557,755	15,722,339	14,891,558	14,065,235	13,227,220
12	Low density edge of settlement houses/flats	500	£4,403,000	38,870,387	37,216,948	35,569,485	33,921,093	32,281,700	30,651,302	29,029,902	27,417,498	25,814,090	24,204,832	22,603,182
13	Low density edge of settlement houses/flats	500	£4,625,000	37,109,753	35,474,357	33,847,795	32,230,068	30,616,209	29,003,954	27,399,819	25,805,002	24,219,104	22,642,124	21,063,965
14	High density houses	500	£2,641,800	54,634,719	52,914,913	51,204,370	49,485,435	47,772,225	46,068,411	44,373,993	42,688,970	40,993,126	39,300,947	37,619,120
15	High density flats	500	£1,028,600	19,945,187	18,518,894	17,200,104	15,888,819	14,585,039	13,288,762	11,999,989	10,718,721	9,444,957	8,178,697	6,919,942
16	High density flats	500	£769,600	19,945,187	18,518,894	17,200,104	15,888,819	14,585,039	13,288,762	11,999,989	10,718,721	9,444,957	8,178,697	6,919,942
17	High density flats	500	£617,900	19,945,187	18,518,894	17,200,104	15,888,819	14,585,039	13,288,762	11,999,989	10,718,721	9,444,957	8,178,697	6,919,942
18	Low density flats and houses	700	£3,452,100	53,282,299	50,991,437	48,712,954	46,446,850	44,193,125	41,938,773	39,694,970	37,463,648	35,244,806	33,038,441	30,841,078
19	High density flats	700	£862,100	9,820,109	7,986,441	6,163,146	4,346,052	2,525,953	716,326	1,100,540	2,918,479	4,725,774	6,522,428	8,323,195
20	Low density edge of settlement houses	1,935	£35,797,500	122,265,464	117,181,311	112,035,192	106,917,107	101,827,057	96,765,043	91,731,063	86,725,117	81,747,207	76,793,270	71,864,524
21	Medium density edge of settlement houses/flats	1,935	£11,932,500	112,831,730	107,765,442	102,725,293	97,712,706	92,727,682	87,770,222	82,840,324	77,937,990	73,063,219	68,216,012	63,396,367
22	New Settlement	2,560	£21,049,300	103,023,527	97,200,123	91,408,305	85,631,183	79,880,853	74,162,215	68,474,705	62,793,718	57,144,555	51,518,979	45,903,760
23	Low density edge of settlement houses/flats	3,670	£35,797,500	106,132,788	99,857,161	93,586,575	87,350,207	81,119,007	74,916,546	68,712,230	62,523,721	56,342,723	50,158,742	43,964,275
24	Low density edge of settlement houses	3,870	£71,595,000	111,660,038	105,290,570	98,949,752	92,627,251	86,323,154	80,033,149	73,763,095	67,491,093	61,229,048	54,968,146	48,699,484
25	New Settlement	9,728	£94,720,000	67,361,384	56,446,716	66,241,887	76,993,802	89,034,689	101,620,267	114,135,318	126,579,839	138,953,833	151,257,300	163,490,238
26	New settlement - High density flats and houses	7,335	£118,093,000	77,045,222	74,376,180	69,107,487	58,801,147	52,448,569	46,027,683	39,529,940	32,955,855	26,177,793	19,254,318	12,104,075
27	Retail (comparison)	-	£92,500	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661
28	Retail (convenience)	-	£370,000	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£148,000	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074
30	Office	-	£240,500	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612
31	Industrial (40% plot ratio)	-	£370,000	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168
32	Warehousing/logistics (50% plot ratio)	-	£370,000	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710	1,952,710
33	Warehousing/logistics (60% plot ratio)	-	£370,000	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252
34	Student/co-living development (medium density) 200 beds	-	£111,000	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£154,226	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£193,184	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£59,205	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£74,000	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£88,721	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£55,500	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£55,500	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134

GREATER CAMBRIDGE CIL VIABILITY Sales value £5,875 psm AH tenure Rented 75% SO 25% First Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	479,212	478,720	478,235	477,711	477,193	476,668	476,134	475,591	475,040	474,482	473,915
2	Low density rural extension	6	£2,050,533	862,266	858,699	855,131	851,565	847,997	844,429	840,863	837,295	833,728	830,160	826,593
3	Low density flats	12	£1,640,426	1,013,607	956,109	898,937	842,091	785,571	729,376	673,507	617,964	562,747	507,855	453,290
4	Low density rural extension	12	£4,101,066	1,724,533	1,653,368	1,582,592	1,512,206	1,442,209	1,372,602	1,303,383	1,234,554	1,166,115	1,098,064	1,030,402
5	Medium density flats	50	£3,178,326	4,092,716	3,860,073	3,628,749	3,398,744	3,170,057	2,942,689	2,716,640	2,491,910	2,268,498	2,046,405	1,825,631
6	Low density rural extension	50	£18,967,431	6,921,060	6,633,405	6,347,324	6,062,819	5,779,889	5,498,534	5,218,754	4,940,550	4,663,920	4,388,865	4,115,386
7	Low density rural extension	50	£17,121,951	6,921,060	6,633,405	6,347,324	6,062,819	5,779,889	5,498,534	5,218,754	4,940,550	4,663,920	4,388,865	4,115,386
8	Extra care scheme	60	£4,921,279	761,486	605,652	449,818	293,985	138,150	17,974	176,356	334,739	493,121	651,504	809,887
9	Low density edge of settlement houses/flats	150	£25,631,664	17,663,334	16,904,842	16,150,503	15,400,318	14,654,286	13,912,408	13,169,215	12,429,669	11,694,317	10,963,157	10,236,190
10	Low density rural extension	250	£97,605,376	30,667,237	29,401,532	28,142,741	26,883,905	25,629,403	24,381,877	23,141,328	21,907,757	20,681,164	19,458,276	18,233,175
11	Low density rural extension	250	£73,204,032	30,667,237	29,401,532	28,142,741	26,883,905	25,629,403	24,381,877	23,141,328	21,907,757	20,681,164	19,458,276	18,233,175
12	Low density edge of settlement houses/flats	500	£122,006,720	56,069,463	53,622,380	51,188,710	48,768,474	46,361,671	43,968,300	41,588,363	39,217,978	36,849,761	34,495,077	32,153,926
13	Low density edge of settlement houses/flats	500	£128,158,519	54,222,999	51,799,813	49,388,949	46,993,408	44,610,188	42,240,289	39,883,713	37,540,458	35,210,524	32,878,979	30,560,785
14	High density houses	500	£73,204,032	71,836,144	69,325,264	66,828,140	64,344,775	61,874,754	59,377,917	56,914,970	54,465,912	52,030,745	49,557,552	47,164,630
15	High density flats	500	£28,502,410	34,917,205	32,916,516	30,927,156	28,949,126	26,982,426	25,027,056	23,083,015	21,150,304	19,228,921	17,318,869	15,420,148
16	High density flats	500	£21,325,544	34,917,205	32,916,516	30,927,156	28,949,126	26,982,426	25,027,056	23,083,015	21,150,304	19,228,921	17,318,869	15,420,148
17	High density flats	500	£17,121,951	34,917,205	32,916,516	30,927,156	28,949,126	26,982,426	25,027,056	23,083,015	21,150,304	19,228,921	17,318,869	15,420,148
18	Low density flats and houses	700	£95,657,370	76,499,311	73,142,645	69,804,426	66,484,654	63,183,330	59,900,454	56,636,025	53,390,043	50,162,508	46,946,421	43,738,151
19	High density flats	700	£23,888,711	30,689,317	27,935,985	25,198,243	22,476,090	19,769,526	17,078,553	14,403,169	11,734,824	9,073,017	6,426,900	3,796,471
20	Low density edge of settlement houses	1,935	£991,945,392	170,430,907	163,083,383	155,776,249	148,509,503	141,283,146	134,097,178	126,951,598	119,845,408	112,781,605	105,757,192	98,773,167
21	Medium density edge of settlement houses/flats	1,935	£330,648,464	160,311,129	153,102,139	145,932,881	138,803,356	131,713,564	124,663,506	117,653,180	110,682,587	103,751,728	96,860,602	90,009,208
22	New Settlement	2,560	£583,274,143	157,429,682	149,218,505	141,052,501	132,931,671	124,856,014	116,801,778	108,792,550	100,828,619	92,903,737	85,001,380	77,144,474
23	Low density edge of settlement houses/flats	3,670	£991,945,392	163,869,553	155,112,949	146,404,541	137,730,531	129,086,057	120,487,313	111,903,166	103,360,755	94,833,406	86,328,366	77,841,039
24	Low density edge of settlement houses	3,870	£1,983,890,784	169,823,405	160,973,903	152,166,742	143,383,401	134,648,876	125,937,415	117,265,747	108,614,300	99,997,968	91,392,456	82,803,204
25	New Settlement	9,728	£2,624,682,381	35,814,083	26,358,912	16,668,182	6,671,487	3,776,526	14,853,639	26,638,020	39,385,988	53,512,993	69,723,177	87,689,749
26	New settlement - High density flats and houses	7,335	£501,355,345	145,063,345	136,256,356	127,451,719	118,641,748	109,825,696	100,993,754	92,129,468	83,216,231	74,247,866	65,181,215	55,994,002
27	Retail (comparison)	-	£2,563,166	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661
28	Retail (convenience)	-	£10,252,666	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£4,101,066	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074
30	Office	-	£6,664,233	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612
31	Industrial (40% plot ratio)	-	£10,252,666	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168
32	Warehousing/logistics (50% plot ratio)	-	£10,252,666	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710
33	Warehousing/logistics (60% plot ratio)	-	£10,252,666	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252
34	Student/co-living development (medium density) 200 beds	-	£3,075,800	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£4,273,581	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£5,353,111	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£1,640,558	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£2,050,533	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£2,458,448	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£1,537,900	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£1,537,900	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£1,537,900	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£3,075,800	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
44	Leisure use	-	£3,075,800	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
45	Leisure use	-	£3,075,800	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709
46	Community use	-	£1,706,909	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613
47	Community use	-	£1,601,412	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515
48	Community use	-	£1,922,050	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	479,212	478,720	478,235	477,711	477,193	476,668	476,134	475,591	475,040	474,482	473,915
2	Low density rural extension	6	£708,608	862,266	858,699	855,131	851,565	847,997	844,429	840,863	837,295	833,728	830,160	826,593
3	Low density flats	12	£566,887	1,013,607	956,109	898,937	842,091	785,571	729,376	673,507	617,964	562,747	507,855	453,290
4	Low density rural extension	12	£1,417,217	1,724,533	1,653,368	1,582,592	1,512,206	1,442,209	1,372,602	1,303,383	1,234,554	1,166,115	1,098,064	1,030,402
5	Medium density flats	50	£1,098,343	4,092,716	3,860,073	3,628,749	3,398,744	3,170,057	2,942,689	2,716,640	2,491,910	2,268,498	2,046,405	1,825,631
6	Low density rural extension	50	£6,554,627	6,921,060	6,633,405	6,347,324	6,062,819	5,779,889	5,498,534	5,218,754	4,940,550	4,663,920	4,388,865	4,115,386
7	Low density rural extension	50	£5,916,880	6,921,060	6,633,405	6,347,324	6,062,819	5,779,889	5,498,534	5,218,754	4,940,550	4,663,920	4,388,865	4,115,386
8	Extra care scheme	60	£1,700,660	761,486	605,652	449,818	293,985	138,150	17,974	176,356	334,739	493,121	651,504	809,887
9	Low density edge of settlement houses/flats	150	£8,857,604	17,663,334	16,904,842	16,150,503	15,400,318	14,654,286	13,912,408	13,169,215	12,429,669	11,694,317	10,963,157	10,236,190
10	Low density rural extension	250	£33,729,758	30,667,237	29,401,532	28,142,741	26,883,905	25,629,403	24,381,877	23,141,328	21,907,757	20,681,164	19,458,276	18,233,175
11	Low density rural extension	250	£25,297,318	30,667,237	29,401,532	28,142,741	26,883,905	25,629,403	24,381,877	23,141,328	21,907,757	20,681,164	19,458,276	18,233,175
12	Low density edge of settlement houses/flats	500	£42,162,197	56,069,483	53,622,380	51,188,710	48,768,474	46,361,671	43,968,300	41,588,363	39,217,978	36,849,761	34,495,077	32,153,926
13	Low density edge of settlement houses/flats	500	£44,288,022	54,222,999	51,799,813	49,389,949	46,993,408	44,610,188	42,240,289	39,883,713	37,540,458	35,210,524	32,878,979	30,560,785
14	High density houses	500	£25,297,318	71,836,144	69,325,264	66,828,140	64,344,775	61,874,754	59,377,917	56,914,970	54,465,912	52,030,745	49,557,552	47,164,630
15	High density flats	500	£9,849,656	34,917,205	32,916,516	30,927,156	28,949,126	26,982,426	25,027,056	23,083,015	21,150,304	19,228,921	17,318,869	15,420,148
16	High density flats	500	£7,369,527	34,917,205	32,916,516	30,927,156	28,949,126	26,982,426	25,027,056	23,083,015	21,150,304	19,228,921	17,318,869	15,420,148
17	High density flats	500	£5,916,880	34,917,205	32,916,516	30,927,156	28,949,126	26,982,426	25,027,056	23,083,015	21,150,304	19,228,921	17,318,869	15,420,148
18	Low density flats and houses	700	£33,056,580	76,499,311	73,142,645	69,804,426	66,484,654	63,183,330	59,900,454	56,636,025	53,390,043	50,162,508	46,946,421	43,738,151
19	High density flats	700	£8,255,287	30,689,317	27,935,985	25,198,243	22,476,090	19,769,526	17,078,553	14,403,169	11,734,824	9,073,017	6,426,900	3,796,471
20	Low density edge of settlement houses	1,935	£342,789,292	170,430,907	163,083,383	155,776,249	148,509,503	141,283,146	134,097,178	126,951,598	119,845,408	112,781,605	105,757,192	98,773,167
21	Medium density edge of settlement houses/flats	1,935	£114,263,097	160,311,129	153,102,139	145,932,881	138,803,356	131,713,564	124,663,506	117,653,180	110,682,587	103,751,728	96,860,602	90,009,208
22	New Settlement	2,560	£201,563,647	157,429,682	149,218,505	141,052,501	132,931,671	124,856,014	116,801,778	108,792,550	100,828,619	92,903,737	85,001,380	77,144,474
23	Low density edge of settlement houses/flats	3,670	£342,789,292	163,869,553	155,112,949	146,404,541	137,730,531	129,086,057	120,487,313	111,903,166	103,360,755	94,833,406	86,328,366	77,841,039
24	Low density edge of settlement houses	3,870	£685,578,584	169,823,405	160,973,903	152,166,742	143,383,401	134,648,876	125,937,415	117,265,747	108,614,300	99,997,968	91,392,456	82,803,204
25	New Settlement	9,728	£907,018,695	35,814,083	26,358,912	16,668,182	6,671,487	3,776,526	14,853,639	26,638,020	39,385,988	53,512,993	69,723,177	87,689,749
26	New settlement - High density flats and houses	7,335	£173,254,743	145,063,345	136,256,368	127,451,719	118,641,748	109,825,696	100,993,754	92,129,468	83,216,231	74,247,866	65,181,215	55,994,002
27	Retail (comparison)	-	£885,760	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661
28	Retail (convenience)	-	£3,543,042	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£1,417,217	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074
30	Office	-	£2,302,977	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612
31	Industrial (40% plot ratio)	-	£3,543,042	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168
32	Warehousing/logistics (50% plot ratio)	-	£3,543,042	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710
33	Warehousing/logistics (60% plot ratio)	-	£3,543,042	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252
34	Student/co-living development (medium density) 200 beds	-	£1,062,913	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£1,476,833	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£1,849,889	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£566,932	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£708,608	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£849,573	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£531,456	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£531,456	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£531,456	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£1,062,913	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
44	Leisure use	-	£1,062,913	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
45	Leisure use	-	£1,062,913	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709
46	Community use	-	£589,861	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613
47	Community use	-	£553,404	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515
48	Community use	-	£664,208	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	479,212	478,720	478,235	477,711	477,193	476,668	476,134	475,591	475,040	474,482	473,915
2	Low density rural extension	6	£74,000	862,266	858,699	855,131	851,565	847,997	844,429	840,863	837,295	833,728	830,160	826,593
3	Low density flats	12	£59,200	1,013,607	956,109	898,937	842,091	785,571	729,376	673,507	617,964	562,747	507,855	453,290
4	Low density rural extension	12	£148,000	1,724,533	1,653,368	1,582,592	1,512,206	1,442,209	1,372,602	1,303,383	1,234,554	1,166,115	1,098,064	1,030,402
5	Medium density flats	50	£114,700	4,092,716	3,860,073	3,628,749	3,398,744	3,170,057	2,942,689	2,716,640	2,491,910	2,268,498	2,046,405	1,825,631
6	Low density rural extension	50	£684,500	6,921,060	6,633,405	6,347,324	6,062,819	5,779,889	5,498,534	5,218,754	4,940,550	4,663,920	4,388,865	4,115,386
7	Low density rural extension	50	£617,000	6,921,060	6,633,405	6,347,324	6,062,819	5,779,889	5,498,534	5,218,754	4,940,550	4,663,920	4,388,865	4,115,386
8	Extra care scheme	60	£177,600	761,486	605,652	449,818	293,985	138,150	17,974	176,356	334,739	493,121	651,504	809,887
9	Low density edge of settlement houses/flats	150	£925,000	17,663,334	16,904,842	16,150,503	15,400,318	14,654,286	13,912,408	13,169,215	12,429,669	11,694,317	10,963,157	10,236,190
10	Low density rural extension	250	£3,522,400	30,667,237	29,401,532	28,142,741	26,883,905	25,629,403	24,381,877	23,141,328	21,907,757	20,681,164	19,458,276	18,233,175
11	Low density rural extension	250	£2,641,800	30,667,237	29,401,532	28,142,741	26,883,905	25,629,403	24,381,877	23,141,328	21,907,757	20,681,164	19,458,276	18,233,175
12	Low density edge of settlement houses/flats	500	£4,403,000	56,069,483	53,622,380	51,188,710	48,768,474	46,361,671	43,968,300	41,588,363	39,217,978	36,849,761	34,495,077	32,153,926
13	Low density edge of settlement houses/flats	500	£4,625,000	54,222,999	51,799,813	49,389,949	46,993,408	44,610,188	42,240,289	39,883,713	37,540,458	35,210,524	32,878,979	30,560,785
14	High density houses	500	£2,641,800	71,836,144	69,325,264	66,828,140	64,344,775	61,874,754	59,377,917	56,914,970	54,465,912	52,030,745	49,557,552	47,164,630
15	High density flats	500	£1,028,600	34,917,205	32,916,516	30,927,156	28,949,126	26,982,426	25,027,056	23,083,015	21,150,304	19,228,921	17,318,869	15,420,148
16	High density flats	500	£769,600	34,917,205	32,916,516	30,927,156	28,949,126	26,982,426	25,027,056	23,083,015	21,150,304	19,228,921	17,318,869	15,420,148
17	High density flats	500	£617,900	34,917,205	32,916,516	30,927,156	28,949,126	26,982,426	25,027,056	23,083,015	21,150,304	19,228,921	17,318,869	15,420,148
18	Low density flats and houses	700	£3,452,100	76,499,311	73,142,645	69,804,426	66,484,654	63,183,330	59,900,454	56,636,025	53,390,043	50,162,508	46,946,421	43,738,151
19	High density flats	700	£862,100	30,689,317	27,935,985	25,198,243	22,476,090	19,769,526	17,078,553	14,403,169	11,734,824	9,073,017	6,426,900	3,796,471
20	Low density edge of settlement houses	1,935	£35,797,500	170,430,907	163,083,383	155,776,249	148,509,503	141,283,146	134,097,178	126,951,598	119,845,408	112,781,605	105,757,192	98,773,167
21	Medium density edge of settlement houses/flats	1,935	£11,932,500	160,311,129	153,102,139	145,932,881	138,803,356	131,713,564	124,663,506	117,653,180	110,682,587	103,751,728	96,860,602	90,009,208
22	New Settlement	2,560	£21,049,300	157,429,682	149,218,505	141,052,501	132,931,671	124,856,014	116,801,778	108,792,550	100,828,619	92,903,737	85,001,380	77,144,474
23	Low density edge of settlement houses/flats	3,670	£35,797,500	163,869,553	155,112,949	146,404,541	137,730,531	129,086,057	120,487,313	111,903,166	103,360,755	94,833,406	86,328,366	77,841,039
24	Low density edge of settlement houses	3,870	£71,595,000	169,823,405	160,973,903	152,166,742	143,383,401	134,648,876	125,937,415	117,265,747	108,614,300	99,997,968	91,392,456	82,803,204
25	New Settlement	9,728	£94,720,000	35,814,083	26,358,912	16,668,182	6,671,487	3,776,526	14,853,639	26,638,020	39,385,988	53,512,993	69,723,177	87,689,749
26	New settlement - High density flats and houses	7,335	£18,093,000	145,063,345	136,256,356	127,451,719	118,641,748	109,825,696	100,993,754	92,129,468	83,216,231	74,247,866	65,181,215	55,994,002
27	Retail (comparison)	-	£92,500	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661
28	Retail (convenience)	-	£370,000	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£148,000	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074
30	Office	-	£240,500	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612
31	Industrial (40% plot ratio)	-	£370,000	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168
32	Warehousing/logistics (50% plot ratio)	-	£370,000	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710
33	Warehousing/logistics (60% plot ratio)	-	£370,000	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252
34	Student/co-living development (medium density) 200 beds	-	£111,000	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£154,226	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£193,184	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£59,205	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£74,000	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£88,721	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£55,500	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£55,500	7,075,134	7,075,134	7,075,134	7,075,134	7,075

GREATER CAMBRIDGE CIL VIABILITY Sales value £6,500 psm AH tenure Rented 75% SO 25% First Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	691,107	689,973	688,830	687,679	686,520	685,352	684,176	682,991	681,798	680,596	679,388
2	Low density rural extension	6	£2,050,533	1,111,554	1,107,232	1,102,909	1,098,586	1,094,263	1,089,940	1,085,618	1,081,295	1,076,972	1,072,649	1,068,326
3	Low density flats	12	£1,640,426	1,437,398	1,357,490	1,278,037	1,199,038	1,120,492	1,042,402	964,765	887,584	810,856	734,583	658,764
4	Low density rural extension	12	£4,101,066	2,223,109	2,125,580	2,028,591	1,932,143	1,836,236	1,740,868	1,646,041	1,551,754	1,458,008	1,364,802	1,272,136
5	Medium density flats	50	£3,178,326	5,780,100	5,458,230	5,138,190	4,819,981	4,503,601	4,189,051	3,876,332	3,565,442	3,256,383	2,949,154	2,643,755
6	Low density rural extension	50	£6,554,627	8,906,217	8,513,589	8,123,138	7,734,863	7,348,764	6,964,843	6,583,097	6,203,529	5,826,138	5,450,922	5,077,885
7	Low density rural extension	50	£17,121,951	8,906,217	8,513,589	8,123,138	7,734,863	7,348,764	6,964,843	6,583,097	6,203,529	5,826,138	5,450,922	5,077,885
8	Extra care scheme	60	£4,921,279	1,999,803	1,778,253	1,560,704	1,343,154	1,125,603	908,054	690,504	472,955	255,404	37,854	182,634
9	Low density edge of settlement houses/flats	150	£25,631,664	23,118,553	22,067,034	21,021,351	19,981,506	18,947,497	17,919,324	16,896,988	15,880,488	14,869,825	13,865,000	12,866,009
10	Low density rural extension	250	£97,605,376	39,598,975	37,852,404	36,115,510	34,388,293	32,670,754	30,957,552	29,250,248	27,552,680	25,864,850	24,186,757	22,518,401
11	Low density rural extension	250	£73,204,032	39,598,975	37,852,404	36,115,510	34,388,293	32,670,754	30,957,552	29,250,248	27,552,680	25,864,850	24,186,757	22,518,401
12	Low density edge of settlement houses/flats	500	£122,006,720	73,071,827	69,715,358	66,377,543	63,058,382	59,757,876	56,476,024	53,212,826	49,968,282	46,742,394	43,531,467	40,328,415
13	Low density edge of settlement houses/flats	500	£128,158,319	71,115,424	67,789,722	64,482,523	61,193,829	57,923,637	54,671,950	51,438,764	48,224,083	45,027,904	41,850,229	38,689,941
14	High density houses	500	£73,204,032	88,940,781	85,507,337	82,092,947	78,697,611	75,321,328	71,964,100	68,625,926	65,292,056	61,970,468	58,668,072	55,384,867
15	High density flats	500	£28,502,410	49,835,024	47,043,321	44,267,484	41,507,514	38,763,410	36,035,174	33,322,805	30,626,303	27,945,667	25,280,820	22,629,625
16	High density flats	500	£21,325,544	49,835,024	47,043,321	44,267,484	41,507,514	38,763,410	36,035,174	33,322,805	30,626,303	27,945,667	25,280,820	22,629,625
17	High density flats	500	£17,121,951	49,835,024	47,043,321	44,267,484	41,507,514	38,763,410	36,035,174	33,322,805	30,626,303	27,945,667	25,280,820	22,629,625
18	Low density flats and houses	700	£95,657,370	99,451,681	94,870,923	90,315,639	85,785,829	81,281,493	76,802,631	72,349,242	67,921,326	63,518,888	59,141,921	54,790,429
19	High density flats	700	£23,888,711	51,252,913	47,424,092	43,617,030	39,831,726	36,068,180	32,326,393	28,606,364	24,906,092	21,211,723	17,539,245	13,888,625
20	Low density edge of settlement houses	1,935	£991,945,392	218,126,312	208,253,655	198,435,875	188,672,965	178,964,932	169,311,773	159,713,487	150,170,075	140,681,538	131,247,875	121,869,086
21	Medium density edge of settlement houses/flats	1,935	£330,648,464	207,346,201	197,649,725	188,007,249	178,418,775	168,884,304	159,403,833	149,977,365	140,604,898	131,286,433	122,021,969	112,811,507
22	New Settlement	2,560	£583,274,143	210,917,657	199,920,788	188,985,089	178,110,561	167,297,202	156,537,808	145,818,268	135,160,052	124,563,159	114,004,087	103,495,151
23	Low density edge of settlement houses/flats	3,670	£991,945,392	220,351,062	208,697,654	197,109,089	185,567,293	174,073,681	162,645,102	151,243,928	139,906,001	128,591,898	117,325,217	106,089,722
24	Low density edge of settlement houses	3,870	£1,983,890,784	226,764,923	214,994,260	203,278,942	191,605,818	179,998,310	168,433,229	156,919,092	145,449,579	134,024,556	122,628,013	111,267,556
25	New Settlement	9,728	£2,624,682,381	1,470,355	92,621,569	80,664,596	68,545,905	56,217,288	43,617,951	30,655,586	17,200,374	3,054,633	12,266,755	29,123,088
26	New settlement - High density flats and houses	7,335	£501,355,345	209,650,482	197,685,644	185,747,487	173,827,595	161,929,482	150,041,275	138,150,973	126,246,451	114,315,450	102,315,993	90,238,048
27	Retail (comparison)	-	£2,563,166	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661
28	Retail (convenience)	-	£10,252,666	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£4,101,066	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074
30	Office	-	£6,664,233	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612
31	Industrial (40% plot ratio)	-	£10,252,666	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168
32	Warehousing/logistics (50% plot ratio)	-	£10,252,666	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710
33	Warehousing/logistics (60% plot ratio)	-	£10,252,666	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252
34	Student/co-living development (medium density) 200 beds	-	£3,075,800	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£4,273,581	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£5,353,111	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£1,640,558	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£2,050,533	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£2,458,448	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£1,537,900	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£1,537,900	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£1,537,900	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£3,075,800	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
44	Leisure use	-	£3,075,800	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
45	Leisure use	-	£3,075,800	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709
46	Community use	-	£1,706,909	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613
47	Community use	-	£1,601,412	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515
48	Community use	-	£1,922,050	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	691,107	689,973	688,830	687,679	686,520	685,352	684,176	682,991	681,798	680,596	679,388
2	Low density rural extension	6	£708,608	1,111,554	1,107,232	1,102,909	1,098,586	1,094,263	1,089,940	1,085,618	1,081,295	1,076,972	1,072,649	1,068,326
3	Low density flats	12	£566,887	1,437,398	1,357,490	1,278,037	1,199,038	1,120,492	1,042,402	964,765	887,584	810,856	734,583	658,764
4	Low density rural extension	12	£1,417,217	2,223,109	2,125,580	2,028,591	1,932,143	1,836,236	1,740,868	1,646,041	1,551,754	1,458,008	1,364,802	1,272,136
5	Medium density flats	50	£1,098,343	5,780,100	5,458,230	5,138,190	4,819,981	4,503,601	4,189,051	3,876,332	3,565,442	3,256,383	2,949,154	2,643,755
6	Low density rural extension	50	£6,554,627	8,906,217	8,513,589	8,123,138	7,734,863	7,348,764	6,964,843	6,583,097	6,203,529	5,826,138	5,450,922	5,077,885
7	Low density rural extension	50	£5,916,880	8,906,217	8,513,589	8,123,138	7,734,863	7,348,764	6,964,843	6,583,097	6,203,529	5,826,138	5,450,922	5,077,885
8	Extra care scheme	60	£1,700,660	1,999,803	1,778,253	1,560,704	1,343,154	1,125,603	908,054	690,504	472,955	255,404	37,854	182,634
9	Low density edge of settlement houses/flats	150	£8,857,604	23,118,553	22,067,034	21,021,351	19,981,506	18,947,497	17,919,324	16,896,988	15,880,488	14,869,825	13,865,000	12,866,009
10	Low density rural extension	250	£33,729,758	39,598,975	37,852,404	36,115,510	34,388,293	32,670,754	30,957,552	29,250,248	27,552,680	25,864,850	24,186,757	22,518,401
11	Low density rural extension	250	£25,297,318	39,598,975	37,852,404	36,115,510	34,388,293	32,670,754	30,957,552	29,250,248	27,552,680	25,864,850	24,186,757	22,518,401
12	Low density edge of settlement houses/flats	500	£42,162,197	73,071,827	69,715,358	66,377,543	63,058,382	59,757,876	56,476,024	53,212,826	49,968,282	46,742,394	43,531,467	40,328,415
13	Low density edge of settlement houses/flats	500	£44,288,022	71,115,424	67,789,722	64,482,523	61,193,829	57,923,637	54,671,950	51,438,764	48,224,083	45,027,904	41,850,229	38,689,941
14	High density houses	500	£25,297,318	88,940,781	85,507,337	82,092,947	78,697,611	75,321,328	71,964,100	68,625,926	65,292,056	61,970,468	58,668,072	55,384,867
15	High density flats	500	£9,849,656	49,835,024	47,043,321	44,267,484	41,507,514	38,763,410	36,035,174	33,322,805	30,626,303	27,945,667	25,280,820	22,629,625
16	High density flats	500	£7,369,527	49,835,024	47,043,321	44,267,484	41,507,514	38,763,410	36,035,174	33,322,805	30,626,303	27,945,667	25,280,820	22,629,625
17	High density flats	500	£5,916,880	49,835,024	47,043,321	44,267,484	41,507,514	38,763,410	36,035,174	33,322,805	30,626,303	27,945,667	25,280,820	22,629,625
18	Low density flats and houses	700	£33,056,580	99,451,681	94,870,923	90,315,639	85,785,829	81,281,493	76,802,631	72,349,242	67,921,326	63,518,888	59,141,921	54,790,429
19	High density flats	700	£8,255,287	51,252,913	47,424,092	43,617,030	39,831,726	36,068,180	32,326,393	28,606,364	24,906,092	21,211,723	17,539,245	13,888,625
20	Low density edge of settlement houses	1,935	£342,789,292	218,126,312	208,253,655	198,435,875	188,672,965	178,964,932	169,311,773	159,713,487	150,170,075	140,681,538	131,247,875	121,869,086
21	Medium density edge of settlement houses/flats	1,935	£114,263,097	207,346,201	197,649,725	188,007,249	178,418,775	168,884,304	159,403,833	149,977,365	140,604,898	131,286,433	122,021,969	112,811,507
22	New Settlement	2,560	£201,563,647	210,917,657	199,920,788	188,985,089	178,110,561	167,297,202	156,537,808	145,818,268	135,160,052	124,563,159	114,004,087	103,495,151
23	Low density edge of settlement houses/flats	3,670	£342,789,292	220,351,062	208,697,654	197,109,089	185,567,293	174,073,681	162,645,102	151,243,928	139,906,001	128,591,898	117,325,217	106,089,722
24	Low density edge of settlement houses	3,870	£685,578,584	226,764,923	214,994,260	203,278,942	191,605,818	179,998,310	168,433,229	156,919,092	145,449,579	134,024,556	122,628,013	111,267,556
25	New Settlement	9,728	£907,018,695	1,470,355	92,621,569	80,664,596	68,545,905	56,217,288	43,617,951	30,655,586	17,200,374	3,054,633	12,266,755	29,123,088
26	New settlement - High density flats and houses	7,335	£173,254,743	209,650,482	197,685,644	185,747,487	173,827,595	161,929,482	150,041,275	138,150,973	126,246,451	114,315,450	102,315,993	90,238,048
27	Retail (comparison)	-	£885,760	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661
28	Retail (convenience)	-	£3,543,042	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£1,417,217	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074
30	Office	-	£2,302,977	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612
31	Industrial (40% plot ratio)	-	£3,543,042	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168
32	Warehousing/logistics (50% plot ratio)	-	£3,543,042	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710
33	Warehousing/logistics (60% plot ratio)	-	£3,543,042	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252
34	Student/co-living development (medium density) 200 beds	-	£1,062,913	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£1,476,833	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£1,849,889	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£566,932	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£708,608	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£849,573	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£531,456	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£531,456	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£531,456	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£1,062,913	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
44	Leisure use	-	£1,062,913	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
45	Leisure use	-	£1,062,913	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709
46	Community use	-	£589,861	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613
47	Community use	-	£553,404	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515
48	Community use	-	£664,208	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	691,107	689,973	688,830	687,679	686,520	685,352	684,176	682,991	681,798	680,596	679,388
2	Low density rural extension	6	£74,000	1,111,554	1,107,232	1,102,909	1,098,586	1,094,263	1,089,940	1,085,618	1,081,295	1,076,972	1,072,649	1,068,326
3	Low density flats	12	£59,200	1,437,398	1,357,490	1,278,037	1,199,038	1,120,492	1,042,402	964,765	887,584	810,856	734,583	658,764
4	Low density rural extension	12	£148,000	2,223,109	2,125,580	2,028,591	1,932,143	1,836,236	1,740,868	1,646,041	1,551,754	1,458,008	1,364,802	1,272,136
5	Medium density flats	50	£114,700	5,780,100	5,458,230	5,138,190	4,819,981	4,503,601	4,189,051	3,876,332	3,565,442	3,256,383	2,949,154	2,643,755
6	Low density rural extension	50	£684,500	8,906,217	8,513,589	8,123,138	7,734,863	7,348,764	6,964,843	6,583,097	6,203,529	5,826,138	5,450,922	5,077,885
7	Low density rural extension	50	£617,900	8,906,217	8,513,589	8,123,138	7,734,863	7,348,764	6,964,843	6,583,097	6,203,529	5,826,138	5,450,922	5,077,885
8	Extra care scheme	60	£177,600	1,999,803	1,778,253	1,560,704	1,343,154	1,125,603	908,054	690,504	472,955	255,404	37,854	182,634
9	Low density edge of settlement houses/flats	150	£925,000	23,118,553	22,067,034	21,021,351	19,981,506	18,947,497	17,919,324	16,896,988	15,880,488	14,869,825	13,865,000	12,866,009
10	Low density rural extension	250	£3,522,400	39,598,975	37,852,404	36,115,510	34,388,293	32,670,754	30,957,552	29,250,248	27,552,680	25,864,850	24,186,757	22,518,401
11	Low density rural extension	250	£2,641,800	39,598,975	37,852,404	36,115,510	34,388,293	32,670,754	30,957,552	29,250,248	27,552,680	25,864,850	24,186,757	22,518,401
12	Low density edge of settlement houses/flats	500	£4,403,000	73,071,827	69,715,358	66,377,543	63,058,382	59,757,876	56,476,024	53,212,826	49,968,282	46,742,394	43,531,467	40,328,415
13	Low density edge of settlement houses/flats	500	£4,625,000	71,115,424	67,789,722	64,482,523	61,193,829	57,923,637	54,671,950	51,438,764	48,224,083	45,027,904	41,850,229	38,689,941
14	High density houses	500	£2,641,800	88,940,781	85,507,337	82,092,947	78,697,611	75,321,328	71,964,100	68,625,926	65,292,056	61,970,468	58,668,072	55,384,867
15	High density flats	500	£1,028,600	49,835,024	47,043,321	44,267,484	41,507,514	38,763,410	36,035,174	33,322,805	30,626,303	27,945,667	25,280,820	22,629,625
16	High density flats	500	£769,600	49,835,024	47,043,321	44,267,484	41,507,514	38,763,410	36,035,174	33,322,805	30,626,303	27,945,667	25,280,820	22,629,625
17	High density flats	500	£617,900	49,835,024	47,043,321	44,267,484	41,507,514	38,763,410	36,035,174	33,322,805	30,626,303	27,945,667	25,280,820	22,629,625
18	Low density flats and houses	700	£3,452,100	99,451,681	94,870,923	90,315,639	85,785,829	81,281,493	76,802,631	72,349,242	67,921,326	63,518,888	59,141,921	54,790,429
19	High density flats	700	£862,100	51,252,913	47,424,092	43,617,030	39,831,726	36,068,180	32,326,393	28,606,364	24,906,092	21,211,723	17,539,245	13,888,625
20	Low density edge of settlement houses	1,935	£35,797,500	218,126,312	208,253,655	198,435,875	188,672,965	178,964,932	169,311,773	159,713,487	150,170,075	140,681,538	131,247,875	121,869,086
21	Medium density edge of settlement houses/flats	1,935	£11,932,500	207,346,201	197,649,725	188,007,249	178,418,775	168,884,304	159,403,833	149,977,365	140,604,898	131,286,433	122,021,969	112,811,507
22	New Settlement	2,560	£21,049,300	210,917,657	199,920,788	188,985,089	178,110,561	167,297,202	156,537,808	145,818,268	135,160,052	124,563,159	114,004,087	103,495,151
23	Low density edge of settlement houses/flats	3,670	£35,797,500	220,351,062	208,697,654	197,109,089	185,567,293	174,073,681	162,645,102	151,243,928	139,906,001	128,591,898	117,325,217	106,089,722
24	Low density edge of settlement houses	3,870	£71,595,000	226,764,923	214,994,260	203,278,942	191,605,818	179,998,310	168,433,229	156,919,092	145,449,579	134,024,556	122,628,013	111,267,556
25	New Settlement	9,728	£94,720,000	104,470,355	92,621,569	80,664,596	68,545,905	56,217,288	43,617,951	30,655,586	17,200,374	3,054,633	12,266,755	29,123,088
26	New settlement - High density flats and houses	7,335	£18,093,000	209,650,482	197,685,644	185,747,487	173,827,595	161,929,482	150,041,275	138,150,973	126,246,451	114,315,450	102,315,993	90,238,048
27	Retail (comparison)	-	£92,500	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661	1,240,661
28	Retail (convenience)	-	£370,000	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£148,000	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074	8,667,074
30	Office	-	£240,500	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612	13,000,612
31	Industrial (40% plot ratio)	-	£370,000	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168	1,242,168
32	Warehousing/logistics (50% plot ratio)	-	£370,000	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710	1,552,710
33	Warehousing/logistics (60% plot ratio)	-	£370,000	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252	1,863,252
34	Student/co-living development (medium density) 200 beds	-	£111,000	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£154,226	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£193,184	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£59,205	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£74,000	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£88,721	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£55,500	5,145,552	5,145,552	5,145,552

GREATER CAMBRIDGE CIL VIABILITY Sales value £7,125 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	903,002	901,225	899,441	897,647	895,846	894,036	892,218	890,391	888,557	886,713	884,861
2	Low density rural extension	6	£2,050,533	1,360,843	1,355,765	1,350,686	1,345,608	1,340,530	1,335,452	1,330,373	1,325,295	1,320,216	1,315,139	1,310,060
3	Low density flats	12	£1,640,426	1,861,187	1,758,870	1,657,136	1,555,984	1,455,415	1,355,428	1,256,025	1,157,204	1,058,965	961,310	864,237
4	Low density rural extension	12	£4,101,066	2,721,686	2,597,792	2,474,590	2,352,081	2,230,262	2,109,135	1,988,699	1,868,955	1,749,901	1,631,540	1,513,870
5	Medium density flats	50	£3,178,326	7,467,483	7,056,386	6,647,631	6,241,217	5,837,144	5,435,413	5,036,023	4,638,975	4,244,268	3,851,902	3,461,879
6	Low density rural extension	50	£18,967,431	10,891,375	10,393,774	9,898,951	9,406,905	8,917,639	8,431,151	7,947,441	7,466,508	6,988,356	6,512,980	6,040,382
7	Low density rural extension	50	£17,121,951	10,891,375	10,393,774	9,898,951	9,406,905	8,917,639	8,431,151	7,947,441	7,466,508	6,988,356	6,512,980	6,040,382
8	Extra care scheme	60	£4,921,279	3,219,662	2,942,420	2,665,178	2,387,936	2,110,694	1,833,452	1,554,527	1,275,260	995,993	716,729	437,463
9	Low density edge of settlement houses/flats	150	£25,631,664	28,542,569	27,204,233	25,873,378	24,550,002	23,234,108	21,925,694	20,624,760	19,331,306	18,045,334	16,766,391	15,497,513
10	Low density rural extension	250	£97,605,376	48,478,439	46,255,087	44,044,150	41,845,629	39,659,525	37,485,835	35,324,562	33,175,705	31,039,263	28,914,191	26,792,206
11	Low density rural extension	250	£73,204,032	48,478,439	46,255,087	44,044,150	41,845,629	39,659,525	37,485,835	35,324,562	33,175,705	31,039,263	28,914,191	26,792,206
12	Low density edge of settlement houses/flats	500	£122,006,720	89,969,216	85,719,228	81,492,059	77,280,393	73,092,565	68,928,574	64,788,421	60,672,104	56,579,625	52,510,984	48,466,180
12	Low density edge of settlement houses/flats	500	£128,158,319	87,884,152	83,671,736	79,482,906	75,317,661	71,174,999	67,046,922	62,943,393	58,863,510	54,807,273	50,774,684	46,765,742
14	High density houses	500	£73,204,032	105,980,559	101,646,067	97,335,795	93,049,740	88,770,971	84,515,836	80,285,032	76,078,556	71,896,410	67,738,592	63,605,104
15	High density flats	500	£28,502,410	64,560,990	60,989,270	57,437,891	53,906,852	50,396,154	46,905,798	43,435,781	39,986,105	36,556,770	33,147,776	29,759,122
16	High density flats	500	£21,325,544	64,560,990	60,989,270	57,437,891	53,906,852	50,396,154	46,905,798	43,435,781	39,986,105	36,556,770	33,147,776	29,759,122
17	High density flats	500	£17,121,951	64,560,990	60,989,270	57,437,891	53,906,852	50,396,154	46,905,798	43,435,781	39,986,105	36,556,770	33,147,776	29,759,122
18	Low density flats and houses	700	£95,657,370	122,247,061	116,460,904	110,707,132	104,985,741	99,296,732	93,640,106	88,005,437	82,402,858	76,832,736	71,295,070	65,789,860
19	High density flats	700	£23,888,711	71,393,508	66,522,960	61,680,131	56,865,050	52,077,707	47,304,710	42,558,553	37,840,215	33,149,694	28,486,991	23,846,203
20	Low density edge of settlement houses	1,935	£991,945,392	265,600,228	253,216,252	240,901,556	228,656,138	216,480,000	204,373,141	192,335,560	180,367,260	168,468,238	156,638,495	144,878,032
21	Medium density edge of settlement houses/flats	1,935	£330,648,464	254,158,215	241,988,373	229,886,222	217,852,264	205,886,496	193,988,918	182,159,532	170,398,337	158,705,334	147,080,521	135,523,899
22	New Settlement	2,560	£21,049,300	263,887,687	250,137,659	236,464,607	222,852,835	209,306,011	195,836,311	182,443,736	169,128,163	155,854,585	142,658,328	129,537,130
23	Low density edge of settlement houses/flats	3,670	£35,797,500	276,176,077	261,634,718	247,174,178	232,785,257	218,450,704	204,197,773	190,003,428	175,871,275	161,798,946	147,782,277	133,803,931
24	Low density edge of settlement houses	3,870	£71,595,000	283,053,962	268,370,234	253,767,373	239,212,568	224,740,110	210,342,559	195,993,983	181,727,983	167,498,206	153,336,849	139,220,783
25	New Settlement	9,728	£94,720,000	168,026,833	153,504,913	138,937,739	124,274,561	109,510,161	94,584,372	79,434,947	63,989,358	48,112,356	31,636,802	14,281,990
26	New settlement - High density flats and houses	7,335	£18,093,000	272,827,897	257,696,840	242,611,202	227,585,750	212,590,184	197,629,473	182,696,358	167,776,702	152,852,222	137,911,133	122,910,949
27	Retail (comparison)	-	£92,500	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015
28	Retail (convenience)	-	£370,000	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£148,000	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630
30	Office	-	£240,500	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446
31	Industrial (40% plot ratio)	-	£370,000	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915
32	Warehousing/logistics (50% plot ratio)	-	£370,000	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143
33	Warehousing/logistics (60% plot ratio)	-	£370,000	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371
34	Student/co-living development (medium density) 200 beds	-	£3,075,800	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£4,273,581	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£5,353,111	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£1,640,558	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£2,050,533	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£2,458,448	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£1,537,900	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£1,537,900	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£1,537,900	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£3,075,800	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
44	Leisure use	-	£3,075,800	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
45	Leisure use	-	£3,075,800	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709
46	Community use	-	£1,706,909	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613
47	Community use	-	£1,601,412	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515
48	Community use	-	£1,922,050	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	903,002	901,225	899,441	897,647	895,846	894,036	892,218	890,391	888,557	886,713	884,861
2	Low density rural extension	6	£708,608	1,360,843	1,355,765	1,350,686	1,345,608	1,340,530	1,335,452	1,330,373	1,325,295	1,320,216	1,315,139	1,310,060
3	Low density flats	12	£566,887	1,861,187	1,758,870	1,657,136	1,555,984	1,455,415	1,355,428	1,256,025	1,157,204	1,058,965	961,310	864,237
4	Low density rural extension	12	£1,417,217	2,721,686	2,597,792	2,474,590	2,352,081	2,230,262	2,109,135	1,988,699	1,868,955	1,749,901	1,631,540	1,513,870
5	Medium density flats	50	£1,098,343	7,467,483	7,056,386	6,647,631	6,241,217	5,837,144	5,435,413	5,036,023	4,638,975	4,244,268	3,851,902	3,461,879
6	Low density rural extension	50	£6,554,627	10,891,375	10,393,774	9,898,951	9,406,905	8,917,639	8,431,151	7,947,441	7,466,508	6,988,356	6,512,980	6,040,382
7	Low density rural extension	50	£5,916,880	10,891,375	10,393,774	9,898,951	9,406,905	8,917,639	8,431,151	7,947,441	7,466,508	6,988,356	6,512,980	6,040,382
8	Extra care scheme	60	£1,700,660	3,219,662	2,942,420	2,665,178	2,387,936	2,110,694	1,833,452	1,554,527	1,275,260	995,993	716,729	437,463
9	Low density edge of settlement houses/flats	150	£8,857,604	28,542,569	27,204,233	25,873,378	24,550,002	23,234,108	21,925,694	20,624,760	19,331,306	18,045,334	16,766,391	15,497,513
10	Low density rural extension	250	£33,729,758	48,478,439	46,255,087	44,044,150	41,845,629	39,659,525	37,485,835	35,324,562	33,175,705	31,039,263	28,914,191	26,792,206
11	Low density rural extension	250	£25,297,318	48,478,439	46,255,087	44,044,150	41,845,629	39,659,525	37,485,835	35,324,562	33,175,705	31,039,263	28,914,191	26,792,206
12	Low density edge of settlement houses/flats	500	£42,162,197	89,969,216	85,719,228	81,492,059	77,280,393	73,092,565	68,928,574	64,788,421	60,672,104	56,579,625	52,510,984	48,466,180
12	Low density edge of settlement houses/flats	500	£44,288,022	87,884,152	83,671,736	79,482,906	75,317,661	71,174,999	67,046,922	62,943,393	58,863,510	54,807,273	50,774,684	46,765,742
14	High density houses	500	£25,297,318	105,980,559	101,646,067	97,335,795	93,049,740	88,770,971	84,515,836	80,285,032	76,078,556	71,896,410	67,738,592	63,605,104
15	High density flats	500	£9,849,656	64,560,990	60,989,270	57,437,891	53,906,852	50,396,154	46,905,798	43,435,781	39,986,105	36,556,770	33,147,776	29,759,122
16	High density flats	500	£7,369,527	64,560,990	60,989,270	57,437,891	53,906,852	50,396,154	46,905,798	43,435,781	39,986,105	36,556,770	33,147,776	29,759,122
17	High density flats	500	£5,916,880	64,560,990	60,989,270	57,437,891	53,906,852	50,396,154	46,905,798	43,435,781	39,986,105	36,556,770	33,147,776	29,759,122
18	Low density flats and houses	700	£33,056,580	122,247,061	116,460,904	110,707,132	104,985,741	99,296,732	93,640,106	88,005,437	82,402,858	76,832,736	71,295,070	65,789,860
19	High density flats	700	£8,255,287	71,393,508	66,522,960	61,680,131	56,865,050	52,077,707	47,304,710	42,558,553	37,840,215	33,149,694	28,486,991	23,846,203
20	Low density edge of settlement houses	1,935	£342,789,292	265,600,228	253,216,252	240,901,556	228,656,138	216,480,000	204,373,141	192,335,560	180,367,260	168,468,238	156,638,495	144,878,032
21	Medium density edge of settlement houses/flats	1,935	£114,263,097	254,158,215	241,988,373	229,886,222	217,852,264	205,886,496	193,988,918	182,159,532	170,398,337	158,705,334	147,080,521	135,523,899
22	New Settlement	2,560	£201,563,647	263,887,687	250,137,659	236,464,607	222,852,835	209,306,011	195,836,311	182,443,736	169,128,163	155,854,585	142,658,328	129,537,130
23	Low density edge of settlement houses/flats	3,670	£23,897,250	276,176,077	261,634,718	247,174,178	232,785,257	218,450,704	204,197,773	190,003,428	175,871,275	161,798,946	147,782,277	133,803,931
24	Low density edge of settlement houses	3,870	£685,578,584	283,053,962	268,370,234	253,767,373	239,212,568	224,740,110	210,342,559	195,993,983	181,727,983	167,498,206	153,336,849	139,220,783
25	New Settlement	9,728	£907,018,695	168,026,833	153,504,913	138,937,739	124,274,561	109,510,161	94,584,372	79,434,947	63,989,358	48,112,356	31,636,802	14,281,990
26	New settlement - High density flats and houses	7,335	£173,254,743	272,827,897	257,696,840	242,611,202	227,585,750	212,590,184	197,629,473	182,696,358	167,776,702	152,852,222	137,911,133	122,910,949
27	Retail (comparison)	-	£885,760	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015
28	Retail (convenience)	-	£3,543,042	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£1,417,217	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630
30	Office	-	£2,302,977	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446
31	Industrial (40% plot ratio)	-	£3,543,042	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915
32	Warehousing/logistics (50% plot ratio)	-	£3,543,042	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143
33	Warehousing/logistics (60% plot ratio)	-	£3,543,042	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371
34	Student/co-living development (medium density) 200 beds	-	£1,062,913	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£1,476,833	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£1,849,889	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£566,932	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£708,608	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£849,573	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£531,456	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£531,456	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£531,456	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£1,062,913	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
44	Leisure use	-	£1,062,913	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
45	Leisure use	-	£1,062,913	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709
46	Community use	-	£589,861	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613
47	Community use	-	£553,404	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515
48	Community use	-	£664,208	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	903,002	901,225	899,441	897,647	895,846	894,036	892,218	890,391	888,557	886,713	884,861
2	Low density rural extension	6	£74,000	1,360,843	1,355,765	1,350,686	1,345,608	1,340,530	1,335,452	1,330,373	1,325,295	1,320,216	1,315,139	1,310,060
3	Low density flats	12	£59,200	1,861,187	1,758,870	1,657,136	1,555,984	1,455,415	1,355,428	1,256,025	1,157,204	1,058,965	961,310	864,237
4	Low density rural extension	12	£148,000	2,721,686	2,597,792	2,474,590	2,352,081	2,230,262	2,109,135	1,988,699	1,868,955	1,749,901	1,631,540	1,513,870
5	Medium density flats	50	£114,700	7,467,483	7,056,386	6,647,631	6,241,217	5,837,144	5,435,413	5,036,023	4,638,975	4,244,268	3,851,902	3,461,879
6	Low density rural extension	50	£684,500	10,891,375	10,393,774	9,898,951	9,406,905	8,917,639	8,431,151	7,947,441	7,466,508	6,988,356	6,512,980	6,040,382
7	Low density rural extension	50	£617,000	10,891,375	10,393,774	9,898,951	9,406,905	8,917,639	8,431,151	7,947,441	7,466,508	6,988,356	6,512,980	6,040,382
8	Extra care scheme	60	£177,600	3,219,662	2,942,420	2,665,178	2,387,936	2,110,694	1,833,452	1,554,527	1,275,260	995,993	716,729	437,463
9	Low density edge of settlement houses/flats	150	£925,000	28,542,569	27,204,233	25,873,378	24,550,002	23,234,108	21,925,694	20,624,760	19,331,306	18,045,334	16,766,391	15,497,513
10	Low density edge of settlement houses	250	£3,522,400	48,478,439	46,255,087	44,044,150	41,845,629	39,659,525	37,485,835	35,324,562	33,175,705	31,039,263	28,914,191	26,792,206
11	Low density rural extension	250	£2,641,800	48,478,439	46,255,087	44,044,150	41,845,629	39,659,525	37,485,835	35,324,562	33,175,705	31,039,263	28,914,191	26,792,206
12	Low density edge of settlement houses/flats	500	£4,403,000	89,969,216	85,719,228	81,492,059	77,280,393	73,092,565	68,928,574	64,788,421	60,672,104	56,579,625	52,510,984	48,466,180
12	Low density edge of settlement houses/flats	500	£4,625,000	87,884,152	83,671,736	79,482,906	75,317,661	71,174,999	67,046,922	62,943,393	58,863,510	54,807,273	50,774,684	46,765,742
14	High density houses	500	£2,641,800	105,980,559	101,646,067	97,335,795	93,049,740	88,770,971	84,515,836	80,285,032	76,078,556	71,896,410	67,738,592	63,605,104
15	High density flats	500	£1,028,600	64,560,990	60,989,270	57,437,891	53,906,852	50,396,154	46,905,798	43,435,781	39,986,105	36,556,770	33,147,776	29,759,122
16	High density flats	500	£769,600	64,560,990	60,989,270	57,437,891	53,906,852	50,396,154	46,905,798	43,435,781	39,986,105	36,556,770	33,147,776	29,759,122
17	High density flats	500	£617,900	64,560,990	60,989,270	57,437,891	53,906,852	50,396,154	46,905,798	43,435,781	39,986,105	36,556,770	33,147,776	29,759,122
18	Low density flats and houses	700	£3,452,100	122,247,061	116,460,904	110,707,132	104,985,741	99,296,732	93,640,106	88,005,437	82,402,858	76,832,736	71,295,070	65,789,860
19	High density flats	700	£862,100	71,393,508	66,522,960	61,680,131	56,865,050	52,077,707	47,304,710	42,558,553	37,840,215	33,149,694	28,486,991	23,846,203
20	Low density edge of settlement houses	1,935	£35,797,500	265,600,228	253,216,252	240,901,556	228,656,138	216,480,000	204,373,141	192,335,560	180,367,260	168,468,238	156,638,495	144,878,032
21	Medium density edge of settlement houses/flats	1,935	£11,932,500	254,158,215	241,988,373	229,886,222	217,852,264	205,886,496	193,988,918	182,159,532	170,398,337	158,705,334	147,080,521	135,523,899
22	New Settlement	2,560	£21,049,300	263,887,687	250,137,659	236,464,607	222,852,835	209,306,011	195,836,311	182,443,736	169,128,163	155,854,585	142,658,328	129,537,130
23	Low density edge of settlement houses/flats	3,670	£35,797,500	276,176,077	261,634,718	247,174,178	232,785,257	218,450,704	204,197,773	190,003,428	175,871,275	161,798,946	147,782,277	133,803,931
24	Low density edge of settlement houses	3,870	£71,595,000	283,053,962	268,370,234	253,767,373	239,212,568	224,740,110	210,342,559	195,993,983	181,727,983	167,498,206	153,336,849	139,220,783
25	New Settlement	9,728	£94,720,000	168,026,833	153,504,913	138,937,739	124,274,561	109,510,161	94,584,372	79,434,947	63,989,358	48,112,356	31,636,802	14,281,990
26	New settlement - High density flats and houses	7,335	£18,093,000	272,827,897	257,696,840	242,611,202	227,585,750	212,590,184	197,629,473	182,696,358	167,776,702	152,852,222	137,911,133	122,910,949
27	Retail (comparison)	-	£92,500	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015
28	Retail (convenience)	-	£370,000	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£148,000	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630	17,553,630
30	Office	-	£240,500	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446	26,330,446
31	Industrial (40% plot ratio)	-	£370,000	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915
32	Warehousing/logistics (50% plot ratio)	-	£370,000	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143
33	Warehousing/logistics (60% plot ratio)	-	£370,000	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371
34	Student/co-living development (medium density) 200 beds	-	£111,000	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£154,226	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£193,184	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£59,205	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£74,000	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£88,721	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£55,500

GREATER CAMBRIDGE CIL VIABILITY Sales value £7,750 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	1,088,063	1,085,726	1,083,380	1,081,026	1,078,664	1,076,293	1,073,914	1,071,527	1,069,131	1,066,727	1,064,314
2	Low density rural extension	6	£2,050,533	1,583,297	1,577,545	1,571,793	1,566,041	1,560,287	1,554,535	1,548,783	1,543,030	1,537,278	1,531,526	1,525,773
3	Low density flats	12	£1,640,426	2,231,310	2,109,421	1,988,227	1,867,728	1,747,924	1,628,814	1,510,399	1,392,680	1,275,655	1,159,325	1,043,690
4	Low density rural extension	12	£4,101,066	3,166,595	3,019,175	2,872,582	2,726,815	2,581,875	2,437,760	2,294,472	2,152,010	2,010,374	1,869,566	1,729,582
5	Medium density flats	50	£3,178,326	8,939,122	8,450,206	7,964,078	7,480,737	7,000,184	6,522,417	6,047,439	5,575,247	5,105,844	4,639,228	4,175,398
6	Low density rural extension	50	£18,967,431	17,600,786	17,090,269	16,483,766	16,316,010	9,738,101	9,163,507	8,592,228	8,024,264	7,458,899	6,894,277	6,894,277
7	Low density rural extension	50	£17,121,951	12,660,788	12,069,621	11,481,769	10,897,232	10,316,010	9,738,101	9,163,507	8,592,228	8,024,264	7,458,899	6,894,277
8	Extra care scheme	60	£4,921,279	4,248,641	3,919,950	3,591,260	3,262,569	2,933,877	2,605,186	2,276,495	1,947,805	1,619,113	1,289,888	958,517
9	Low density edge of settlement houses/flats	150	£25,631,664	33,353,554	31,760,818	30,177,020	28,602,161	27,036,241	25,479,258	23,931,215	22,387,980	20,851,404	19,323,809	17,805,195
10	Low density rural extension	250	£97,605,376	56,329,867	53,691,338	51,067,605	48,458,667	45,864,525	43,285,178	40,720,625	38,167,093	35,623,510	33,094,778	30,580,898
11	Low density rural extension	250	£73,204,032	56,329,867	53,691,338	51,067,605	48,458,667	45,864,525	43,285,178	40,720,625	38,167,093	35,623,510	33,094,778	30,580,898
12	Low density edge of settlement houses/flats	500	£122,006,720	104,864,644	99,818,583	94,800,868	89,811,500	84,850,478	79,917,801	75,013,471	70,137,488	65,289,849	60,470,558	55,679,612
13	Low density edge of settlement houses/flats	500	£128,158,319	102,669,283	97,667,494	92,693,883	87,748,389	82,831,013	77,941,754	73,080,611	68,247,585	63,442,677	58,665,886	53,917,212
14	High density houses	500	£73,204,032	121,113,318	115,963,531	110,842,642	105,750,651	100,687,559	95,653,367	90,648,073	85,671,678	80,724,181	75,805,584	70,915,884
15	High density flats	500	£28,502,410	77,233,312	72,991,011	68,772,896	64,578,968	60,409,227	56,263,673	52,142,306	48,045,127	43,972,133	39,923,327	35,898,708
16	High density flats	500	£21,325,544	77,233,312	72,991,011	68,772,896	64,578,968	60,409,227	56,263,673	52,142,306	48,045,127	43,972,133	39,923,327	35,898,708
17	High density flats	500	£17,121,951	77,233,312	72,991,011	68,772,896	64,578,968	60,409,227	56,263,673	52,142,306	48,045,127	43,972,133	39,923,327	35,898,708
18	Low density flats and houses	700	£95,657,370	142,388,696	135,529,204	128,708,295	121,925,929	115,182,107	108,476,828	101,810,092	95,181,900	88,592,251	82,041,145	75,528,583
19	High density flats	700	£23,888,711	88,647,014	82,875,499	77,136,890	71,419,466	65,734,087	60,081,683	54,462,253	48,875,800	43,322,320	37,801,815	32,307,256
20	Low density edge of settlement houses	1,935	£991,945,392	307,535,344	292,933,881	278,414,406	263,976,918	249,621,418	235,347,906	221,156,381	207,046,844	193,019,294	179,073,733	169,210,159
21	Medium density edge of settlement houses/flats	1,935	£330,648,464	295,382,888	281,032,368	266,762,833	252,573,982	238,465,816	224,438,333	210,491,535	196,625,420	182,839,990	169,135,244	155,511,183
22	New Settlement	2,560	£21,049,300	310,263,700	294,061,355	277,950,039	261,929,755	246,000,502	230,162,278	214,411,273	198,720,801	183,121,551	167,613,520	152,171,487
23	Low density edge of settlement houses/flats	3,670	£35,797,500	324,710,570	307,634,937	290,655,255	273,737,367	256,913,447	240,183,479	223,521,066	206,942,906	190,439,288	174,004,524	157,629,389
24	Low density edge of settlement houses	3,870	£71,595,000	332,031,899	314,791,009	297,616,829	280,535,135	263,550,451	246,641,891	229,810,455	213,073,880	196,389,646	179,793,799	163,250,897
25	New Settlement	9,728	£94,720,000	214,213,950	197,453,242	180,676,208	163,866,440	146,978,250	130,002,456	112,866,359	95,512,044	77,853,453	59,748,939	40,932,232
26	New settlement - High density flats and houses	7,335	£173,254,743	325,444,880	307,584,744	289,797,089	272,079,840	254,416,073	236,817,470	219,267,953	201,747,703	184,251,039	166,750,649	149,233,354
27	Retail (comparison)	-	£2,563,166	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015
28	Retail (convenience)	-	£10,252,666	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£4,101,066	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297
30	Office	-	£6,664,233	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945
31	Industrial (40% plot ratio)	-	£10,252,666	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915
32	Warehousing/logistics (50% plot ratio)	-	£10,252,666	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143
33	Warehousing/logistics (60% plot ratio)	-	£10,252,666	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371
34	Student/co-living development (medium density) 200 beds	-	£3,075,800	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£4,273,583	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£5,353,111	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£1,640,558	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£2,050,533	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£2,458,448	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£1,537,900	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£1,537,900	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£1,537,900	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£3,075,800	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
44	Leisure use	-	£3,075,800	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
45	Leisure use	-	£3,075,800	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709
46	Community use	-	£1,706,909	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613
47	Community use	-	£1,601,412	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515
48	Community use	-	£1,922,050	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	1,088,063	1,085,726	1,083,380	1,081,026	1,078,664	1,076,293	1,073,914	1,071,527	1,069,131	1,066,727	1,064,314
2	Low density rural extension	6	£708,608	1,583,297	1,577,545	1,571,793	1,566,041	1,560,287	1,554,535	1,548,783	1,543,030	1,537,278	1,531,526	1,525,773
3	Low density flats	12	£566,887	2,231,310	2,109,421	1,988,227	1,867,728	1,747,924	1,628,814	1,510,399	1,392,680	1,275,655	1,159,325	1,043,690
4	Low density rural extension	12	£1,417,217	3,166,595	3,019,175	2,872,582	2,726,815	2,581,875	2,437,760	2,294,472	2,152,010	2,010,374	1,869,566	1,729,582
5	Medium density flats	50	£1,098,343	8,939,122	8,450,206	7,964,078	7,480,737	7,000,184	6,522,417	6,047,439	5,575,247	5,105,844	4,639,228	4,175,398
6	Low density rural extension	50	£6,554,627	12,660,788	12,069,621	11,481,769	10,897,232	10,316,010	9,738,101	9,163,507	8,592,228	8,024,264	7,458,899	6,894,277
7	Low density rural extension	50	£5,916,880	12,660,788	12,069,621	11,481,769	10,897,232	10,316,010	9,738,101	9,163,507	8,592,228	8,024,264	7,458,899	6,894,277
8	Extra care scheme	60	£1,700,660	4,248,641	3,919,950	3,591,260	3,262,569	2,933,877	2,605,186	2,276,495	1,947,805	1,619,113	1,289,888	958,517
9	Low density edge of settlement houses/flats	150	£8,857,604	33,353,554	31,760,818	30,177,020	28,602,161	27,036,241	25,479,258	23,931,215	22,387,980	20,851,404	19,323,809	17,805,195
10	Low density rural extension	250	£33,729,758	56,329,867	53,691,338	51,067,605	48,458,667	45,864,525	43,285,178	40,720,625	38,167,093	35,623,510	33,094,778	30,580,898
11	Low density rural extension	250	£25,297,318	56,329,867	53,691,338	51,067,605	48,458,667	45,864,525	43,285,178	40,720,625	38,167,093	35,623,510	33,094,778	30,580,898
12	Low density edge of settlement houses/flats	500	£42,162,197	104,864,644	99,818,583	94,800,868	89,811,500	84,850,478	79,917,801	75,013,471	70,137,488	65,289,849	60,470,558	55,679,612
13	Low density edge of settlement houses/flats	500	£44,288,022	102,669,221	97,667,494	92,693,883	87,748,389	82,831,013	77,941,754	73,080,611	68,247,585	63,442,677	58,665,886	53,917,212
14	High density houses	500	£25,297,318	121,113,318	115,963,531	110,842,642	105,750,651	100,687,559	95,653,367	90,648,073	85,671,678	80,724,181	75,805,584	70,915,884
15	High density flats	500	£9,849,656	77,233,312	72,991,011	68,772,896	64,578,968	60,409,227	56,263,673	52,142,306	48,045,127	43,972,133	39,923,327	35,898,708
16	High density flats	500	£7,369,527	77,233,312	72,991,011	68,772,896	64,578,968	60,409,227	56,263,673	52,142,306	48,045,127	43,972,133	39,923,327	35,898,708
17	High density flats	500	£5,916,880	77,233,312	72,991,011	68,772,896	64,578,968	60,409,227	56,263,673	52,142,306	48,045,127	43,972,133	39,923,327	35,898,708
18	Low density flats and houses	700	£33,056,580	142,388,656	135,529,204	128,708,295	121,925,929	115,182,107	108,476,828	101,810,092	95,181,900	88,592,251	82,041,145	75,528,583
19	High density flats	700	£8,255,287	88,647,014	82,875,499	77,136,890	71,419,466	65,734,087	60,081,683	54,462,253	48,875,800	43,322,320	37,801,815	32,307,256
20	Low density edge of settlement houses	1,935	£342,789,292	307,535,344	292,933,881	278,414,406	263,976,918	249,621,418	235,347,906	221,156,381	207,046,844	193,019,294	179,073,733	165,210,159
21	Medium density edge of settlement houses/flats	1,935	£114,263,097	296,382,888	281,032,368	266,762,833	252,573,982	238,465,816	224,438,333	210,491,535	196,625,420	182,839,990	169,135,244	155,511,183
22	New Settlement	2,560	£201,563,647	310,263,700	294,061,355	277,950,039	261,929,755	246,000,502	230,162,278	214,411,273	198,720,801	183,121,551	167,613,520	152,171,487
23	Low density edge of settlement houses/flats	3,670	£342,789,292	324,710,570	307,634,937	290,655,255	273,737,367	256,913,447	240,183,479	223,521,066	206,942,906	190,439,288	174,004,524	157,629,389
24	Low density edge of settlement houses	3,870	£685,578,584	332,031,899	314,791,009	297,616,829	280,535,135	263,550,451	246,641,891	229,810,455	213,073,880	196,389,646	179,793,799	163,250,897
25	New Settlement	9,728	£907,018,695	214,213,950	197,453,242	180,676,208	163,866,440	146,978,250	130,002,456	112,866,359	95,512,044	77,853,453	59,748,939	40,932,232
26	New settlement - High density flats and houses	7,335	£173,254,743	325,444,880	307,584,744	289,797,089	272,079,840	254,416,073	236,817,470	219,267,953	201,747,703	184,251,039	166,750,649	149,233,354
27	Retail (comparison)	-	£885,760	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015
28	Retail (convenience)	-	£3,543,042	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£1,417,217	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297
30	Office	-	£2,302,977	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945
31	Industrial (40% plot ratio)	-	£3,543,042	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915
32	Warehousing/logistics (50% plot ratio)	-	£3,543,042	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143
33	Warehousing/logistics (60% plot ratio)	-	£3,543,042	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371
34	Student/co-living development (medium density) 200 beds	-	£1,062,913	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£1,476,833	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£1,849,889	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£566,932	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£708,608	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£849,573	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£531,456	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£531,456	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£531,456	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£1,062,913	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
44	Leisure use	-	£1,062,913	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
45	Leisure use	-	£1,062,913	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709
46	Community use	-	£589,861	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613
47	Community use	-	£553,404	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515
48	Community use	-	£664,208	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	1,088,063	1,085,726	1,083,380	1,081,026	1,078,664	1,076,293	1,073,914	1,071,527	1,069,131	1,066,727	1,064,314
2	Low density rural extension	6	£74,000	1,583,297	1,577,545	1,571,793	1,566,041	1,560,287	1,554,535	1,548,783	1,543,030	1,537,278	1,531,526	1,525,773
3	Low density flats	12	£59,200	2,231,310	2,109,421	1,988,227	1,867,728	1,747,924	1,628,814	1,510,399	1,392,680	1,275,655	1,159,325	1,043,690
4	Low density rural extension	12	£148,000	3,166,595	3,019,175	2,872,582	2,726,815	2,581,875	2,437,760	2,294,472	2,152,010	2,010,374	1,869,566	1,729,582
5	Medium density flats	50	£114,700	8,939,122	8,450,206	7,964,078	7,480,737	7,000,184	6,522,417	6,047,439	5,575,247	5,105,844	4,639,228	4,175,398
6	Low density rural extension	50	£684,500	12,660,788	12,069,621	11,481,769	10,897,232	10,316,010	9,738,101	9,163,507	8,592,228	8,024,264	7,458,899	6,894,277
7	Low density rural extension	50	£617,300	12,660,788	12,069,621	11,481,769	10,897,232	10,316,010	9,738,101	9,163,507	8,592,228	8,024,264	7,458,899	6,894,277
8	Extra care scheme	60	£177,600	4,248,641	3,919,950	3,591,260	3,262,569	2,933,877	2,605,186	2,276,495	1,947,805	1,619,113	1,289,888	958,517
9	Low density edge of settlement houses/flats	150	£925,000	33,353,554	31,760,818	30,177,020	28,602,161	27,036,241	25,479,258	23,931,215	22,387,980	20,851,404	19,323,809	17,805,195
10	Low density rural extension	250	£3,522,400	56,329,867	53,691,338	51,067,605	48,458,667	45,864,525	43,285,178	40,720,625	38,167,093	35,623,510	33,094,778	30,580,898
11	Low density rural extension	250	£2,641,800	56,329,867	53,691,338	51,067,605	48,458,667	45,864,525	43,285,178	40,720,625	38,167,093	35,623,510	33,094,778	30,580,898
12	Low density edge of settlement houses/flats	500	£4,403,000	104,864,644	99,818,583	94,800,868	89,811,500	84,850,478	79,917,801	75,013,471	70,137,488	65,289,849	60,470,558	55,679,612
13	Low density edge of settlement houses/flats	500	£4,625,000	102,669,221	97,667,494	92,693,883	87,748,389	82,831,013	77,941,754	73,080,611	68,247,585	63,442,677	58,665,886	53,917,212
14	High density houses	500	£2,641,800	121,113,318	115,963,531	110,842,642	105,750,651	100,687,559	95,653,367	90,648,073	85,671,678	80,724,181	75,805,584	70,915,884
15	High density flats	500	£1,028,600	77,233,312	72,991,011	68,772,896	64,578,968	60,409,227	56,263,673	52,142,306	48,045,127	43,972,133	39,923,327	35,898,708
16	High density flats	500	£769,600	77,233,312	72,991,011	68,772,896	64,578,968	60,409,227	56,263,673	52,142,306	48,045,127	43,972,133	39,923,327	35,898,708
17	High density flats	500	£617,900	77,233,312	72,991,011	68,772,896	64,578,968	60,409,227	56,263,673	52,142,306	48,045,127	43,972,133	39,923,327	35,898,708
18	Low density flats and houses	700	£3,452,100	142,388,696	135,529,204	128,708,295	121,925,929	115,182,107	108,476,828	101,810,092	95,181,900	88,592,251	82,041,145	75,528,583
19	High density flats	700	£862,100	88,647,014	82,875,499	77,136,890	71,419,466	65,734,087	60,081,683	54,462,253	48,875,800	43,322,320	37,801,815	32,307,256
20	Low density edge of settlement houses	1,935	£35,797,500	307,535,344	292,933,881	278,414,406	263,976,918	249,621,418	235,347,906	221,156,381	207,046,844	193,019,294	179,073,733	165,210,159
21	Medium density edge of settlement houses/flats	1,935	£11,932,500	295,382,888	281,032,368	266,762,833	252,573,982	238,465,816	224,438,333	210,491,535	196,625,420	182,839,990	169,135,244	155,511,183
22	New Settlement	2,560	£21,049,300	310,263,700	294,061,355	277,950,039	261,929,755	246,000,502	230,162,278	214,411,273	198,720,801	183,121,551	167,613,520	152,171,487
23	Low density edge of settlement houses/flats	3,670	£35,797,500	324,710,570	307,634,937	290,655,255	273,737,367	256,913,447	240,183,479	223,521,066	206,942,906	190,439,288	174,004,524	157,629,389
24	Low density edge of settlement houses	3,870	£71,595,000	332,031,899	314,791,009	297,616,829	280,535,135	263,550,451	246,641,891	229,810,455	213,073,880	196,389,646	179,793,799	163,250,897
25	New Settlement	9,728	£94,720,000	214,213,950	197,453,242	180,676,208	163,866,440	146,978,250	130,002,456	112,866,359	95,512,044	77,853,453	59,748,939	40,932,232
26	New settlement - High density flats and houses	7,335	£518,000,000	325,444,880	307,584,744	289,797,089	272,079,840	254,416,073	236,817,470	219,267,953	201,747,703	184,251,039	166,750,649	149,233,354
27	Retail (comparison)	-	£92,500	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015
28	Retail (convenience)	-	£370,000	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£148,000	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297
30	Office	-	£240,500	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945
31	Industrial (40% plot ratio)	-	£370,000	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915
32	Warehousing/logistics (50% plot ratio)	-	£370,000	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143
33	Warehousing/logistics (60% plot ratio)	-	£370,000	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371
34	Student/co-living development (medium density) 200 beds	-	£111,000	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£154,226	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£193,184	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£59,205	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£74,000	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£88,721	18,626,711	18,626

GREATER CAMBRIDGE CIL VIABILITY Sales value £8,375 psm AH tenure Rented 75% SO 25% First Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	1,299,958	1,296,979	1,293,991	1,290,995	1,287,990	1,284,977	1,281,957	1,278,927	1,275,888	1,272,843	1,269,788
2	Low density rural extension	6	£2,050,533	1,832,586	1,826,078	1,819,570	1,813,062	1,806,554	1,800,046	1,793,538	1,787,030	1,780,523	1,774,014	1,767,506
3	Low density flats	12	£1,640,426	2,655,100	2,510,801	2,367,327	2,224,675	2,082,846	1,941,841	1,801,659	1,662,300	1,523,764	1,386,053	1,249,163
4	Low density rural extension	12	£4,101,066	3,665,171	3,491,388	3,318,581	3,146,753	2,975,900	2,806,026	2,637,129	2,469,210	2,302,268	2,136,303	1,971,316
5	Medium density flats	50	£3,178,326	10,626,507	10,048,364	9,473,519	8,901,974	8,333,727	7,768,779	7,207,130	6,648,780	6,093,728	5,541,976	4,993,522
6	Low density rural extension	50	£6,554,627	14,645,946	13,949,806	13,257,583	12,569,275	11,884,885	11,204,409	10,527,851	9,852,787	9,181,398	8,513,942	7,850,420
7	Low density rural extension	50	£17,121,951	14,645,946	13,949,806	13,257,583	12,569,275	11,884,885	11,204,409	10,527,851	9,852,787	9,181,398	8,513,942	7,850,420
8	Extra care scheme	60	£4,921,279	5,466,738	5,077,143	4,687,546	4,297,951	3,908,355	3,518,759	3,129,163	2,739,567	2,349,971	1,960,375	1,570,780
9	Low density edge of settlement houses/flats	150	£25,631,664	38,727,669	36,894,751	35,021,255	33,158,372	31,306,100	29,464,440	27,633,392	25,812,956	24,003,133	22,203,920	20,415,319
10	Low density rural extension	250	£97,605,376	65,168,167	62,061,128	58,966,542	55,889,471	52,829,914	49,787,872	46,763,343	43,756,329	40,766,830	37,794,845	34,840,374
11	Low density rural extension	250	£73,204,032	65,168,167	62,061,128	58,966,542	55,889,471	52,829,914	49,787,872	46,763,343	43,756,329	40,766,830	37,794,845	34,840,374
12	Low density edge of settlement houses/flats	500	£122,006,720	121,648,824	115,715,233	109,815,073	103,948,347	98,115,053	92,315,192	86,548,763	80,815,766	75,108,739	69,432,627	63,790,015
13	Low density edge of settlement houses/flats	500	£128,158,319	121,325,662	115,392,071	109,492,911	103,628,183	97,797,890	92,002,029	86,240,600	80,513,604	74,821,040	69,162,909	63,539,210
14	High density houses	500	£73,204,032	138,067,599	132,021,286	126,009,009	120,030,769	114,086,566	108,176,400	102,300,271	96,458,178	90,650,123	84,869,653	79,108,837
15	High density flats	500	£28,502,410	91,814,815	86,801,457	81,816,706	76,860,561	71,933,021	67,034,088	62,163,761	57,322,038	52,508,923	47,724,413	42,968,510
16	High density flats	500	£21,325,544	91,814,815	86,801,457	81,816,706	76,860,561	71,933,021	67,034,088	62,163,761	57,322,038	52,508,923	47,724,413	42,968,510
17	High density flats	500	£17,121,951	91,814,815	86,801,457	81,816,706	76,860,561	71,933,021	67,034,088	62,163,761	57,322,038	52,508,923	47,724,413	42,968,510
18	Low density flats and houses	700	£95,657,370	165,052,819	156,994,908	148,982,409	141,015,321	133,093,646	125,217,382	117,386,531	109,601,090	101,861,062	94,166,446	86,517,241
19	High density flats	700	£23,888,711	108,460,861	101,641,609	94,861,268	88,119,837	81,417,316	74,753,705	68,129,005	61,543,215	54,996,335	48,488,366	42,004,691
20	Low density edge of settlement houses	1,935	£991,945,392	354,815,681	337,715,202	320,711,045	303,803,208	286,991,691	270,276,497	253,657,622	237,135,070	220,708,837	204,378,926	188,145,336
21	Medium density edge of settlement houses/flats	1,935	£330,648,464	342,001,427	325,189,407	308,472,191	291,849,778	275,322,169	258,889,363	242,551,361	226,308,162	210,159,766	194,106,173	178,147,384
22	New Settlement	2,560	£201,563,647	362,828,473	343,872,354	325,023,059	306,280,590	287,644,945	269,116,125	250,686,975	232,356,011	214,092,053	195,955,129	177,902,923
23	Low density edge of settlement houses/flats	3,670	£991,945,392	380,026,857	360,059,572	340,204,622	320,462,007	300,797,635	281,241,434	261,797,986	242,429,449	223,165,019	203,982,478	184,890,003
24	Low density edge of settlement houses	3,870	£1,983,890,784	387,810,631	367,653,648	347,610,209	327,651,838	307,798,212	288,058,335	268,410,235	248,853,399	229,403,728	210,023,101	190,736,252
25	New Settlement	9,728	£2,624,682,381	774,004,016	739,606,376	705,407,901	671,396,769	637,578,979	603,955,530	570,526,423	537,290,657	504,248,232	471,399,149	438,743,406
26	New settlement - High density flats and houses	7,335	£501,355,345	387,810,720	366,570,059	345,626,862	324,765,028	303,993,560	283,303,390	262,693,590	242,164,604	221,587,970	201,101,684	180,627,156
27	Retail (comparison)	-	£2,563,166	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015
28	Retail (convenience)	-	£10,252,666	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£4,101,066	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297
30	Office	-	£6,664,233	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945
31	Industrial (40% plot ratio)	-	£10,252,666	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915
32	Warehousing/logistics (50% plot ratio)	-	£10,252,666	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143
33	Warehousing/logistics (60% plot ratio)	-	£10,252,666	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371
34	Student/co-living development (medium density) 200 beds	-	£3,075,800	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£4,273,583	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£5,353,111	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£1,640,558	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£2,050,533	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£2,458,448	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£1,537,900	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£1,537,900	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£1,537,900	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£3,075,800	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
44	Leisure use	-	£3,075,800	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
45	Leisure use	-	£3,075,800	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709
46	Community use	-	£1,706,909	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613
47	Community use	-	£1,601,412	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515
48	Community use	-	£1,922,050	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	1,299,958	1,296,979	1,293,991	1,290,995	1,287,990	1,284,977	1,281,957	1,278,927	1,275,888	1,272,843	1,269,788
2	Low density rural extension	6	£708,608	1,832,586	1,826,078	1,819,570	1,813,062	1,806,554	1,800,046	1,793,538	1,787,030	1,780,523	1,774,014	1,767,506
3	Low density flats	12	£566,887	2,655,100	2,510,801	2,367,327	2,224,675	2,082,846	1,941,841	1,801,659	1,662,300	1,523,764	1,386,053	1,249,163
4	Low density rural extension	12	£1,417,217	3,665,171	3,491,388	3,318,581	3,146,753	2,975,900	2,806,026	2,637,129	2,469,210	2,302,268	2,136,303	1,971,316
5	Medium density flats	50	£1,098,343	10,626,507	10,048,364	9,473,519	8,901,974	8,333,727	7,768,779	7,207,130	6,648,780	6,093,728	5,541,976	4,993,522
6	Low density rural extension	50	£6,554,627	14,645,946	13,949,806	13,257,583	12,569,275	11,884,885	11,204,409	10,527,851	9,852,787	9,181,398	8,513,942	7,850,420
7	Low density rural extension	50	£5,916,880	14,645,946	13,949,806	13,257,583	12,569,275	11,884,885	11,204,409	10,527,851	9,852,787	9,181,398	8,513,942	7,850,420
8	Extra care scheme	60	£1,700,660	5,466,738	5,077,143	4,687,546	4,297,951	3,908,355	3,518,759	3,129,163	2,739,567	2,349,971	1,960,375	1,570,780
9	Low density edge of settlement houses/flats	150	£8,857,604	38,777,669	36,894,751	35,021,255	33,158,372	31,306,100	29,464,440	27,633,392	25,812,956	24,003,133	22,203,920	20,415,319
10	Low density rural extension	250	£33,729,758	65,168,167	62,061,128	58,966,542	55,889,471	52,829,914	49,787,872	46,763,343	43,756,329	40,766,830	37,794,845	34,840,374
11	Low density rural extension	250	£25,297,318	65,168,167	62,061,128	58,966,542	55,889,471	52,829,914	49,787,872	46,763,343	43,756,329	40,766,830	37,794,845	34,840,374
12	Low density edge of settlement houses/flats	500	£42,162,197	121,648,824	115,715,233	109,815,073	103,948,347	98,115,053	92,315,192	86,548,763	80,815,766	75,108,739	69,432,627	63,790,015
13	Low density edge of settlement houses/flats	500	£44,288,022	119,325,602	113,443,101	107,593,766	101,777,595	95,994,589	90,244,747	84,528,071	78,844,560	73,194,213	67,574,941	61,981,014
14	High density houses	500	£25,297,318	138,067,599	132,021,286	126,009,009	120,030,769	114,086,566	108,176,400	102,300,271	96,458,178	90,650,123	84,869,653	79,108,837
15	High density flats	500	£9,849,656	91,814,815	86,801,457	81,816,706	76,860,561	71,933,021	67,034,088	62,163,761	57,322,038	52,508,923	47,724,413	42,968,510
16	High density flats	500	£7,369,527	91,814,815	86,801,457	81,816,706	76,860,561	71,933,021	67,034,088	62,163,761	57,322,038	52,508,923	47,724,413	42,968,510
17	High density flats	500	£5,916,880	91,814,815	86,801,457	81,816,706	76,860,561	71,933,021	67,034,088	62,163,761	57,322,038	52,508,923	47,724,413	42,968,510
18	Low density flats and houses	700	£33,056,580	165,052,819	156,994,908	148,982,409	141,015,321	133,093,646	125,217,382	117,386,531	109,601,090	101,861,062	94,166,446	86,517,241
19	High density flats	700	£8,255,287	108,460,861	101,641,609	94,861,268	88,119,837	81,417,316	74,753,705	68,129,005	61,543,215	54,996,335	48,488,366	42,004,691
20	Low density edge of settlement houses	1,935	£342,789,292	354,815,681	337,715,202	320,711,045	303,803,208	286,991,691	270,276,497	253,657,622	237,135,070	220,708,837	204,378,926	188,145,336
21	Medium density edge of settlement houses/flats	1,935	£114,263,097	342,001,427	325,189,407	308,472,191	291,849,778	275,322,169	258,889,363	242,551,361	226,308,162	210,159,766	194,106,173	178,147,384
22	New Settlement	2,560	£201,563,647	362,828,473	343,872,354	325,023,059	306,280,590	287,644,945	269,116,125	250,686,975	232,356,011	214,092,053	195,955,129	177,902,923
23	Low density edge of settlement houses/flats	3,670	£342,789,292	380,026,857	360,059,572	340,204,622	320,462,007	300,797,635	281,241,434	261,797,986	242,429,449	223,165,019	203,982,478	184,890,003
24	Low density edge of settlement houses	3,870	£685,578,584	387,810,631	367,653,648	347,610,209	327,651,838	307,798,212	288,058,335	268,410,235	248,853,399	229,403,728	210,023,101	190,736,252
25	New Settlement	9,728	£907,018,695	774,004,016	739,606,376	705,407,901	671,396,769	637,578,979	603,955,530	570,526,423	537,290,657	504,248,232	471,399,149	438,743,406
26	New settlement - High density flats and houses	7,335	£173,254,743	387,810,720	366,570,059	345,626,862	324,765,028	303,993,560	283,303,390	262,693,590	242,164,604	221,587,970	201,101,684	180,627,156
27	Retail (comparison)	-	£885,760	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015
28	Retail (convenience)	-	£3,543,042	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£1,417,217	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297
30	Office	-	£2,302,977	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945
31	Industrial (40% plot ratio)	-	£3,543,042	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915
32	Warehousing/logistics (50% plot ratio)	-	£3,543,042	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143
33	Warehousing/logistics (60% plot ratio)	-	£3,543,042	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371
34	Student/co-living development (medium density) 200 beds	-	£1,062,913	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£1,476,833	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£1,849,889	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£566,932	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£708,608	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£849,573	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£531,456	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£531,456	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£531,456	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£1,062,913	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
44	Leisure use	-	£1,062,913	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
45	Leisure use	-	£1,062,913	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709
46	Community use	-	£589,861	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613
47	Community use	-	£553,404	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515
48	Community use	-	£664,208	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	1,299,958	1,296,979	1,293,991	1,290,995	1,287,990	1,284,977	1,281,957	1,278,927	1,275,888	1,272,843	1,269,788
2	Low density rural extension	6	£74,000	1,832,586	1,826,078	1,819,570	1,813,062	1,806,554	1,800,046	1,793,538	1,787,030	1,780,523	1,774,014	1,767,506
3	Low density flats	12	£59,200	2,655,100	2,510,801	2,367,327	2,224,675	2,082,846	1,941,841	1,801,659	1,662,300	1,523,764	1,386,053	1,249,163
4	Low density rural extension	12	£148,000	3,665,171	3,491,388	3,318,581	3,146,753	2,975,900	2,806,026	2,637,129	2,469,210	2,302,268	2,136,303	1,971,316
5	Medium density flats	50	£114,700	10,626,507	10,048,364	9,473,519	8,901,974	8,333,727	7,768,779	7,207,130	6,648,780	6,093,728	5,541,976	4,993,522
6	Low density rural extension	50	£684,500	14,645,946	13,949,806	13,257,583	12,569,275	11,884,885	11,204,409	10,527,851	9,852,787	9,181,398	8,513,942	7,850,420
7	Low density rural extension	50	£617,700	14,645,946	13,949,806	13,257,583	12,569,275	11,884,885	11,204,409	10,527,851	9,852,787	9,181,398	8,513,942	7,850,420
8	Extra care scheme	60	£177,600	5,466,738	5,077,143	4,687,546	4,297,951	3,908,355	3,518,759	3,129,163	2,739,567	2,349,971	1,960,375	1,570,780
9	Low density edge of settlement houses/flats	150	£925,000	38,777,669	36,894,751	35,021,255	33,158,372	31,306,100	29,464,440	27,633,392	25,812,956	24,003,133	22,203,920	20,415,319
10	Low density rural extension	250	£3,522,400	65,168,167	62,061,128	58,966,542	55,889,471	52,829,914	49,787,872	46,763,343	43,756,329	40,766,830	37,794,845	34,840,374
11	Low density rural extension	250	£2,641,800	65,168,167	62,061,128	58,966,542	55,889,471	52,829,914	49,787,872	46,763,343	43,756,329	40,766,830	37,794,845	34,840,374
12	Low density edge of settlement houses/flats	500	£4,403,000	121,648,824	115,715,233	109,815,073	103,948,347	98,115,053	92,315,192	86,548,763	80,815,766	75,108,739	69,432,627	63,790,015
13	Low density edge of settlement houses/flats	500	£4,625,000	119,325,602	113,443,101	107,593,766	101,777,595	95,994,589	90,244,747	84,528,071	78,844,560	73,194,213	67,574,941	61,981,014
14	High density houses	500	£2,641,800	138,067,599	132,021,286	126,009,009	120,030,769	114,086,566	108,176,400	102,300,271	96,458,178	90,650,123	84,869,653	79,108,837
15	High density flats	500	£1,028,600	91,814,815	86,801,457	81,816,706	76,860,561	71,933,021	67,034,088	62,163,761	57,322,038	52,508,923	47,724,413	42,968,510
16	High density flats	500	£769,600	91,814,815	86,801,457	81,816,706	76,860,561	71,933,021	67,034,088	62,163,761	57,322,038	52,508,923	47,724,413	42,968,510
17	High density flats	500	£617,900	91,814,815	86,801,457	81,816,706	76,860,561	71,933,021	67,034,088	62,163,761	57,322,038	52,508,923	47,724,413	42,968,510
18	Low density flats and houses	700	£3,452,100	165,052,819	156,994,908	148,982,409	141,015,321	133,093,646	125,217,382	117,386,531	109,601,090	101,861,062	94,166,446	86,517,241
19	High density flats	700	£862,100	108,460,861	101,641,609	94,861,268	88,119,837	81,417,316	74,753,705	68,129,005	61,543,215	54,996,335	48,488,366	42,004,691
20	Low density edge of settlement houses	1,935	£35,797,500	354,815,681	337,715,202	320,711,045	303,803,208	286,991,691	270,276,497	253,657,622	237,135,070	220,708,837	204,378,926	188,145,336
21	Medium density edge of settlement houses/flats	1,935	£11,932,500	342,001,427	325,189,407	308,472,191	291,849,778	275,322,169	258,889,363	242,551,361	226,308,162	210,159,766	194,106,173	178,147,384
22	New Settlement	2,560	£21,049,300	362,828,473	343,872,354	325,023,059	306,280,590	287,644,945	269,116,125	250,686,975	232,356,011	214,092,053	195,955,129	177,902,923
23	Low density edge of settlement houses/flats	3,670	£35,797,500	380,026,857	360,059,572	340,204,622	320,462,007	300,797,635	281,241,434	261,797,986	242,429,449	223,165,019	203,982,478	184,890,003
24	Low density edge of settlement houses	3,870	£71,595,000	387,810,631	367,653,648	347,610,209	327,651,838	307,798,212	288,058,335	268,410,235	248,853,399	229,403,728	210,023,101	190,736,252
25	New Settlement	9,728	£94,720,000	774,004,016	739,606,376	705,407,901	671,396,769	637,578,979	603,955,530	570,526,423	537,290,657	504,248,232	471,399,149	438,743,406
26	New settlement - High density flats and houses	7,335	£18,093,000	387,810,720	366,570,059	345,626,862	324,765,028	303,993,560	283,303,390	262,693,590	242,164,604	221,587,970	201,101,684	180,627,156
27	Retail (comparison)	-	£92,500	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015
28	Retail (convenience)	-	£370,000	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£148,000	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297
30	Office	-	£240,500	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945
31	Industrial (40% plot ratio)	-	£370,000	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915
32	Warehousing/logistics (50% plot ratio)	-	£370,000	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143
33	Warehousing/logistics (60% plot ratio)	-	£370,000	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371
34	Student/co-living development (medium density) 200 beds	-	£111,000	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£154,226	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£193,184	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£59,205	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£74,000	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£88,721	18,626

GREATER CAMBRIDGE CIL VIABILITY Sales value £9,000 psm AH tenure Rented 75% SO 25% First Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	1,511,853	1,508,231	1,504,600	1,500,964	1,497,317	1,493,661	1,489,999	1,486,327	1,482,648	1,478,958	1,475,261
2	Low density rural extension	6	£2,050,533	2,081,874	2,074,611	2,067,348	2,060,083	2,052,820	2,045,557	2,038,293	2,031,030	2,023,767	2,016,503	2,009,240
3	Low density flats	12	£566,887	3,078,890	2,912,182	2,746,426	2,581,621	2,417,768	2,254,867	2,092,918	1,931,919	1,771,874	1,612,779	1,454,637
4	Low density rural extension	12	£4,101,066	4,163,748	3,963,600	3,764,580	3,566,689	3,369,927	3,174,293	2,979,788	2,786,410	2,594,161	2,403,042	2,213,050
5	Medium density flats	50	£3,178,326	12,313,891	11,646,520	10,982,960	10,323,210	9,667,271	9,015,141	8,366,821	7,722,312	7,081,613	6,444,724	5,811,645
6	Low density rural extension	50	£18,967,431	16,631,103	15,829,990	15,032,822	14,238,680	13,449,070	12,663,991	11,883,443	11,107,426	10,335,940	9,568,985	8,806,561
7	Low density rural extension	50	£17,121,951	16,631,103	15,829,990	15,032,822	14,238,680	13,449,070	12,663,991	11,883,443	11,107,426	10,335,940	9,568,985	8,806,561
8	Extra care scheme	60	£4,921,279	6,684,835	6,234,334	5,783,834	5,333,333	4,882,832	4,432,331	3,981,831	3,531,330	3,080,829	2,630,329	2,179,828
9	Low density edge of settlement houses/flats	150	£25,631,664	44,162,254	41,993,478	39,836,946	37,692,656	35,560,610	33,440,808	31,333,248	29,237,932	27,154,860	25,084,031	23,025,445
10	Low density rural extension	250	£97,605,376	73,958,421	70,381,769	66,825,293	63,288,993	59,772,871	56,276,926	52,801,158	49,345,566	45,910,151	42,494,913	39,099,851
11	Low density rural extension	250	£73,204,032	73,958,421	70,381,769	66,825,293	63,288,993	59,772,871	56,276,926	52,801,158	49,345,566	45,910,151	42,494,913	39,099,851
12	Low density edge of settlement houses/flats	500	£122,006,720	138,423,625	131,596,431	124,887,796	118,057,726	111,346,216	104,673,268	98,038,882	91,443,056	84,885,792	78,367,089	71,886,949
13	Low density edge of settlement houses/flats	500	£128,158,319	139,381,985	129,218,710	122,488,060	115,795,197	109,140,590	102,524,237	95,946,139	89,406,296	82,904,709	76,441,375	70,016,297
14	High density houses	500	£73,204,032	155,021,880	148,079,041	141,175,377	134,310,888	127,485,573	120,699,434	113,952,469	107,244,333	100,557,486	93,909,929	87,301,664
15	High density flats	500	£28,502,410	106,316,415	100,536,572	94,789,729	89,075,889	83,395,050	77,747,212	72,132,376	66,550,542	61,001,709	55,485,877	50,003,047
16	High density flats	500	£21,325,544	106,316,415	100,536,572	94,789,729	89,075,889	83,395,050	77,747,212	72,132,376	66,550,542	61,001,709	55,485,877	50,003,047
17	High density flats	500	£17,121,951	106,316,415	100,536,572	94,789,729	89,075,889	83,395,050	77,747,212	72,132,376	66,550,542	61,001,709	55,485,877	50,003,047
18	Low density flats and houses	700	£95,657,370	187,716,981	178,460,612	169,256,523	160,104,714	151,004,423	141,949,720	132,947,352	123,997,316	115,099,612	106,254,242	97,461,205
19	High density flats	700	£23,888,711	128,151,432	120,302,191	112,497,766	104,738,158	97,023,368	89,353,394	81,728,237	74,147,897	66,596,419	59,088,751	51,625,896
20	Low density edge of settlement houses	1,935	£991,945,392	402,075,879	382,476,327	362,987,416	343,609,154	324,341,552	305,184,555	286,138,220	267,202,529	248,377,480	229,663,076	211,059,315
21	Medium density edge of settlement houses/flats	1,935	£330,648,464	388,552,721	369,279,116	350,114,420	331,058,636	312,111,763	293,273,801	274,544,749	255,924,609	237,413,380	219,011,061	200,717,653
22	New Settlement	2,560	£583,274,143	415,226,925	393,527,052	371,949,730	350,494,987	329,162,795	307,941,016	286,819,186	265,820,114	244,943,795	224,190,231	203,513,839
23	Low density edge of settlement houses/flats	3,670	£991,945,392	436,137,668	412,290,255	389,571,893	366,982,580	344,490,372	322,119,078	299,877,699	277,738,451	255,706,537	233,781,069	211,961,315
24	Low density edge of settlement houses	3,870	£1,983,890,784	443,392,652	420,330,631	397,398,812	374,572,422	351,862,735	329,283,463	306,825,500	284,460,705	262,226,591	240,081,299	218,054,273
25	New Settlement	9,728	£2,624,682,381	1,691,369	1,691,369	1,691,369	266,732,043	244,339,582	221,939,939	199,496,164	176,987,741	154,399,980	131,665,916	108,760,608
26	New settlement - High density flats and houses	7,335	£501,355,345	449,374,028	425,158,486	401,039,990	377,056,408	353,149,101	329,363,888	305,651,549	282,041,073	258,497,134	235,009,333	211,556,494
27	Retail (comparison)	-	£2,563,166	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015
28	Retail (convenience)	-	£10,252,666	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£4,101,066	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297
30	Office	-	£6,664,233	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945
31	Industrial (40% plot ratio)	-	£10,252,666	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915
32	Warehousing/logistics (50% plot ratio)	-	£10,252,666	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143
33	Warehousing/logistics (60% plot ratio)	-	£10,252,666	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371
34	Student/co-living development (medium density) 200 beds	-	£3,075,800	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£4,273,581	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£5,353,111	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£1,640,558	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£2,050,533	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£2,458,448	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£1,537,900	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£1,537,900	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£1,537,900	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£3,075,800	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
44	Leisure use	-	£3,075,800	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
45	Leisure use	-	£3,075,800	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709
46	Community use	-	£1,706,909	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613
47	Community use	-	£1,601,412	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515
48	Community use	-	£1,922,050	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	1,511,853	1,508,231	1,504,600	1,500,964	1,497,317	1,493,661	1,489,999	1,486,327	1,482,648	1,478,958	1,475,261
2	Low density rural extension	6	£708,608	2,081,874	2,074,611	2,067,348	2,060,083	2,052,820	2,045,557	2,038,293	2,031,030	2,023,767	2,016,503	2,009,240
3	Low density flats	12	£566,887	3,078,890	2,912,182	2,746,426	2,581,621	2,417,768	2,254,867	2,092,918	1,931,919	1,771,874	1,612,779	1,454,637
4	Low density rural extension	12	£1,417,217	4,163,748	3,963,600	3,764,580	3,566,689	3,369,927	3,174,293	2,979,788	2,786,410	2,594,161	2,403,042	2,213,050
5	Medium density flats	50	£1,098,343	12,313,891	11,646,520	10,982,960	10,323,210	9,667,271	9,015,141	8,366,821	7,722,312	7,081,613	6,444,724	5,811,645
6	Low density rural extension	50	£6,554,627	16,631,103	15,829,990	15,032,822	14,238,680	13,449,070	12,663,991	11,883,443	11,107,426	10,335,940	9,568,985	8,806,561
7	Low density rural extension	50	£5,916,880	16,631,103	15,829,990	15,032,822	14,238,680	13,449,070	12,663,991	11,883,443	11,107,426	10,335,940	9,568,985	8,806,561
8	Extra care scheme	60	£1,700,660	6,684,835	6,234,334	5,783,834	5,333,333	4,882,832	4,432,331	3,981,831	3,531,330	3,080,829	2,630,329	2,179,828
9	Low density edge of settlement houses/flats	150	£8,857,604	44,162,254	41,993,478	39,836,946	37,692,656	35,560,610	33,440,808	31,333,248	29,237,932	27,154,860	25,084,031	23,025,445
10	Low density rural extension	250	£33,729,758	73,958,421	70,381,769	66,825,293	63,288,993	59,772,871	56,276,926	52,801,158	49,345,566	45,910,151	42,494,913	39,099,851
11	Low density rural extension	250	£25,297,318	73,958,421	70,381,769	66,825,293	63,288,993	59,772,871	56,276,926	52,801,158	49,345,566	45,910,151	42,494,913	39,099,851
12	Low density edge of settlement houses/flats	500	£42,162,197	138,423,625	131,596,431	124,887,796	118,057,726	111,346,216	104,673,268	98,038,882	91,443,056	84,885,792	78,367,089	71,886,949
13	Low density edge of settlement houses/flats	500	£44,288,022	139,381,985	129,218,710	122,488,060	115,795,197	109,140,590	102,524,237	95,946,139	89,406,296	82,904,709	76,441,375	70,016,297
14	High density houses	500	£25,297,318	155,021,880	148,079,041	141,175,377	134,310,888	127,485,573	120,699,434	113,952,469	107,244,333	100,557,486	93,909,929	87,301,664
15	High density flats	500	£9,849,656	106,316,415	100,536,572	94,789,729	89,075,889	83,395,050	77,747,212	72,132,376	66,550,542	61,001,709	55,485,877	50,003,047
16	High density flats	500	£7,369,527	106,316,415	100,536,572	94,789,729	89,075,889	83,395,050	77,747,212	72,132,376	66,550,542	61,001,709	55,485,877	50,003,047
17	High density flats	500	£5,916,880	106,316,415	100,536,572	94,789,729	89,075,889	83,395,050	77,747,212	72,132,376	66,550,542	61,001,709	55,485,877	50,003,047
18	Low density flats and houses	700	£33,056,580	187,716,981	178,460,612	169,256,523	160,104,714	151,004,423	141,949,720	132,947,352	123,997,316	115,099,612	106,254,242	97,461,205
19	High density flats	700	£8,255,287	128,151,432	120,302,191	112,497,766	104,738,158	97,023,368	89,353,394	81,728,237	74,147,897	66,596,419	59,088,751	51,625,896
20	Low density edge of settlement houses	1,935	£342,789,292	402,075,879	382,476,327	362,987,416	343,609,154	324,341,552	305,184,555	286,138,220	267,202,529	248,377,480	229,663,076	211,059,315
21	Medium density edge of settlement houses/flats	1,935	£114,263,097	388,552,721	369,279,116	350,114,420	331,058,636	312,111,763	293,273,801	274,544,749	255,924,609	237,413,380	219,011,061	200,717,653
22	New Settlement	2,560	£201,563,647	415,226,925	393,527,052	371,949,730	350,494,987	329,162,795	307,941,016	286,819,186	265,820,114	244,943,795	224,190,231	203,513,839
23	Low density edge of settlement houses/flats	3,670	£342,789,292	436,137,668	412,290,255	389,571,893	366,982,580	344,490,372	322,119,078	299,877,699	277,738,451	255,706,537	233,781,069	211,961,315
24	Low density edge of settlement houses	3,870	£685,578,584	443,392,652	420,330,631	397,398,812	374,572,422	351,862,735	329,283,463	306,825,500	284,460,705	262,226,591	240,081,299	218,054,273
25	New Settlement	9,728	£907,018,695	334,091,368	311,601,987	289,147,423	266,732,043	244,339,582	221,939,939	199,496,164	176,987,741	154,399,980	131,665,916	108,760,608
26	New settlement - High density flats and houses	7,335	£173,254,743	449,374,028	425,158,486	401,039,990	377,056,408	353,149,101	329,363,888	305,651,549	282,041,073	258,497,134	235,009,333	211,556,494
27	Retail (comparison)	-	£885,760	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015
28	Retail (convenience)	-	£3,543,042	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£1,417,217	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297
30	Office	-	£2,302,977	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945
31	Industrial (40% plot ratio)	-	£3,543,042	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915
32	Warehousing/logistics (50% plot ratio)	-	£3,543,042	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143
33	Warehousing/logistics (60% plot ratio)	-	£3,543,042	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371
34	Student/co-living development (medium density) 200 beds	-	£1,062,913	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£1,476,833	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£1,849,889	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£566,932	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£708,608	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£849,573	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711	18,626,711
40	Hotel (100 rooms)	-	£531,456	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552	5,145,552
41	Hotel (125 room)	-	£531,456	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134	7,075,134
42	Hotel (150 rooms)	-	£531,456	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995	9,261,995
43	Leisure use	-	£1,062,913	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
44	Leisure use	-	£1,062,913	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325	2,284,325
45	Leisure use	-	£1,062,913	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709	2,285,709
46	Community use	-	£589,861	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613	3,047,613
47	Community use	-	£553,404	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515	3,809,515
48	Community use	-	£664,208	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419	4,571,419

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	1,511,853	1,508,231	1,504,600	1,500,964	1,497,317	1,493,661	1,489,999	1,486,327	1,482,648	1,478,958	1,475,261
2	Low density rural extension	6	£74,000	2,081,874	2,074,611	2,067,348	2,060,083	2,052,820	2,045,557	2,038,293	2,031,030	2,023,767	2,016,503	2,009,240
3	Low density flats	12	£59,200	3,078,890	2,912,182	2,746,426	2,581,621	2,417,768	2,254,867	2,092,918	1,931,919	1,771,874	1,612,779	1,454,637
4	Low density rural extension	12	£148,000	4,163,748	3,963,600	3,764,580	3,566,689	3,369,927	3,174,293	2,979,788	2,786,410	2,594,161	2,403,042	2,213,050
5	Medium density flats	50	£114,700	12,313,891	11,646,520	10,982,960	10,323,210	9,667,271	9,015,141	8,366,821	7,722,312	7,081,613	6,444,724	5,811,645
6	Low density rural extension	50	£684,500	16,631,103	15,829,990	15,032,822	14,238,680	13,449,070	12,663,991	11,883,443	11,107,426	10,335,940	9,568,985	8,806,561
7	Low density rural extension	50	£617,000	16,631,103	15,829,990	15,032,822	14,238,680	13,449,070	12,663,991	11,883,443	11,107,426	10,335,940	9,568,985	8,806,561
8	Extra care scheme	60	£177,600	6,684,835	6,234,334	5,783,834	5,333,333	4,882,832	4,432,331	3,981,831	3,531,330	3,080,829	2,630,329	2,179,828
9	Low density edge of settlement houses/flats	150	£925,000	44,162,254	41,993,478	39,836,946	37,692,656	35,560,610	33,440,808	31,333,248	29,237,932	27,154,860	25,084,031	23,025,445
10	Low density rural extension	250	£3,522,400	73,958,421	70,381,769	66,825,293	63,288,993	59,772,871	56,276,926	52,801,158	49,345,566	45,910,151	42,494,913	39,099,851
11	Low density rural extension	250	£2,641,800	73,958,421	70,381,769	66,825,293	63,288,993	59,772,871	56,276,926	52,801,158	49,345,566	45,910,151	42,494,913	39,099,851
12	Low density edge of settlement houses/flats	500	£4,403,000	138,423,625	131,596,431	124,887,796	118,057,726	111,346,216	104,673,268	98,038,882	91,443,056	84,885,792	78,367,089	71,886,949
13	Low density edge of settlement houses/flats	500	£4,625,000	139,381,985	129,218,710	122,488,060	115,795,197	109,140,590	102,524,237	95,946,139	89,406,296	82,904,709	76,441,375	70,016,297
14	High density houses	500	£2,641,800	155,021,880	148,079,041	141,175,377	134,310,888	127,485,573	120,699,434	113,952,469	107,244,333	100,557,486	93,909,929	87,301,664
15	High density flats	500	£1,028,600	106,316,415	100,536,572	94,789,729	89,075,889	83,395,050	77,747,212	72,132,376	66,550,542	61,001,709	55,485,877	50,003,047
16	High density flats	500	£769,600	106,316,415	100,536,572	94,789,729	89,075,889	83,395,050	77,747,212	72,132,376	66,550,542	61,001,709	55,485,877	50,003,047
17	High density flats	500	£617,900	106,316,415	100,536,572	94,789,729	89,075,889	83,395,050	77,747,212	72,132,376	66,550,542	61,001,709	55,485,877	50,003,047
18	Low density flats and houses	700	£3,452,100	187,716,981	178,460,612	169,256,523	160,104,714	151,004,423	141,949,720	132,947,352	123,997,316	115,099,612	106,254,242	97,461,205
19	High density flats	700	£862,100	128,151,432	120,302,191	112,497,766	104,738,158	97,023,368	89,353,394	81,728,237	74,147,897	66,596,419	59,088,751	51,625,896
20	Low density edge of settlement houses	1,935	£357,597,500	402,075,879	382,476,327	362,987,416	343,609,154	324,341,552	305,184,555	286,138,220	267,202,529	248,377,480	229,663,076	211,059,315
21	Medium density edge of settlement houses/flats	1,935	£11,932,500	388,552,721	369,279,116	350,114,420	331,058,636	312,111,763	293,273,801	274,544,749	255,924,609	237,413,380	219,011,061	200,717,653
22	New Settlement	2,560	£21,049,300	415,226,925	393,527,052	371,949,730	350,494,987	329,162,795	307,941,016	286,819,186	265,820,114	244,943,795	224,190,231	203,513,839
23	Low density edge of settlement houses/flats	3,670	£35,797,500	436,137,668	412,290,255	389,571,893	366,982,580	344,490,372	322,119,078	299,877,699	277,738,451	255,706,537	233,781,069	211,961,315
24	Low density edge of settlement houses	3,870	£71,595,000	443,392,652	420,330,631	397,398,812	374,572,422	351,862,735	329,283,463	306,825,500	284,460,705	262,226,591	240,081,299	218,054,273
25	New Settlement	9,728	£94,720,000	334,091,368	311,601,987	289,147,423	266,732,043	244,339,582	221,939,939	199,496,164	176,987,741	154,399,980	131,665,916	108,760,608
26	New settlement - High density flats and houses	7,335	£18,093,000	449,374,028	425,158,486	401,039,990	377,056,408	353,149,101	329,363,888	305,651,549	282,041,073	258,497,134	235,009,333	211,556,494
27	Retail (comparison)	-	£92,500	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015	10,966,015
28	Retail (convenience)	-	£370,000	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126	3,565,126
29	Office	-	£148,000	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297	17,073,297
30	Office	-	£240,500	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945	25,609,945
31	Industrial (40% plot ratio)	-	£370,000	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915	2,236,915
32	Warehousing/logistics (50% plot ratio)	-	£370,000	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143	2,796,143
33	Warehousing/logistics (60% plot ratio)	-	£370,000	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371	3,355,371
34	Student/co-living development (medium density) 200 beds	-	£111,000	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564	13,797,564
35	Student/co-living development (medium density) 250 beds	-	£154,226	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650	18,971,650
36	Student/co-living development (medium density) 300 beds	-	£193,184	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980	22,765,980
37	Student/co-living development (high density) 200 beds	-	£59,205	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808	12,417,808
38	Student/co-living development (high density) 250 beds	-	£74,000	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260	15,522,260
39	Student/co-living development (high density) 300 beds	-	£88,721	18,626,711

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £4,000 psm
A

AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	**No of units**							
1	Low density flats	6	- 120,997	- 142,286	- 152,930	- 163,574	17.6%	26.4%	35.2%
2	Low density rural extension	6	130,177	109,230	98,758	88,285	-16.1%	-24.1%	-32.2%
3	Low density flats	12	- 253,659	- 279,206	- 291,979	- 304,752	10.1%	15.1%	20.1%
4	Low density rural extension	12	204,896	179,760	167,191	154,623	-12.3%	-18.4%	-24.5%
5	Medium density flats	50	- 1,009,407	- 1,113,787	- 1,165,976	- 1,218,166	10.3%	15.5%	20.7%
6	Low density rural extension	50	836,646	733,946	682,597	631,247	-12.3%	-18.4%	-24.6%
7	Low density rural extension	50	836,646	733,946	682,597	631,247	-12.3%	-18.4%	-24.6%
8	Extra care scheme	60	- 2,934,886	- 3,028,655	- 3,075,540	- 3,122,426	3.2%	4.8%	6.4%
9	Low density edge of settlement houses/flats	150	1,109,656	810,974	660,254	509,535	-26.9%	-40.5%	-54.1%
10	Low density rural extension	250	3,332,528	2,839,325	2,592,723	2,346,122	-14.8%	-22.2%	-29.6%
11	Low density rural extension	250	3,332,528	2,839,325	2,592,723	2,346,122	-14.8%	-22.2%	-29.6%
12	Low density edge of settlement houses/flats	500	3,603,181	2,630,060	2,137,966	1,645,872	-27.0%	-40.7%	-54.3%
13	Low density edge of settlement houses/flats	500	2,127,921	1,143,733	651,639	159,544	-46.3%	-69.4%	-92.5%
14	High density houses	500	19,079,084	18,141,648	17,672,930	17,204,212	-4.9%	-7.4%	-9.8%
15	High density flats	500	- 10,321,286	- 11,354,558	- 11,871,193	- 12,387,830	10.0%	15.0%	20.0%
16	High density flats	500	- 10,321,286	- 11,354,558	- 11,871,193	- 12,387,830	10.0%	15.0%	20.0%
17	High density flats	500	- 10,321,286	- 11,354,558	- 11,871,193	- 12,387,830	10.0%	15.0%	20.0%
18	Low density flats and houses	700	5,124,311	3,771,669	3,095,348	2,419,026	-26.4%	-39.6%	-52.8%
19	High density flats	700	- 32,840,731	- 34,284,059	- 35,005,722	- 35,727,386	4.4%	6.6%	8.8%
20	Low density edge of settlement houses	1,935	19,328,864	16,241,074	14,681,632	13,102,999	-16.0%	-24.0%	-32.2%
21	Medium density edge of settlement houses/flats	1,935	10,983,922	7,786,258	6,167,810	4,530,596	-29.1%	-43.8%	-58.8%
22	New Settlement	2,560	- 19,717,317	- 24,486,141	- 26,885,491	- 29,315,423	24.2%	36.4%	48.7%
23	Low density edge of settlement houses/flats	3,670	- 30,865,449	- 37,609,792	- 41,043,450	- 44,525,299	21.9%	33.0%	44.3%
24	Low density edge of settlement houses	3,870	- 25,768,274	- 32,547,223	- 36,077,056	- 39,655,373	26.3%	40.0%	53.9%
25	New Settlement	9,728	- 296,273,496	- 314,811,598	- 324,080,648	- 333,349,699	6.3%	9.4%	12.5%
26	New settlement - High density flats and houses	7,335	- 110,041,168	- 124,019,065	- 131,008,012	- 137,996,960	12.7%	19.1%	25.4%
27	Retail (comparison)	-	1,336,728	1,221,448	1,144,594	1,067,741	-8.6%	-14.4%	-20.1%
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29	Office	-	9,147,409	7,706,408	7,466,242	7,226,075	-15.8%	-18.4%	-21.0%
30	Office	-	13,721,112	11,559,613	11,199,362	10,839,112	-15.8%	-18.4%	-21.0%
31	Industrial (40% plot ratio)	-	1,338,235	1,280,595	1,203,741	1,126,888	-4.3%	-10.1%	-15.8%
32	Warehousing/logistics (50% plot ratio)	-	1,672,794	1,600,744	1,504,677	1,408,610	-4.3%	-10.1%	-15.8%
33	Warehousing/logistics (60% plot ratio)	-	2,007,352	1,920,892	1,805,612	1,690,332	-4.3%	-10.1%	-15.8%
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
44	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
45	Leisure use	-	- 2,248,498	- 2,270,825	- 2,300,594	- 2,330,364	1.0%	2.3%	3.6%
46	Community use	-	- 2,997,996	- 3,027,766	- 3,067,459	- 3,107,152	1.0%	2.3%	3.6%
47	Community use	-	- 3,747,496	- 3,784,708	- 3,834,323	- 3,883,940	1.0%	2.3%	3.6%
48	Community use	-	- 4,496,995	- 4,541,649	- 4,601,189	- 4,660,728	1.0%	2.3%	3.6%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £4,625 psm
B

AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	**No of units**							
1	Low density flats	6	87,709	66,762	56,288	45,815	-23.9%	-35.8%	-47.8%
2	Low density rural extension	6	373,422	352,475	342,002	331,529	-5.6%	-8.4%	-11.2%
3	Low density flats	12	34,778	9,643	- 2,974	- 15,747	-72.3%	-108.6%	-145.3%
4	Low density rural extension	12	539,429	514,294	501,726	489,158	-4.7%	-7.0%	-9.3%
5	Medium density flats	50	153,758	51,058	- 296	- 52,487	-66.8%	-100.2%	-134.1%
6	Low density rural extension	50	2,171,773	2,070,726	2,020,202	1,969,679	-4.7%	-7.0%	-9.3%
7	Low density rural extension	50	2,171,773	2,070,726	2,020,202	1,969,679	-4.7%	-7.0%	-9.3%
8	Extra care scheme	60	- 2,072,491	- 2,166,262	- 2,213,146	- 2,260,031	4.5%	6.8%	9.0%
9	Low density edge of settlement houses/flats	150	4,836,751	4,542,246	4,393,951	4,245,656	-6.1%	-9.2%	-12.2%
10	Low density rural extension	250	9,445,758	8,968,300	8,727,600	8,484,967	-5.1%	-7.6%	-10.2%
11	Low density rural extension	250	9,445,758	8,968,300	8,727,600	8,484,967	-5.1%	-7.6%	-10.2%
12	Low density edge of settlement houses/flats	500	15,388,732	14,435,964	13,959,580	13,483,196	-6.2%	-9.3%	-12.4%
13	Low density edge of settlement houses/flats	500	13,859,324	12,906,555	12,430,172	11,953,787	-6.9%	-10.3%	-13.7%
14	High density houses	500	30,653,717	29,746,208	29,292,453	28,838,699	-3.0%	-4.4%	-5.9%
15	High density flats	500	378,099	- 616,002	- 1,116,145	- 1,616,286	-262.9%	-395.2%	-527.5%
16	High density flats	500	378,099	- 616,002	- 1,116,145	- 1,616,286	-262.9%	-395.2%	-527.5%
17	High density flats	500	378,099	- 616,002	- 1,116,145	- 1,616,286	-262.9%	-395.2%	-527.5%
18	Low density flats and houses	700	21,205,903	19,896,444	19,241,715	18,586,985	-6.2%	-9.3%	-12.3%
19	High density flats	700	- 17,767,663	- 19,210,990	- 19,932,653	- 20,654,318	8.1%	12.2%	16.2%
20	Low density edge of settlement houses	1,935	52,736,528	49,906,921	48,480,920	47,042,978	-5.4%	-8.1%	-10.8%
21	Medium density edge of settlement houses/flats	1,935	44,385,735	41,509,848	40,050,102	38,588,641	-6.5%	-9.8%	-13.1%
22	New Settlement	2,560	23,221,620	19,411,994	17,478,490	15,535,358	-16.4%	-24.7%	-33.1%
23	Low density edge of settlement houses/flats	3,670	19,571,687	14,848,239	12,433,174	9,980,918	-24.1%	-36.5%	-49.0%
24	Low density edge of settlement houses	3,870	24,304,411	19,558,358	17,130,636	14,664,801	-19.5%	-29.5%	-39.7%
25	New Settlement	9,728	- 206,027,351	- 224,565,452	- 233,834,503	- 243,103,554	9.0%	13.5%	18.0%
26	New settlement - High density flats and houses	7,335	- 22,180,915	- 32,381,611	- 37,807,750	- 43,475,907	46.0%	70.5%	96.0%
27	Retail (comparison)	-	1,336,728	1,221,448	1,144,594	1,067,741	-8.6%	-14.4%	-20.1%
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29	Office	-	9,147,409	7,706,408	7,466,242	7,226,075	-15.8%	-18.4%	-21.0%
30	Office	-	13,721,112	11,559,613	11,199,362	10,839,112	-15.8%	-18.4%	-21.0%
31	Industrial (40% plot ratio)	-	1,338,235	1,280,595	1,203,741	1,126,888	-4.3%	-10.1%	-15.8%
32	Warehousing/logistics (50% plot ratio)	-	1,672,794	1,600,744	1,504,677	1,408,610	-4.3%	-10.1%	-15.8%
33	Warehousing/logistics (60% plot ratio)	-	2,007,352	1,920,892	1,805,612	1,690,332	-4.3%	-10.1%	-15.8%
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
44	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
45	Leisure use	-	- 2,248,498	- 2,270,825	- 2,300,594	- 2,330,364	1.0%	2.3%	3.6%
46	Community use	-	- 2,997,996	- 3,027,766	- 3,067,459	- 3,107,152	1.0%	2.3%	3.6%
47	Community use	-	- 3,747,496	- 3,784,708	- 3,834,323	- 3,883,940	1.0%	2.3%	3.6%
48	Community use	-	- 4,496,995	- 4,541,649	- 4,601,189	- 4,660,728	1.0%	2.3%	3.6%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £5,250 psm
C

AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	**No of units**							
1	Low density flats	6	294,466	273,520	263,046	252,573	-7.1%	-10.7%	-14.2%
2	Low density rural extension	6	616,666	595,719	585,247	574,774	-3.4%	-5.1%	-6.8%
3	Low density flats	12	319,133	293,997	281,429	268,861	-7.9%	-11.8%	-15.8%
4	Low density rural extension	12	873,964	848,828	836,260	823,693	-2.9%	-4.3%	-5.8%
5	Medium density flats	50	1,300,400	1,197,980	1,146,629	1,095,280	-7.9%	-11.8%	-15.8%
6	Low density rural extension	50	3,502,691	3,401,644	3,351,121	3,300,597	-2.9%	-4.3%	-5.8%
7	Low density rural extension	50	3,502,691	3,401,644	3,351,121	3,300,597	-2.9%	-4.3%	-5.8%
8	Extra care scheme	60	- 1,210,097	- 1,303,867	- 1,350,751	- 1,397,637	7.7%	11.6%	15.5%
9	Low density edge of settlement houses/flats	150	8,517,451	8,225,634	8,079,726	7,933,819	-3.4%	-5.1%	-6.9%
10	Low density rural extension	250	15,487,183	15,010,923	14,772,193	14,533,464	-3.1%	-4.6%	-6.2%
11	Low density rural extension	250	15,487,183	15,010,923	14,772,193	14,533,464	-3.1%	-4.6%	-6.2%
12	Low density edge of settlement houses/flats	500	26,968,526	26,046,175	25,579,731	25,111,013	-3.4%	-5.1%	-6.9%
13	Low density edge of settlement houses/flats	500	25,390,899	24,453,463	23,984,744	23,516,026	-3.7%	-5.5%	-7.4%
14	High density houses	500	42,107,257	41,214,352	40,767,900	40,321,447	-2.1%	-3.2%	-4.2%
15	High density flats	500	10,655,396	9,687,045	9,202,869	8,718,694	-9.1%	-13.6%	-18.2%
16	High density flats	500	10,655,396	9,687,045	9,202,869	8,718,694	-9.1%	-13.6%	-18.2%
17	High density flats	500	10,655,396	9,687,045	9,202,869	8,718,694	-9.1%	-13.6%	-18.2%
18	Low density flats and houses	700	36,829,372	35,561,718	34,927,891	34,294,063	-3.4%	-5.2%	-6.9%
19	High density flats	700	- 2,979,214	- 4,376,462	- 5,075,087	- 5,773,711	46.9%	70.3%	93.8%
20	Low density edge of settlement houses	1,935	85,119,097	82,423,905	81,062,390	79,692,753	-3.2%	-4.8%	-6.4%
21	Medium density edge of settlement houses/flats	1,935	76,487,310	73,748,038	72,378,401	70,995,241	-3.6%	-5.4%	-7.2%
22	New Settlement	2,560	61,463,015	58,011,825	56,277,286	54,521,817	-5.6%	-8.4%	-11.3%
23	Low density edge of settlement houses/flats	3,670	61,421,602	57,367,673	55,306,806	53,232,565	-6.6%	-10.0%	-13.3%
24	Low density edge of settlement houses	3,870	66,347,021	62,266,017	60,192,077	58,096,515	-6.2%	-9.3%	-12.4%
25	New Settlement	9,728	- 115,781,206	- 134,319,308	- 143,588,359	- 152,857,409	16.0%	24.0%	32.0%
26	New settlement - High density flats and houses	7,335	35,112,324	28,004,047	24,325,211	20,564,330	-20.2%	-30.7%	-41.4%
27	Retail (comparison)	-	1,336,728	1,221,448	1,144,594	1,067,741	-8.6%	-14.4%	-20.1%
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29	Office	-	9,147,409	7,706,408	7,466,242	7,226,075	-15.8%	-18.4%	-21.0%
30	Office	-	13,721,112	11,559,613	11,199,362	10,839,112	-15.8%	-18.4%	-21.0%
31	Industrial (40% plot ratio)	-	1,338,235	1,280,595	1,203,741	1,126,888	-4.3%	-10.1%	-15.8%
32	Warehousing/logistics (50% plot ratio)	-	1,672,794	1,600,744	1,504,677	1,408,610	-4.3%	-10.1%	-15.8%
33	Warehousing/logistics (60% plot ratio)	-	2,007,352	1,920,892	1,805,612	1,690,332	-4.3%	-10.1%	-15.8%
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
44	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
45	Leisure use	-	- 2,248,498	- 2,270,825	- 2,300,594	- 2,330,364	1.0%	2.3%	3.6%
46	Community use	-	- 2,997,996	- 3,027,766	- 3,067,459	- 3,107,152	1.0%	2.3%	3.6%
47	Community use	-	- 3,747,496	- 3,784,708	- 3,834,323	- 3,883,940	1.0%	2.3%	3.6%
48	Community use	-	- 4,496,995	- 4,541,649	- 4,601,189	- 4,660,728	1.0%	2.3%	3.6%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £5,875 psm | AH percentage 40% | Rented: 75%
D | SO: 25%

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	**No of units**							
1	Low density flats	6	501,224	480,277	469,804	459,331	-4.2%	-6.3%	-8.4%
2	Low density rural extension	6	859,911	838,964	828,491	818,017	-2.4%	-3.7%	-4.9%
3	Low density flats	12	594,167	569,031	556,463	543,895	-4.2%	-6.3%	-8.5%
4	Low density rural extension	12	1,197,534	1,172,398	1,159,830	1,147,262	-2.1%	-3.1%	-4.2%
5	Medium density flats	50	2,394,808	2,293,760	2,243,236	2,192,713	-4.2%	-6.3%	-8.4%
6	Low density rural extension	50	4,790,229	4,689,182	4,638,658	4,588,135	-2.1%	-3.2%	-4.2%
7	Low density rural extension	50	4,790,229	4,689,182	4,638,658	4,588,135	-2.1%	-3.2%	-4.2%
8	Extra care scheme	60	- 375,909	- 469,679	- 516,564	- 563,449	24.9%	37.4%	49.9%
9	Low density edge of settlement houses/flats	150	12,053,218	11,766,097	11,622,537	11,478,976	-2.4%	-3.6%	-4.8%
10	Low density rural extension	250	21,268,206	20,798,607	20,563,720	20,328,832	-2.2%	-3.3%	-4.4%
11	Low density rural extension	250	21,268,206	20,798,607	20,563,720	20,328,832	-2.2%	-3.3%	-4.4%
12	Low density edge of settlement houses/flats	500	37,984,147	37,076,638	36,622,883	36,169,130	-2.4%	-3.6%	-4.8%
13	Low density edge of settlement houses/flats	500	36,344,981	35,437,472	34,979,936	34,518,761	-2.5%	-3.8%	-5.0%
14	High density houses	500	53,142,698	52,253,971	51,807,519	51,361,067	-1.7%	-2.5%	-3.4%
15	High density flats	500	20,419,882	19,467,114	18,990,729	18,514,346	-4.7%	-7.0%	-9.3%
16	High density flats	500	20,419,882	19,467,114	18,990,729	18,514,346	-4.7%	-7.0%	-9.3%
17	High density flats	500	20,419,882	19,467,114	18,990,729	18,514,346	-4.7%	-7.0%	-9.3%
18	Low density flats and houses	700	51,707,237	50,474,323	49,850,695	49,227,068	-2.4%	-3.6%	-4.8%
19	High density flats	700	10,762,764	9,411,178	8,734,857	8,058,535	-12.6%	-18.8%	-25.1%
20	Low density edge of settlement houses	1,935	116,072,419	113,444,560	112,118,650	110,792,740	-2.3%	-3.4%	-4.5%
21	Medium density edge of settlement houses/flats	1,935	107,066,505	104,414,683	103,088,773	101,751,764	-2.5%	-3.7%	-5.0%
22	New Settlement	2,560	96,973,877	93,722,764	92,077,665	90,425,523	-3.4%	-5.0%	-6.8%
23	Low density edge of settlement houses/flats	3,670	99,504,125	95,773,241	93,893,571	91,985,787	-3.7%	-5.6%	-7.6%
24	Low density edge of settlement houses	3,870	104,697,682	100,942,886	99,041,791	97,129,435	-3.6%	-5.4%	-7.2%
25	New Settlement	9,728	- 34,804,949	- 49,590,426	- 57,544,604	- 65,923,570	42.5%	65.3%	89.4%
26	New settlement - High density flats and houses	7,335	81,800,515	75,777,832	72,695,095	69,562,633	-7.4%	-11.1%	-15.0%
27	Retail (comparison)	-	1,336,728	1,221,448	1,144,594	1,067,741	-8.6%	-14.4%	-20.1%
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29	Office	-	9,147,409	7,706,408	7,466,242	7,226,075	-15.8%	-18.4%	-21.0%
30	Office	-	13,721,112	11,559,613	11,199,362	10,839,112	-15.8%	-18.4%	-21.0%
31	Industrial (40% plot ratio)	-	1,338,235	1,280,595	1,203,741	1,126,888	-4.3%	-10.1%	-15.8%
32	Warehousing/logistics (50% plot ratio)	-	1,672,794	1,600,744	1,504,677	1,408,610	-4.3%	-10.1%	-15.8%
33	Warehousing/logistics (60% plot ratio)	-	2,007,352	1,920,892	1,805,612	1,690,332	-4.3%	-10.1%	-15.8%
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
44	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
45	Leisure use	-	- 2,248,498	- 2,270,825	- 2,300,594	- 2,330,364	1.0%	2.3%	3.6%
46	Community use	-	- 2,997,996	- 3,027,766	- 3,067,459	- 3,107,152	1.0%	2.3%	3.6%
47	Community use	-	- 3,747,496	- 3,784,708	- 3,834,323	- 3,883,940	1.0%	2.3%	3.6%
48	Community use	-	- 4,496,995	- 4,541,649	- 4,601,189	- 4,660,728	1.0%	2.3%	3.6%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £6,500 psm
E

AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	**No of units**							
1	Low density flats	6	707,982	687,035	676,562	666,088	-3.0%	-4.4%	-5.9%
2	Low density rural extension	6	1,103,155	1,082,209	1,071,736	1,061,262	-1.9%	-2.8%	-3.8%
3	Low density flats	12	842,276	817,140	804,572	792,004	-3.0%	-4.5%	-6.0%
4	Low density rural extension	12	1,489,427	1,464,292	1,451,724	1,439,156	-1.7%	-2.5%	-3.4%
5	Medium density flats	50	3,382,692	3,281,645	3,231,121	3,180,598	-3.0%	-4.5%	-6.0%
6	Low density rural extension	50	5,952,446	5,851,400	5,800,876	5,750,352	-1.7%	-2.5%	-3.4%
7	Low density rural extension	50	5,952,446	5,851,400	5,800,876	5,750,352	-1.7%	-2.5%	-3.4%
8	Extra care scheme	60	370,730	278,469	232,339	186,209	-24.9%	-37.3%	-49.8%
9	Low density edge of settlement houses/flats	150	15,228,726	14,941,605	14,798,045	14,654,485	-1.9%	-2.8%	-3.8%
10	Low density rural extension	250	26,442,618	25,980,403	25,749,296	25,518,188	-1.7%	-2.6%	-3.5%
11	Low density rural extension	250	26,442,618	25,980,403	25,749,296	25,518,188	-1.7%	-2.6%	-3.5%
12	Low density edge of settlement houses/flats	500	47,869,401	46,969,271	46,515,517	46,061,763	-1.9%	-2.8%	-3.8%
13	Low density edge of settlement houses/flats	500	46,162,290	45,254,781	44,801,027	44,347,272	-2.0%	-2.9%	-3.9%
14	High density houses	500	63,068,638	62,190,103	61,750,834	61,311,566	-1.4%	-2.1%	-2.8%
15	High density flats	500	29,100,837	28,178,486	27,711,308	27,242,589	-3.2%	-4.8%	-6.4%
16	High density flats	500	29,100,837	28,178,486	27,711,308	27,242,589	-3.2%	-4.8%	-6.4%
17	High density flats	500	29,100,837	28,178,486	27,711,308	27,242,589	-3.2%	-4.8%	-6.4%
18	Low density flats and houses	700	65,052,868	63,825,684	63,212,092	62,598,500	-1.9%	-2.8%	-3.8%
19	High density flats	700	22,868,408	21,544,443	20,879,005	20,213,567	-5.8%	-8.7%	-11.6%
20	Low density edge of settlement houses	1,935	143,917,182	141,333,825	140,029,251	138,724,677	-1.8%	-2.7%	-3.6%
21	Medium density edge of settlement houses/flats	1,935	134,547,868	131,938,719	130,634,145	129,329,571	-1.9%	-2.9%	-3.9%
22	New Settlement	2,560	128,497,310	125,349,989	123,774,841	122,175,442	-2.4%	-3.7%	-4.9%
23	Low density edge of settlement houses/flats	3,670	133,037,244	129,487,087	127,696,708	125,896,999	-2.7%	-4.0%	-5.4%
24	Low density edge of settlement houses	3,870	138,496,693	134,920,657	133,123,654	131,302,142	-2.6%	-3.9%	-5.2%
25	New Settlement	9,728	16,755,849	5,877,775	187,193	- 5,779,567	-64.9%	-98.9%	-134.5%
26	New settlement - High density flats and houses	7,335	121,192,199	115,701,531	112,907,768	110,082,110	-4.5%	-6.8%	-9.2%
27	Retail (comparison)	-	1,336,728	1,221,448	1,144,594	1,067,741	-8.6%	-14.4%	-20.1%
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29	Office	-	9,147,409	7,706,408	7,466,242	7,226,075	-15.8%	-18.4%	-21.0%
30	Office	-	13,721,112	11,559,613	11,199,362	10,839,112	-15.8%	-18.4%	-21.0%
31	Industrial (40% plot ratio)	-	1,338,235	1,280,595	1,203,741	1,126,888	-4.3%	-10.1%	-15.8%
32	Warehousing/logistics (50% plot ratio)	-	1,672,794	1,600,744	1,504,677	1,408,610	-4.3%	-10.1%	-15.8%
33	Warehousing/logistics (60% plot ratio)	-	2,007,352	1,920,892	1,805,612	1,690,332	-4.3%	-10.1%	-15.8%
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
44	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
45	Leisure use	-	- 2,248,498	- 2,270,825	- 2,300,594	- 2,330,364	1.0%	2.3%	3.6%
46	Community use	-	- 2,997,996	- 3,027,766	- 3,067,459	- 3,107,152	1.0%	2.3%	3.6%
47	Community use	-	- 3,747,496	- 3,784,708	- 3,834,323	- 3,883,940	1.0%	2.3%	3.6%
48	Community use	-	- 4,496,995	- 4,541,649	- 4,601,189	- 4,660,728	1.0%	2.3%	3.6%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £7,125 psm | AH percentage 40% | Rented: 75%
F | SO: 25%

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	**No of units**							
1	Low density flats	6	914,739	893,793	883,320	872,846	-2.3%	-3.4%	-4.6%
2	Low density rural extension	6	1,346,400	1,325,453	1,314,980	1,304,506	-1.6%	-2.3%	-3.1%
3	Low density flats	12	1,090,385	1,065,250	1,052,682	1,040,114	-2.3%	-3.5%	-4.6%
4	Low density rural extension	12	1,781,321	1,756,185	1,743,617	1,731,049	-1.4%	-2.1%	-2.8%
5	Medium density flats	50	4,370,577	4,269,529	4,219,007	4,168,483	-2.3%	-3.5%	-4.6%
6	Low density rural extension	50	7,114,664	7,013,617	6,963,093	6,912,569	-1.4%	-2.1%	-2.8%
7	Low density rural extension	50	7,114,664	7,013,617	6,963,093	6,912,569	-1.4%	-2.1%	-2.8%
8	Extra care scheme	60	1,111,321	1,019,060	972,930	926,799	-8.3%	-12.5%	-16.6%
9	Low density edge of settlement houses/flats	150	18,404,234	18,117,113	17,973,554	17,829,993	-1.6%	-2.3%	-3.1%
10	Low density rural extension	250	31,617,032	31,154,817	30,923,709	30,692,602	-1.5%	-2.2%	-2.9%
11	Low density rural extension	250	31,617,032	31,154,817	30,923,709	30,692,602	-1.5%	-2.2%	-2.9%
12	Low density edge of settlement houses/flats	500	57,695,756	56,802,852	56,356,399	55,909,947	-1.5%	-2.3%	-3.1%
13	Low density edge of settlement houses/flats	500	55,923,405	55,030,499	54,584,047	54,137,595	-1.6%	-2.4%	-3.2%
14	High density houses	500	72,994,580	72,116,044	71,676,776	71,237,508	-1.2%	-1.8%	-2.4%
15	High density flats	500	37,704,115	36,787,358	36,326,183	35,865,007	-2.4%	-3.7%	-4.9%
16	High density flats	500	37,704,115	36,787,358	36,326,183	35,865,007	-2.4%	-3.7%	-4.9%
17	High density flats	500	37,704,115	36,787,358	36,326,183	35,865,007	-2.4%	-3.7%	-4.9%
18	Low density flats and houses	700	78,342,032	77,134,595	76,530,877	75,927,158	-1.5%	-2.3%	-3.1%
19	High density flats	700	34,760,178	33,471,790	32,827,597	32,183,404	-3.7%	-5.6%	-7.4%
20	Low density edge of settlement houses	1,935	171,677,190	169,110,028	167,826,448	166,542,867	-1.5%	-2.2%	-3.0%
21	Medium density edge of settlement houses/flats	1,935	161,914,286	159,347,124	158,063,543	156,779,962	-1.6%	-2.4%	-3.2%
22	New Settlement	2,560	159,698,511	156,628,754	155,080,417	153,532,080	-1.9%	-2.9%	-3.9%
23	Low density edge of settlement houses/flats	3,670	166,084,312	162,665,557	160,932,335	159,199,114	-2.1%	-3.1%	-4.1%
24	Low density edge of settlement houses	3,870	171,812,223	168,365,698	166,630,713	164,891,012	-2.0%	-3.0%	-4.0%
25	New Settlement	9,728	59,681,833	50,476,039	45,727,322	40,858,275	-15.4%	-23.4%	-31.5%
26	New settlement - High density flats and houses	7,335	159,298,867	154,155,216	151,551,207	148,910,729	-3.2%	-4.9%	-6.5%
27	Retail (comparison)	-	11,062,081	10,946,801	10,869,948	10,793,094	-1.0%	-1.7%	-2.4%
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29	Office	-	18,033,963	16,592,964	16,352,797	16,112,630	-8.0%	-9.3%	-10.7%
30	Office	-	27,050,946	24,889,446	24,529,196	24,168,946	-8.0%	-9.3%	-10.7%
31	Industrial (40% plot ratio)	-	2,332,981	2,275,341	2,198,487	2,121,635	-2.5%	-5.8%	-9.1%
32	Warehousing/logistics (50% plot ratio)	-	2,916,226	2,844,176	2,748,109	2,652,043	-2.5%	-5.8%	-9.1%
33	Warehousing/logistics (60% plot ratio)	-	3,499,472	3,413,012	3,297,732	3,182,452	-2.5%	-5.8%	-9.1%
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43	Leisure use	-	-2,247,114	-2,269,440	-2,299,210	-2,328,980	1.0%	2.3%	3.6%
44	Leisure use	-	-2,247,114	-2,269,440	-2,299,210	-2,328,980	1.0%	2.3%	3.6%
45	Leisure use	-	-2,248,498	-2,270,825	-2,300,594	-2,330,364	1.0%	2.3%	3.6%
46	Community use	-	-2,997,996	-3,027,766	-3,067,459	-3,107,152	1.0%	2.3%	3.6%
47	Community use	-	-3,747,496	-3,784,708	-3,834,323	-3,883,940	1.0%	2.3%	3.6%
48	Community use	-	-4,496,995	-4,541,649	-4,601,189	-4,660,728	1.0%	2.3%	3.6%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £7,750 psm
G

AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	**No of units**							
1	Low density flats	6	1,121,497	1,100,550	1,090,077	1,079,605	-1.9%	-2.8%	-3.7%
2	Low density rural extension	6	1,589,644	1,568,698	1,558,225	1,547,751	-1.3%	-2.0%	-2.6%
3	Low density flats	12	1,338,495	1,313,359	1,300,791	1,288,223	-1.9%	-2.8%	-3.8%
4	Low density rural extension	12	2,073,214	2,048,078	2,035,510	2,022,942	-1.2%	-1.8%	-2.4%
5	Medium density flats	50	5,358,461	5,257,415	5,206,891	5,156,367	-1.9%	-2.8%	-3.8%
6	Low density rural extension	50	8,275,409	8,175,834	8,125,310	8,074,787	-1.2%	-1.8%	-2.4%
7	Low density rural extension	50	8,275,409	8,175,834	8,125,310	8,074,787	-1.2%	-1.8%	-2.4%
8	Extra care scheme	60	1,846,053	1,755,278	1,709,889	1,664,502	-4.9%	-7.4%	-9.8%
9	Low density edge of settlement houses/flats	150	21,557,655	21,275,155	21,133,904	20,992,654	-1.3%	-2.0%	-2.6%
10	Low density rural extension	250	36,760,452	36,305,675	36,078,287	35,850,898	-1.2%	-1.9%	-2.5%
11	Low density rural extension	250	36,760,452	36,305,675	36,078,287	35,850,898	-1.2%	-1.9%	-2.5%
12	Low density edge of settlement houses/flats	500	67,522,112	66,629,207	66,182,754	65,736,302	-1.3%	-2.0%	-2.6%
13	Low density edge of settlement houses/flats	500	65,674,940	64,782,035	64,335,583	63,889,129	-1.4%	-2.0%	-2.7%
14	High density houses	500	82,920,522	82,041,986	81,602,718	81,163,449	-1.1%	-1.6%	-2.1%
15	High density flats	500	46,240,905	45,333,396	44,879,642	44,425,887	-2.0%	-2.9%	-3.9%
16	High density flats	500	46,240,905	45,333,396	44,879,642	44,425,887	-2.0%	-2.9%	-3.9%
17	High density flats	500	46,240,905	45,333,396	44,879,642	44,425,887	-2.0%	-2.9%	-3.9%
18	Low density flats and houses	700	91,610,843	90,403,406	89,799,687	89,195,970	-1.3%	-2.0%	-2.6%
19	High density flats	700	46,491,457	45,223,801	44,589,974	43,956,147	-2.7%	-4.1%	-5.5%
20	Low density edge of settlement houses	1,935	199,354,822	196,828,971	195,566,045	194,302,875	-1.3%	-1.9%	-2.5%
21	Medium density edge of settlement houses/flats	1,935	189,220,781	186,690,733	185,407,152	184,123,571	-1.3%	-2.0%	-2.7%
22	New Settlement	2,560	190,688,325	187,690,512	186,168,393	184,644,972	-1.6%	-2.4%	-3.2%
23	Low density edge of settlement houses/flats	3,670	198,833,724	195,494,808	193,816,919	192,139,031	-1.7%	-2.5%	-3.4%
24	Low density edge of settlement houses	3,870	204,837,228	201,478,037	199,798,440	198,096,711	-1.6%	-2.5%	-3.3%
25	New Settlement	9,728	99,001,895	90,761,824	86,534,438	82,232,434	-8.3%	-12.6%	-16.9%
26	New settlement - High density flats and houses	7,335	196,653,679	191,752,744	189,278,169	186,767,372	-2.5%	-3.8%	-5.0%
27	Retail (comparison)	-	11,062,081	10,946,801	10,869,948	10,793,094	-1.0%	-1.7%	-2.4%
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29	Office	-	18,033,963	16,592,964	16,352,797	16,112,630	-8.0%	-9.3%	-10.7%
30	Office	-	27,050,946	24,889,446	24,529,196	24,168,946	-8.0%	-9.3%	-10.7%
31	Industrial (40% plot ratio)	-	2,332,981	2,275,341	2,198,487	2,121,635	-2.5%	-5.8%	-9.1%
32	Warehousing/logistics (50% plot ratio)	-	2,916,226	2,844,176	2,748,109	2,652,043	-2.5%	-5.8%	-9.1%
33	Warehousing/logistics (60% plot ratio)	-	3,499,472	3,413,012	3,297,732	3,182,452	-2.5%	-5.8%	-9.1%
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
44	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
45	Leisure use	-	- 2,248,498	- 2,270,825	- 2,300,594	- 2,330,364	1.0%	2.3%	3.6%
46	Community use	-	- 2,997,996	- 3,027,766	- 3,067,459	- 3,107,152	1.0%	2.3%	3.6%
47	Community use	-	- 3,747,496	- 3,784,708	- 3,834,323	- 3,883,940	1.0%	2.3%	3.6%
48	Community use	-	- 4,496,995	- 4,541,649	- 4,601,189	- 4,660,728	1.0%	2.3%	3.6%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £8,375 psm
H

AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	**No of units**							
1	Low density flats	6	1,328,255	1,307,309	1,296,835	1,286,362	-1.6%	-2.4%	-3.2%
2	Low density rural extension	6	1,832,889	1,811,942	1,801,468	1,790,996	-1.1%	-1.7%	-2.3%
3	Low density flats	12	1,586,604	1,561,468	1,548,900	1,536,332	-1.6%	-2.4%	-3.2%
4	Low density rural extension	12	2,365,107	2,339,971	2,327,404	2,314,836	-1.1%	-1.6%	-2.1%
5	Medium density flats	50	6,346,346	6,245,299	6,194,776	6,144,252	-1.6%	-2.4%	-3.2%
6	Low density rural extension	50	9,429,951	9,330,530	9,280,819	9,231,109	-1.1%	-1.6%	-2.1%
7	Low density rural extension	50	9,429,951	9,330,530	9,280,819	9,231,109	-1.1%	-1.6%	-2.1%
8	Extra care scheme	60	2,576,912	2,486,135	2,440,748	2,395,359	-3.5%	-5.3%	-7.0%
9	Low density edge of settlement houses/flats	150	24,709,383	24,426,882	24,285,632	24,144,382	-1.1%	-1.7%	-2.3%
10	Low density rural extension	250	41,903,773	41,448,995	41,221,607	40,994,219	-1.1%	-1.6%	-2.2%
11	Low density rural extension	250	41,903,773	41,448,995	41,221,607	40,994,219	-1.1%	-1.6%	-2.2%
12	Low density edge of settlement houses/flats	500	77,305,081	76,426,544	75,987,276	75,548,008	-1.1%	-1.7%	-2.3%
13	Low density edge of settlement houses/flats	500	75,398,441	74,519,905	74,080,637	73,640,665	-1.2%	-1.7%	-2.3%
14	High density houses	500	92,825,639	91,961,241	91,528,659	91,089,391	-0.9%	-1.4%	-1.9%
15	High density flats	500	54,754,376	53,861,470	53,415,018	52,962,677	-1.6%	-2.4%	-3.3%
16	High density flats	500	54,754,376	53,861,470	53,415,018	52,962,677	-1.6%	-2.4%	-3.3%
17	High density flats	500	54,754,376	53,861,470	53,415,018	52,962,677	-1.6%	-2.4%	-3.3%
18	Low density flats and houses	700	104,857,964	103,669,958	103,068,499	102,464,781	-1.1%	-1.7%	-2.3%
19	High density flats	700	58,114,474	56,867,219	56,243,590	55,619,963	-2.1%	-3.2%	-4.3%
20	Low density edge of settlement houses	1,935	227,023,465	224,497,614	223,234,689	221,971,762	-1.1%	-1.7%	-2.2%
21	Medium density edge of settlement houses/flats	1,935	216,474,394	213,948,542	212,685,617	211,422,691	-1.2%	-1.8%	-2.3%
22	New Settlement	2,560	221,544,544	218,588,772	217,089,865	215,590,960	-1.3%	-2.0%	-2.7%
23	Low density edge of settlement houses/flats	3,670	231,370,960	228,117,683	226,466,795	224,815,907	-1.4%	-2.1%	-2.8%
24	Low density edge of settlement houses	3,870	237,651,084	234,368,269	232,715,702	231,063,134	-1.4%	-2.1%	-2.8%
25	New Settlement	9,728	136,398,136	128,776,265	124,885,323	120,938,507	-5.6%	-8.4%	-11.3%
26	New settlement - High density flats and houses	7,335	233,533,447	228,813,338	226,417,763	224,022,189	-2.0%	-3.0%	-4.1%
27	Retail (comparison)	-	11,062,081	10,946,801	10,869,948	10,793,094	-1.0%	-1.7%	-2.4%
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29	Office	-	18,033,963	16,592,964	16,352,797	16,112,630	-8.0%	-9.3%	-10.7%
30	Office	-	27,050,946	24,889,446	24,529,196	24,168,946	-8.0%	-9.3%	-10.7%
31	Industrial (40% plot ratio)	-	2,332,981	2,275,341	2,198,487	2,121,635	-2.5%	-5.8%	-9.1%
32	Warehousing/logistics (50% plot ratio)	-	2,916,226	2,844,176	2,748,109	2,652,043	-2.5%	-5.8%	-9.1%
33	Warehousing/logistics (60% plot ratio)	-	3,499,472	3,413,012	3,297,732	3,182,452	-2.5%	-5.8%	-9.1%
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
44	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
45	Leisure use	-	- 2,248,498	- 2,270,825	- 2,300,594	- 2,330,364	1.0%	2.3%	3.6%
46	Community use	-	- 2,997,996	- 3,027,766	- 3,067,459	- 3,107,152	1.0%	2.3%	3.6%
47	Community use	-	- 3,747,496	- 3,784,708	- 3,834,323	- 3,883,940	1.0%	2.3%	3.6%
48	Community use	-	- 4,496,995	- 4,541,649	- 4,601,189	- 4,660,728	1.0%	2.3%	3.6%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £9,000 psm

AH percentage 40%

Rented: 75%

SO: 25%

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			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	**No of units**							
1	Low density flats	6	1,535,012	1,514,067	1,503,593	1,493,120	-1.4%	-2.0%	-2.7%
2	Low density rural extension	6	2,076,133	2,055,187	2,044,713	2,034,240	-1.0%	-1.5%	-2.0%
3	Low density flats	12	1,834,714	1,809,578	1,797,010	1,784,442	-1.4%	-2.1%	-2.7%
4	Low density rural extension	12	2,657,001	2,631,866	2,619,297	2,606,729	-0.9%	-1.4%	-1.9%
5	Medium density flats	50	7,334,231	7,233,184	7,182,660	7,132,137	-1.4%	-2.1%	-2.8%
6	Low density rural extension	50	10,584,492	10,485,071	10,435,361	10,385,650	-0.9%	-1.4%	-1.9%
7	Low density rural extension	50	10,584,492	10,485,071	10,435,361	10,385,650	-0.9%	-1.4%	-1.9%
8	Extra care scheme	60	3,307,770	3,216,994	3,171,605	3,126,218	-2.7%	-4.1%	-5.5%
9	Low density edge of settlement houses/flats	150	27,861,110	27,578,610	27,437,360	27,296,110	-1.0%	-1.5%	-2.0%
10	Low density rural extension	250	47,047,093	46,592,317	46,364,928	46,137,540	-1.0%	-1.4%	-1.9%
11	Low density rural extension	250	47,047,093	46,592,317	46,364,928	46,137,540	-1.0%	-1.4%	-1.9%
12	Low density edge of settlement houses/flats	500	87,082,133	86,203,597	85,764,329	85,325,060	-1.0%	-1.5%	-2.0%
13	Low density edge of settlement houses/flats	500	85,101,050	84,222,513	83,783,244	83,343,976	-1.0%	-1.5%	-2.1%
14	High density houses	500	102,718,483	101,854,084	101,421,884	100,989,685	-0.8%	-1.3%	-1.7%
15	High density flats	500	63,233,972	62,341,066	61,894,614	61,448,161	-1.4%	-2.1%	-2.8%
16	High density flats	500	63,233,972	62,341,066	61,894,614	61,448,161	-1.4%	-2.1%	-2.8%
17	High density flats	500	63,233,972	62,341,066	61,894,614	61,448,161	-1.4%	-2.1%	-2.8%
18	Low density flats and houses	700	118,069,630	116,881,622	116,287,619	115,693,616	-1.0%	-1.5%	-2.0%
19	High density flats	700	69,680,336	68,453,151	67,839,559	67,220,047	-1.8%	-2.6%	-3.5%
20	Low density edge of settlement houses	1,935	254,626,599	252,141,394	250,898,791	249,640,406	-1.0%	-1.5%	-2.0%
21	Medium density edge of settlement houses/flats	1,935	243,703,388	241,202,156	239,939,231	238,676,305	-1.0%	-1.5%	-2.1%
22	New Settlement	2,560	252,314,904	249,368,154	247,893,367	246,418,582	-1.2%	-1.8%	-2.3%
23	Low density edge of settlement houses/flats	3,670	263,771,766	260,575,399	258,955,181	257,330,859	-1.2%	-1.8%	-2.4%
24	Low density edge of settlement houses	3,870	270,327,192	267,104,515	265,478,540	263,852,565	-1.2%	-1.8%	-2.4%
25	New Settlement	9,728	172,622,878	165,442,341	161,782,350	158,082,111	-4.2%	-6.3%	-8.4%
26	New settlement - High density flats and houses	7,335	270,078,283	265,494,908	263,175,812	260,854,159	-1.7%	-2.6%	-3.4%
27	Retail (comparison)	-	11,062,081	10,946,801	10,869,948	10,793,094	-1.0%	-1.7%	-2.4%
28	Retail (convenience)	-	3,637,175	3,550,715	3,493,075	3,435,435	-2.4%	-4.0%	-5.5%
29	Office	-	18,033,963	16,592,964	16,352,797	16,112,630	-8.0%	-9.3%	-10.7%
30	Office	-	27,050,946	24,889,446	24,529,196	24,168,946	-8.0%	-9.3%	-10.7%
31	Industrial (40% plot ratio)	-	2,332,981	2,275,341	2,198,487	2,121,635	-2.5%	-5.8%	-9.1%
32	Warehousing/logistics (50% plot ratio)	-	2,916,226	2,844,176	2,748,109	2,652,043	-2.5%	-5.8%	-9.1%
33	Warehousing/logistics (60% plot ratio)	-	3,499,472	3,413,012	3,297,732	3,182,452	-2.5%	-5.8%	-9.1%
34	Student/co-living development (medium density) 200 beds	-	13,892,313	13,835,464	13,759,664	13,683,864	-0.4%	-1.0%	-1.5%
35	Student/co-living development (medium density) 250 beds	-	19,101,930	19,023,762	18,919,538	18,815,314	-0.4%	-1.0%	-1.5%
36	Student/co-living development (medium density) 300 beds	-	22,922,316	22,828,514	22,703,445	22,578,377	-0.4%	-1.0%	-1.5%
37	Student/co-living development (high density) 200 beds	-	12,503,082	12,451,917	12,383,697	12,315,478	-0.4%	-1.0%	-1.5%
38	Student/co-living development (high density) 250 beds	-	15,628,852	15,564,897	15,479,622	15,394,347	-0.4%	-1.0%	-1.5%
39	Student/co-living development (high density) 300 beds	-	18,754,623	18,677,876	18,575,547	18,473,217	-0.4%	-1.0%	-1.5%
40	Hotel (100 rooms)	-	5,263,989	5,192,927	5,145,552	5,098,178	-1.3%	-2.2%	-3.1%
41	Hotel (125 room)	-	7,237,986	7,140,275	7,075,134	7,009,995	-1.3%	-2.2%	-3.1%
42	Hotel (150 rooms)	-	9,475,181	9,347,269	9,261,995	9,176,721	-1.3%	-2.2%	-3.1%
43	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
44	Leisure use	-	- 2,247,114	- 2,269,440	- 2,299,210	- 2,328,980	1.0%	2.3%	3.6%
45	Leisure use	-	- 2,248,498	- 2,270,825	- 2,300,594	- 2,330,364	1.0%	2.3%	3.6%
46	Community use	-	- 2,997,996	- 3,027,766	- 3,067,459	- 3,107,152	1.0%	2.3%	3.6%
47	Community use	-	- 3,747,496	- 3,784,708	- 3,834,323	- 3,883,940	1.0%	2.3%	3.6%
48	Community use	-	- 4,496,995	- 4,541,649	- 4,601,189	- 4,660,728	1.0%	2.3%	3.6%

Appendix 6 - Appraisal results (growth)

AH tenure Rented 75%
SO 25%

GREATER CAMBRIDGE CIL

BLV 1

	Description	Units	Density dph	Maximum CIL rate per square metre								
				£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	-	-	334	765	1,197	1,628	2,059
2	Low density rural extension	6	30	-	-	-	-	-	-	69	576	1,084
3	Low density flats	12	75	-	-	-	-	-	-	248	507	765
4	Low density rural extension	12	30	-	-	-	-	-	-	-	-	-
5	Medium density flats	50	161	-	-	-	198	445	693	940	1,187	1,433
6	Low density rural extension	50	27	-	-	-	-	-	-	-	-	-
7	Low density rural extension	50	30	-	-	-	-	-	-	-	-	-
8	Extra care scheme	60	125	-	-	-	-	-	-	-	-	58
9	Low density edge of settlement houses/flats	150	60	-	-	-	-	-	30	292	554	816
10	Low density rural extension	250	26	-	-	-	-	-	-	-	-	-
11	Low density rural extension	250	35	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	50	42	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	500	40	-	-	-	-	-	-	-	-	-
14	High density houses	500	70	-	-	-	4	252	500	748	995	1,243
15	High density flats	500	180	-	-	-	148	362	575	787	1,000	1,211
16	High density flats	500	240	-	-	58	297	511	724	937	1,149	1,360
17	High density flats	500	299	-	-	145	385	599	812	1,024	1,236	1,447
18	Low density flats and houses	700	75	-	-	-	-	-	220	456	692	928
19	High density flats	700	300	-	-	-	119	329	537	744	949	1,154
20	Low density edge of settlement houses	1935	20	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	1935	60	-	-	-	-	-	-	-	-	-
22	New Settlement	2560	45	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	3670	38	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	3870	20	-	-	-	-	-	-	-	-	-
25	New Settlement	9728	20	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	7335	150	-	-	-	-	-	-	-	-	-
			Average	**-**	**-**	**8**	**44**	**109**	**187**	**286**	**403**	**521**
			Allocations Ave	-	-	-	-	-	-	-	-	-

BLV2

	Description	Units	Density dph	Maximum CIL rate per square metre								
				£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	401	833	1,264	1,695	2,126	2,557	2,989
2	Low density rural extension	6	30	-	-	364	871	1,378	1,885	2,393	2,900	3,407
3	Low density flats	12	75	-	-	114	401	660	919	1,177	1,436	1,695
4	Low density rural extension	12	30	-	-	-	327	631	935	1,240	1,544	1,849
5	Medium density flats	50	161	-	73	357	630	878	1,125	1,372	1,619	1,866
6	Low density rural extension	50	27	-	-	-	127	417	706	995	1,284	1,573
7	Low density rural extension	50	30	-	-	-	260	549	838	1,127	1,416	1,705
8	Extra care scheme	60	125	-	-	-	-	-	191	393	596	798
9	Low density edge of settlement houses/flats	150	60	-	68	372	666	929	1,191	1,454	1,716	1,978
10	Low density rural extension	250	26	-	-	-	-	179	436	694	950	1,206
11	Low density rural extension	250	35	-	-	-	272	529	787	1,044	1,300	1,557
12	Low density edge of settlement houses/flats	50	42	-	-	54	326	572	817	1,061	1,306	1,550
13	Low density edge of settlement houses/flats	500	40	-	-	-	243	487	730	973	1,215	1,458
14	High density houses	500	70	154	440	725	1,000	1,248	1,495	1,743	1,991	2,238
15	High density flats	500	180	-	45	296	536	750	963	1,175	1,387	1,598
16	High density flats	500	240	-	96	348	587	801	1,014	1,227	1,439	1,650
17	High density flats	500	299	-	126	378	618	832	1,045	1,257	1,469	1,680
18	Low density flats and houses	700	75	-	139	413	676	913	1,149	1,385	1,621	1,858
19	High density flats	700	300	-	-	114	351	561	769	976	1,181	1,386
20	Low density edge of settlement houses	1935	20	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	1935	60	-	-	62	258	435	611	787	962	1,138
22	New Settlement	2560	45	-	-	-	-	-	136	286	435	585
23	Low density edge of settlement houses/flats	3670	38	-	-	-	-	-	-	-	-	54
24	Low density edge of settlement houses	3870	20	-	-	-	-	-	-	-	-	-
25	New Settlement	9728	20	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	7335	150	-	-	-	-	46	108	170	232	294
			Average	**6**	**38**	**154**	**345**	**541**	**752**	**964**	**1,175**	**1,389**
			Allocations Ave	-	-	-	-	9	49	91	134	187

BLV3

	Description	Units	Density dph	Maximum CIL rate per square metre								
				£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	410	841	1,272	1,703	2,135	2,566	2,997	3,428
2	Low density rural extension	6	30	448	955	1,462	1,970	2,477	2,984	3,492	3,999	4,506
3	Low density flats	12	75	-	257	554	841	1,099	1,358	1,617	1,876	2,134
4	Low density rural extension	12	30	390	739	1,088	1,426	1,730	2,034	2,339	2,643	2,948
5	Medium density flats	50	161	-	278	561	835	1,082	1,329	1,577	1,824	2,070
6	Low density rural extension	50	27	358	692	1,025	1,347	1,637	1,926	2,214	2,503	2,792
7	Low density rural extension	50	30	372	705	1,038	1,361	1,650	1,939	2,228	2,517	2,806
8	Extra care scheme	60	125	-	-	-	134	339	541	743	946	1,148
9	Low density edge of settlement houses/flats	150	60	311	618	922	1,215	1,478	1,741	2,004	2,266	2,527
10	Low density rural extension	250	26	291	592	890	1,177	1,434	1,692	1,949	2,205	2,462
11	Low density rural extension	250	35	328	629	927	1,213	1,471	1,728	1,986	2,242	2,498
12	Low density edge of settlement houses/flats	50	42	267	555	839	1,111	1,357	1,601	1,846	2,091	2,335
13	Low density edge of settlement houses/flats	500	40	227	514	796	1,067	1,311	1,554	1,797	2,040	2,282
14	High density houses	500	70	625	911	1,196	1,470	1,719	1,966	2,214	2,461	2,709
15	High density flats	500	180	-	228	480	719	933	1,146	1,358	1,571	1,782
16	High density flats	500	240	-	233	485	725	939	1,152	1,364	1,576	1,787
17	High density flats	500	299	-	236	488	728	942	1,155	1,367	1,579	1,790
18	Low density flats and houses	700	75	301	578	852	1,115	1,352	1,588	1,825	2,061	2,297
19	High density flats	700	300	-	-	223	461	671	879	1,085	1,291	1,496
20	Low density edge of settlement houses	1935	20	123	331	537	735	914	1,093	1,271	1,450	1,628
21	Medium density edge of settlement houses/flats	1935	60	202	409	612	808	984	1,160	1,336	1,512	1,688
22	New Settlement	2560	45	36	220	398	566	718	868	1,018	1,168	1,317
23	Low density edge of settlement houses/flats	3670	38	-	115	247	371	483	594	704	814	923
24	Low density edge of settlement houses	3870	20	-	28	153	273	379	485	591	696	801
25	New Settlement	9728	20	-	-	-	-	10	57	103	149	193
			Average	**165**	**396**	**644**	**890**	**1,118**	**1,347**	**1,576**	**1,805**	**2,033**
			Allocations Ave	7	83	186	282	371	466	561	656	750

BLV4

	Description	Units	Density dph	Maximum CIL rate per square metre								
				£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	427	858	1,289	1,720	2,152	2,583	3,014	3,445
2	Low density rural extension	6	30	490	998	1,505	2,012	2,520	3,027	3,534	4,042	4,549
3	Low density flats	12	75	-	274	571	858	1,117	1,375	1,634	1,893	2,151
4	Low density rural extension	12	30	433	782	1,131	1,468	1,773	2,077	2,381	2,686	2,990
5	Medium density flats	50	161	-	286	569	843	1,090	1,337	1,584	1,832	2,078
6	Low density rural extension	50	27	406	739	1,072	1,394	1,684	1,973	2,262	2,551	2,840
7	Low density rural extension	50	30	415	748	1,081	1,403	1,693	1,982	2,271	2,560	2,849
8	Extra care scheme	60	125	-	-	-	148	352	555	757	959	1,162
9	Low density edge of settlement houses/flats	150	60	332	639	943	1,236	1,499	1,762	2,025	2,287	2,549
10	Low density rural extension	250	26	340	641	939	1,225	1,483	1,740	1,998	2,254	2,511
11	Low density rural extension	250	35	364	666	963	1,250	1,507	1,765	2,022	2,279	2,535
12	Low density edge of settlement houses/flats	50	42	297	585	869	1,142	1,387	1,632	1,877	2,121	2,365
13	Low density edge of settlement houses/flats	500	40	259	546	828	1,099	1,343	1,586	1,829	2,072	2,314
14	High density houses	500	70	643	929	1,214	1,489	1,737	1,985	2,232	2,480	2,727
15	High density flats	500	180	-	235	487	726	940	1,153	1,365	1,578	1,789
16	High density flats	500	240	-	239	490	730	944	1,157	1,369	1,581	1,792
17	High density flats	500	299	-	241	492	732	946	1,159	1,371	1,583	1,794
18	Low density flats and houses	700	75	318	595	869	1,132	1,369	1,606	1,842	2,078	2,314
19	High density flats	700	300	-	-	228	465	675	883	1,090	1,295	1,500
20	Low density edge of settlement houses	1935	20	187	395	601	799	978	1,157	1,335	1,514	1,692
21	Medium density edge of settlement houses/flats	1935	60	223	430	633	829	1,005	1,182	1,357	1,533	1,709
22	New Settlement	2560	45	65	249	426	595	746	897	1,047	1,196	1,346
23	Low density edge of settlement houses/flats	3670	38	9	149	281	405	517	627	738	848	957
24	Low density edge of settlement houses	3870	20	-	91	217	336	443	549	654	760	864
25	New Settlement	9728	20	-	-	-	-	43	91	137	182	227
26	New settlement - High density flats and houses	7335	150	-	59	138	210	274	337	399	461	522
			Average	**184**	**421**	**669**	**916**	**1,146**	**1,375**	**1,604**	**1,832**	**2,060**
			Allocations Ave	15	110	212	309	405	500	595	689	783

GREATER CAMBRIDGE CIL - NON RESIDENTIAL

BLV 1				Maximum CIL rate per square metre								
	Description	**Units**	**Density dph**	**£4,000**	**£4,625**	**£5,250**	**£5,875**	**£6,500**	**£7,125**	**£7,750**	**£8,375**	**£9,000**
27	Retail (comparison)			-	-	-	-	-	2,890	2,890	2,890	2,890
28	Retail (convenience)			-	-	-	-	-	-	-	-	-
29	Office			996	996	996	996	996	2,067	2,067	2,067	2,067
30	Office			962	962	962	962	962	2,032	2,032	2,032	2,032
31	Industrial (40% plot ratio)			-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)			-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)			-	-	-	-	-	-	-	-	-
34	Student/co-living development (medium density) 200 beds			3,703	3,703	3,703	3,703	3,703	3,703	3,703	3,703	3,703
35	Student/co-living development (medium density) 250 beds			3,695	3,695	3,695	3,695	3,695	3,695	3,695	3,695	3,695
36	Student/co-living development (medium density) 300 beds			3,661	3,661	3,661	3,661	3,661	3,661	3,661	3,661	3,661
37	Student/co-living development (high density) 200 beds			4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016
38	Student/co-living development (high density) 250 beds			4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016
39	Student/co-living development (high density) 300 beds			4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016
40	Hotel (100 rooms)			2,243	2,243	2,243	2,243	2,243	2,243	2,243	2,243	2,243
41	Hotel (125 room)			2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411
42	Hotel (150 rooms)			2,516	2,516	2,516	2,516	2,516	2,516	2,516	2,516	2,516
43	Leisure use			-	-	-	-	-	-	-	-	-
44	Leisure use			-	-	-	-	-	-	-	-	-
45	Leisure use			-	-	-	-	-	-	-	-	-
46	Community use			-	-	-	-	-	-	-	-	-
47	Community use			-	-	-	-	-	-	-	-	-
48	Community use			-	-	-	-	-	-	-	-	-

BLV2				Maximum CIL rate per square metre								
	Description	**Units**	**Density dph**	**£4,000**	**£4,625**	**£5,250**	**£5,875**	**£6,500**	**£7,125**	**£7,750**	**£8,375**	**£9,000**
27	Retail (comparison)			381	381	381	381	381	3,309	3,309	3,309	3,309
28	Retail (convenience)			497	497	497	497	497	497	497	497	497
29	Office			1,265	1,265	1,265	1,265	1,265	2,335	2,335	2,335	2,335
30	Office			1,253	1,253	1,253	1,253	1,253	2,323	2,323	2,323	2,323
31	Industrial (40% plot ratio)			-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)			-	-	-	-	-	135	135	135	135
33	Warehousing/logistics (60% plot ratio)			-	-	-	-	-	253	253	253	253
34	Student/co-living development (medium density) 200 beds			4,206	4,206	4,206	4,206	4,206	4,206	4,206	4,206	4,206
35	Student/co-living development (medium density) 250 beds			4,203	4,203	4,203	4,203	4,203	4,203	4,203	4,203	4,203
36	Student/co-living development (medium density) 300 beds			4,191	4,191	4,191	4,191	4,191	4,191	4,191	4,191	4,191
37	Student/co-living development (high density) 200 beds			4,314	4,314	4,314	4,314	4,314	4,314	4,314	4,314	4,314
38	Student/co-living development (high density) 250 beds			4,314	4,314	4,314	4,314	4,314	4,314	4,314	4,314	4,314
39	Student/co-living development (high density) 300 beds			4,314	4,314	4,314	4,314	4,314	4,314	4,314	4,314	4,314
40	Hotel (100 rooms)			2,646	2,646	2,646	2,646	2,646	2,646	2,646	2,646	2,646
41	Hotel (125 room)			2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704
42	Hotel (150 rooms)			2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740
43	Leisure use			-	-	-	-	-	-	-	-	-
44	Leisure use			-	-	-	-	-	-	-	-	-
45	Leisure use			-	-	-	-	-	-	-	-	-
46	Community use			-	-	-	-	-	-	-	-	-
47	Community use			-	-	-	-	-	-	-	-	-
48	Community use			-	-	-	-	-	-	-	-	-

BLV3				Maximum CIL rate per square metre								
	Description	**Units**	**Density dph**	**£4,000**	**£4,625**	**£5,250**	**£5,875**	**£6,500**	**£7,125**	**£7,750**	**£8,375**	**£9,000**
27	Retail (comparison)			579	579	579	579	579	3,507	3,507	3,507	3,507
28	Retail (convenience)			1,555	1,555	1,555	1,555	1,555	1,555	1,555	1,555	1,555
29	Office			1,392	1,392	1,392	1,392	1,392	2,462	2,462	2,462	2,462
30	Office			1,390	1,390	1,390	1,390	1,390	2,461	2,461	2,461	2,461
31	Industrial (40% plot ratio)			452	452	452	452	452	751	751	751	751
32	Warehousing/logistics (50% plot ratio)			470	470	470	470	470	770	770	770	770
33	Warehousing/logistics (60% plot ratio)			483	483	483	483	483	782	782	782	782
34	Student/co-living development (medium density) 200 beds			4,444	4,444	4,444	4,444	4,444	4,444	4,444	4,444	4,444
35	Student/co-living development (medium density) 250 beds			4,444	4,444	4,444	4,444	4,444	4,444	4,444	4,444	4,444
36	Student/co-living development (medium density) 300 beds			4,442	4,442	4,442	4,442	4,442	4,442	4,442	4,442	4,442
37	Student/co-living development (high density) 200 beds			4,455	4,455	4,455	4,455	4,455	4,455	4,455	4,455	4,455
38	Student/co-living development (high density) 250 beds			4,455	4,455	4,455	4,455	4,455	4,455	4,455	4,455	4,455
39	Student/co-living development (high density) 300 beds			4,455	4,455	4,455	4,455	4,455	4,455	4,455	4,455	4,455
40	Hotel (100 rooms)			2,836	2,836	2,836	2,836	2,836	2,836	2,836	2,836	2,836
41	Hotel (125 room)			2,842	2,842	2,842	2,842	2,842	2,842	2,842	2,842	2,842
42	Hotel (150 rooms)			2,846	2,846	2,846	2,846	2,846	2,846	2,846	2,846	2,846
43	Leisure use			-	-	-	-	-	-	-	-	-
44	Leisure use			-	-	-	-	-	-	-	-	-
45	Leisure use			-	-	-	-	-	-	-	-	-
46	Community use			-	-	-	-	-	-	-	-	-
47	Community use			-	-	-	-	-	-	-	-	-
48	Community use			-	-	-	-	-	-	-	-	-

BLV4				Maximum CIL rate per square metre								
	Description	**Units**	**Density dph**	**£4,000**	**£4,625**	**£5,250**	**£5,875**	**£6,500**	**£7,125**	**£7,750**	**£8,375**	**£9,000**
27	Retail (comparison)			587	587	587	587	587	3,515	3,515	3,515	3,515
28	Retail (convenience)			1,596	1,596	1,596	1,596	1,596	1,596	1,596	1,596	1,596
29	Office			1,397	1,397	1,397	1,397	1,397	2,467	2,467	2,467	2,467
30	Office			1,396	1,396	1,396	1,396	1,396	2,466	2,466	2,466	2,466
31	Industrial (40% plot ratio)			483	483	483	483	483	782	782	782	782
32	Warehousing/logistics (50% plot ratio)			495	495	495	495	495	794	794	794	794
33	Warehousing/logistics (60% plot ratio)			503	503	503	503	503	803	803	803	803
34	Student/co-living development (medium density) 200 beds			4,453	4,453	4,453	4,453	4,453	4,453	4,453	4,453	4,453
35	Student/co-living development (medium density) 250 beds			4,453	4,453	4,453	4,453	4,453	4,453	4,453	4,453	4,453
36	Student/co-living development (medium density) 300 beds			4,452	4,452	4,452	4,452	4,452	4,452	4,452	4,452	4,452
37	Student/co-living development (high density) 200 beds			4,461	4,461	4,461	4,461	4,461	4,461	4,461	4,461	4,461
38	Student/co-living development (high density) 250 beds			4,461	4,461	4,461	4,461	4,461	4,461	4,461	4,461	4,461
39	Student/co-living development (high density) 300 beds			4,461	4,461	4,461	4,461	4,461	4,461	4,461	4,461	4,461
40	Hotel (100 rooms)			2,843	2,843	2,843	2,843	2,843	2,843	2,843	2,843	2,843
41	Hotel (125 room)			2,847	2,847	2,847	2,847	2,847	2,847	2,847	2,847	2,847
42	Hotel (150 rooms)			2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850
43	Leisure use			-	-	-	-	-	-	-	-	-
44	Leisure use			-	-	-	-	-	-	-	-	-
45	Leisure use			-	-	-	-	-	-	-	-	-
46	Community use			-	-	-	-	-	-	-	-	-
47	Community use			-	-	-	-	-	-	-	-	-
48	Community use			-	-	-	-	-	-	-	-	-

GREATER CAMBRIDGE CIL VIABILITY ########## AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	9,993	10,923	11,845	12,757	13,662	14,559	15,447	16,327	17,198	18,061	18,916
2	Low density rural extension	6	£2,050,533	348,697	346,686	344,675	342,665	340,653	338,642	336,632	334,621	332,609	330,599	328,588
3	Low density flats	12	£1,640,426	75,170	67,384	59,638	51,934	44,270	36,647	29,068	21,525	14,025	6,566	866
4	Low density rural extension	12	£4,101,066	697,394	684,901	672,459	660,068	647,728	635,440	623,204	611,019	598,886	586,804	574,774
5	Medium density flats	50	£1,098,343	331,688	298,621	265,729	233,011	200,468	168,098	135,903	103,883	72,036	40,365	8,867
6	Low density rural extension	50	£6,554,627	2,839,385	2,784,859	2,730,506	2,676,387	2,622,502	2,568,849	2,515,430	2,462,243	2,409,291	2,356,571	2,304,086
7	Low density rural extension	50	£5,916,880	2,839,385	2,784,859	2,730,506	2,676,387	2,622,502	2,568,849	2,515,430	2,462,243	2,409,291	2,356,571	2,304,086
8	Extra care scheme	60	£4,921,279	2,138,619	2,159,771	2,180,923	2,202,074	2,223,225	2,244,377	2,265,528	2,286,680	2,307,831	2,328,982	2,350,134
9	Low density edge of settlement houses/flats	150	£25,631,664	6,249,510	6,144,647	6,040,171	5,936,083	5,832,383	5,729,072	5,626,148	5,521,931	5,411,603	5,301,716	5,192,269
10	Low density rural extension	250	£97,605,376	12,066,919	11,874,544	11,682,899	11,491,982	11,301,795	11,112,336	10,923,607	10,726,382	10,524,393	10,323,228	10,122,887
11	Low density rural extension	250	£73,204,032	12,066,919	11,874,544	11,682,899	11,491,982	11,301,795	11,112,336	10,923,607	10,726,382	10,524,393	10,323,228	10,122,887
12	Low density edge of settlement houses/flats	500	£122,006,720	20,219,768	19,853,430	19,488,517	19,124,314	18,742,225	18,361,691	17,982,709	17,605,281	17,229,405	16,850,156	16,447,951
13	Low density edge of settlement houses/flats	500	£128,158,319	19,436,185	18,999,838	17,742,898	17,387,365	17,033,239	16,665,657	16,294,651	15,925,192	15,557,249	15,190,892	14,816,524
14	High density houses	500	£73,204,032	36,309,834	35,895,209	35,462,651	35,031,876	34,593,847	34,133,896	33,675,932	33,201,722	32,713,624	32,224,591	31,705,290
15	High density flats	500	£28,502,410	1,297,504	1,084,699	872,966	662,307	452,722	244,209	36,770	172,369	381,019	588,578	795,045
16	High density flats	500	£21,325,544	1,297,504	1,084,699	872,966	662,307	452,722	244,209	36,770	172,369	381,019	588,578	795,045
17	High density flats	500	£17,121,951	1,297,504	1,084,699	872,966	662,307	452,722	244,209	36,770	172,369	381,019	588,578	795,045
18	Low density flats and houses	700	£95,657,370	28,019,707	27,485,810	26,954,058	26,424,450	25,896,987	25,368,666	24,815,217	24,264,108	23,698,577	23,120,119	22,534,236
19	High density flats	700	£23,888,711	16,255,711	16,573,270	16,889,220	17,203,563	17,516,300	17,840,908	18,165,459	18,488,321	18,809,493	19,129,975	19,446,768
20	Low density edge of settlement houses	1,935	£991,945,392	71,907,544	70,242,170	68,584,384	66,927,800	65,263,554	63,607,047	61,956,275	60,303,775	58,647,080	56,998,284	55,344,613
21	Medium density edge of settlement houses/flats	1,935	£330,648,464	62,251,360	60,657,980	59,071,911	57,486,465	55,895,943	54,312,667	52,736,939	51,159,563	49,577,745	48,003,519	46,430,746
22	New Settlement	2,560	£583,274,143	45,025,455	43,120,168	41,223,547	39,335,592	37,456,302	35,585,678	33,723,719	31,870,426	30,025,799	28,189,837	26,362,540
23	Low density edge of settlement houses/flats	3,670	£991,945,392	44,824,613	42,606,397	40,387,913	38,179,777	35,981,991	33,785,841	31,593,351	29,411,270	27,228,823	25,050,439	22,878,409
24	Low density edge of settlement houses	3,870	£1,983,890,784	50,455,102	48,176,910	45,905,604	43,644,868	41,394,704	39,140,413	36,896,436	34,663,088	32,424,171	30,195,467	27,968,292
25	New Settlement	9,728	£2,624,682,381	162,197,730	166,674,253	171,128,972	175,561,890	179,973,005	184,362,319	188,729,829	193,075,539	197,399,445	201,701,550	205,981,851
26	New Settlement - High density flats and houses	7,335	£501,355,345	5,051,292	3,299,407	1,513,930	321,095	2,224,929	4,184,458	6,210,211	8,302,842	10,466,949	12,700,070	15,171,555
27	Retail (comparison)	-	£2,563,166	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522
28	Retail (convenience)	-	£10,252,666	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£4,101,066	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596
30	Office	-	£6,664,233	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894
31	Industrial (40% plot ratio)	-	£10,252,666	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302
32	Warehousing/logistics (50% plot ratio)	-	£10,252,666	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628
33	Warehousing/logistics (60% plot ratio)	-	£10,252,666	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954
34	Student/co-living development (medium density)	-	£3,075,800	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density)	-	£4,273,581	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density)	-	£5,353,111	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 20	-	£1,640,558	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 25	-	£2,050,533	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 30	-	£2,458,448	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£1,537,900	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£1,537,900	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms)	-	£1,537,900	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815
43	Leisure use	-	£3,075,800	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
44	Leisure use	-	£3,075,800	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
45	Leisure use	-	£3,075,800	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081
46	Community use	-	£1,706,909	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775
47	Community use	-	£1,601,412	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469
48	Community use	-	£1,922,090	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163

GREATER CAMBRIDGE CSA Sales value £4,000 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1

	Description	Floor areas	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£820,213	-	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	£2,050,533	-	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	£1,640,426	-	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	£4,101,066	-	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	£3,178,326	-	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£4,921,279	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£25,631,664	-	-	-	-	-	-	-	-	-	-	-
10	Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£122,006,720	-	-	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£128,158,319	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
15	High density flats	48,121	£28,502,410	-	-	-	-	-	-	-	-	-	-	-
16	High density flats	48,121	£21,325,544	-	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	£17,121,951	-	-	-	-	-	-	-	-	-	-	-
18	Low density flats and houses	67,370	£95,657,370	-	-	-	-	-	-	-	-	-	-	-
19	High density flats	67,370	£23,888,711	-	-	-	-	-	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£330,648,464	-	-	-	-	-	-	-	-	-	-	-
22	New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-
26	New Settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£2,563,166	-	-	-	-	-	-	-	-	-	-	-
28	Retail (convenience)	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£4,101,066	996	996	996	996	996	996	996	996	996	996	996
30	Office	15,000	£6,664,233	962	962	962	962	962	962	962	962	962	962	962
31	Industrial (40% plot ratio)	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-	-
34	Student/co-living development (medium density) 200 beds	4,000	£3,075,800	3,703	3,703	3,703	3,703	3,703	3,703	3,703	3,703	3,703	3,703	3,703
35	Student/co-living development (medium density) 250 beds	5,500	£4,273,581	3,695	3,695	3,695	3,695	3,695	3,695	3,695	3,695	3,695	3,695	3,695
36	Student/co-living development (medium density) 300 beds	6,600	£5,353,111	3,661	3,661	3,661	3,661	3,661	3,661	3,661	3,661	3,661	3,661	3,661
37	Student/co-living development (high density) 200 beds	3,600	£1,640,558	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016
38	Student/co-living development (high density) 250 beds	4,500	£2,050,533	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016
39	Student/co-living development (high density) 300 beds	5,400	£2,458,448	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016
40	Hotel (100 rooms)	2,500	£1,537,900	2,243	2,243	2,243	2,243	2,243	2,243	2,243	2,243	2,243	2,243	2,243
41	Hotel (125 room)	3,438	£1,537,900	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411
42	Hotel (150 rooms)	4,500	£1,537,900	2,516	2,516	2,516	2,516	2,516	2,516	2,516	2,516	2,516	2,516	2,516
43	Leisure use	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	9,993	10,923	11,845	12,757	13,662	14,559	15,447	16,327	17,198	18,061	18,916
2	Low density rural extension	6	£708,608	348,697	346,686	344,675	342,665	340,653	338,642	336,632	334,621	332,609	330,599	328,588
3	Low density flats	12	£566,887	75,170	67,384	59,638	51,934	44,270	36,647	29,068	21,525	14,025	6,566	866
4	Low density rural extension	12	£1,417,217	697,394	684,901	672,459	660,068	647,728	635,440	623,204	611,019	598,886	586,804	574,774
5	Medium density flats	50	£1,098,343	331,688	298,621	265,729	233,011	200,468	168,098	135,903	103,883	72,036	40,365	8,867
6	Low density rural extension	50	£6,554,627	2,839,385	2,784,859	2,730,506	2,676,387	2,622,502	2,568,849	2,515,430	2,462,243	2,409,291	2,356,571	2,304,086
7	Low density rural extension	50	£5,916,880	2,839,385	2,784,859	2,730,506	2,676,387	2,622,502	2,568,849	2,515,430	2,462,243	2,409,291	2,356,571	2,304,086
8	Extra care scheme	60	£1,700,660	2,138,619	2,159,771	2,180,923	2,202,074	2,223,225	2,244,377	2,265,528	2,286,680	2,307,831	2,328,982	2,350,134
9	Low density edge of settlement houses/flats	150	£8,857,604	6,249,510	6,144,647	6,040,171	5,936,083	5,832,383	5,729,072	5,626,148	5,521,931	5,411,603	5,301,716	5,192,269
10	Low density rural extension	250	£33,729,758	12,066,919	11,874,544	11,682,899	11,491,982	11,301,795	11,112,336	10,923,607	10,726,382	10,524,393	10,323,228	10,122,887
11	Low density rural extension	250	£25,297,318	12,066,919	11,874,544	11,682,899	11,491,982	11,301,795	11,112,336	10,923,607	10,726,382	10,524,393	10,323,228	10,122,887
12	Low density edge of settlement houses/flats	500	£42,192,197	20,219,768	19,853,430	19,488,517	19,124,314	18,742,225	18,361,691	17,982,709	17,605,281	17,229,405	16,850,156	16,447,951
13	Low density edge of settlement houses/flats	500	£44,288,022	19,436,185	18,999,838	17,742,898	17,387,365	17,033,239	16,665,657	16,294,651	15,925,192	15,557,249	15,190,892	14,816,524
14	High density houses	500	£25,297,318	36,309,834	35,895,209	35,462,651	35,031,876	34,593,847	34,133,896	33,675,932	33,201,722	32,713,624	32,224,591	31,705,290
15	High density flats	500	£9,849,656	1,297,504	1,084,699	872,966	662,307	452,722	244,209	36,770	172,369	381,019	588,578	795,045
16	High density flats	500	£7,369,527	1,297,504	1,084,699	872,966	662,307	452,722	244,209	36,770	172,369	381,019	588,578	795,045
17	High density flats	500	£5,916,880	1,297,504	1,084,699	872,966	662,307	452,722	244,209	36,770	172,369	381,019	588,578	795,045
18	Low density flats and houses	700	£33,056,580	28,019,707	27,485,810	26,954,058	26,424,450	25,896,987	25,368,666	24,815,217	24,264,108	23,698,577	23,120,119	22,534,236
19	High density flats	700	£8,255,287	16,255,711	16,573,270	16,889,220	17,203,563	17,516,300	17,840,908	18,165,459	18,488,321	18,809,493	19,129,975	19,446,768
20	Low density edge of settlement houses	1,935	£342,789,292	71,907,544	70,242,170	68,584,384	66,927,800	65,263,554	63,607,047	61,956,275	60,303,775	58,647,080	56,998,284	55,344,613
21	Medium density edge of settlement houses/flats	1,935	£114,263,097	62,251,360	60,657,980	59,071,911	57,486,465	55,895,943	54,312,667	52,736,939	51,159,563	49,577,745	48,003,519	46,430,746
22	New Settlement	2,560	£201,563,647	45,025,455	43,120,168	41,223,547	39,335,592	37,456,302	35,585,678	33,723,719	31,870,426	30,025,799	28,189,837	26,362,540
23	Low density edge of settlement houses/flats	3,670	£342,789,292	44,824,613	42,606,397	40,387,913	38,179,777	35,981,991	33,785,841	31,593,351	29,411,270	27,228,823	25,050,439	22,878,409
24	Low density edge of settlement houses	3,870	£685,578,584	50,455,102	48,176,910	45,905,604	43,644,868	41,394,704	39,140,413	36,896,436	34,663,088	32,424,171	30,195,467	27,968,292
25	New Settlement	9,728	£907,018,695	162,197,730	166,674,253	171,128,972	175,561,890	179,973,005	184,362,319	188,729,829	193,075,539	197,399,445	201,701,550	205,981,851
26	New settlement - High density flats and houses	7,335	£173,254,743	5,051,292	3,299,407	1,513,930	321,095	2,224,929	4,184,458	6,210,211	8,302,842	10,466,949	12,700,070	15,171,555
27	Retail (comparison)	-	£885,760	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522
28	Retail (convenience)	-	£3,543,042	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£1,417,217	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596
30	Office	-	£160,550	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894
31	Industrial (40% plot ratio)	-	£247,000	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302
32	Warehousing/logistics (50% plot ratio)	-	£247,000	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628
33	Warehousing/logistics (60% plot ratio)	-	£247,000	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954
34	Student/co-living development (medium density)	-	£74,100	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density)	-	£102,956	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density)	-	£128,963	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 20	-	£39,523	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 25	-	£49,403	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 30	-	£59,227	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£37,050	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£37,050	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms)	-	£37,050	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815
43	Leisure use	-	£74,100	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
44	Leisure use	-	£74,100	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
45	Leisure use	-	£74,100	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081
46	Community use	-	£41,122	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775
47	Community use	-	£38,580	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469
48	Community use	-	£46,305	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163

BLV2

	Description	Floor areas	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£283,443	-	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	£708,608	-	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	£566,887	-	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	£1,417,217	-	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	£1,098,343	-	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	£6,554,627	-	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£5,916,880	-	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£1,700,660	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£8,857,604	-	-	-	-	-	-	-	-	-	-	-
10	Low density rural extension	24,061	£33,729,758	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£25,297,318	-	-	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£42,192,197	-	-	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£44,288,022	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£25,297,318	229	220	211	202	193	184	174	164	154	144	133
15	High density flats	48,121	£9,849,656	-	-	-	-	-	-	-	-	-	-	-
16	High density flats	48,121	£7,369,527	-	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	£5,916,880	-	-	-	-	-	-	-	-	-	-	-
18	Low density flats and houses	67,370	£33,056,580	-	-	-	-	-	-	-	-	-	-	-
19	High density flats	67,370	£8,255,287	-	-	-	-	-	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£114,263,097	-	-	-	-	-	-	-	-	-	-	-
22	New Settlement	246,380	£201,563,647	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£173,254,743	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£885,760	381	381	381	381	381	381	381	381	381	381	381
28	Retail (convenience)	3,000	£3,543,042	497	497	497	497	497	497	497	497	497	497	497
29	Office	10,000	£1,417,217	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265	1,265
30	Office	15,000	£2,302,977	1,253	1,253	1,253	1,253	1,253	1,253	1,253	1,253	1,253	1,253	1,253
31	Industrial (40% plot ratio)	4,000	£3,543,042	-	-	-	-	-	-	-	-	-	-	-
32	Wareh

GREATER CAMBRIDGE CIL VIABILITY ################ AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	265,191	265,348	265,496	265,636	265,767	265,890	266,005	266,111	266,209	266,299	266,380
2	Low density rural extension	6	£2,050,533	648,930	646,009	643,088	640,167	637,247	634,326	631,405	628,485	625,564	622,643	619,722
3	Low density flats	12	£1,640,426	595,565	556,366	527,327	498,449	469,735	441,181	412,789	384,559	356,490	328,583	300,838
4	Low density rural extension	12	£4,101,066	1,297,860	1,260,173	1,222,681	1,185,381	1,148,274	1,111,362	1,074,644	1,038,118	1,001,786	965,648	929,705
5	Medium density flats	50	£3,178,326	2,390,969	2,271,448	2,152,590	2,034,395	1,916,860	1,799,988	1,683,778	1,567,350	1,451,438	1,336,194	1,221,620
6	Low density rural extension	50	£8,197,431	5,230,291	5,075,229	4,920,967	4,767,505	4,614,843	4,462,981	4,311,919	4,161,658	4,012,197	3,863,535	3,715,674
7	Low density rural extension	50	£17,121,951	5,230,291	5,075,229	4,920,967	4,767,505	4,614,843	4,462,981	4,311,919	4,161,658	4,012,197	3,863,535	3,715,674
8	Extra care scheme	60	£4,921,279	627,743	707,925	788,107	868,288	948,470	1,028,652	1,108,834	1,189,016	1,269,197	1,349,378	1,429,560
9	Low density edge of settlement houses/flats	150	£25,631,664	12,904,815	12,515,281	12,127,746	11,742,206	11,358,670	10,977,129	10,597,586	10,220,041	9,844,494	9,461,236	9,078,794
10	Low density rural extension	250	£97,605,376	23,002,245	22,340,350	21,681,842	21,026,720	20,374,982	19,726,631	19,081,666	18,432,173	17,776,354	17,124,032	16,467,361
11	Low density rural extension	250	£73,204,032	23,002,245	22,340,350	21,681,842	21,026,720	20,374,982	19,726,631	19,081,666	18,432,173	17,776,354	17,124,032	16,467,361
12	Low density edge of settlement houses/flats	500	£122,006,720	41,254,753	39,989,373	38,710,393	37,436,167	36,168,590	34,907,663	33,642,072	32,369,636	31,104,010	29,843,510	28,563,781
13	Low density edge of settlement houses/flats	500	£128,158,319	39,358,875	38,108,248	36,864,074	35,609,905	34,357,000	33,110,688	31,870,969	30,624,707	29,373,642	28,129,329	26,882,964
14	High density houses	500	£73,204,032	57,288,419	55,945,205	54,601,885	53,243,233	51,891,686	50,547,247	49,202,609	47,840,362	46,485,422	45,137,789	43,763,692
15	High density flats	500	£28,502,410	19,771,886	18,781,730	17,797,036	16,817,804	15,844,034	14,875,727	13,912,881	12,955,368	11,994,176	11,038,505	10,088,356
16	High density flats	500	£21,325,544	19,771,886	18,781,730	17,797,036	16,817,804	15,844,034	14,875,727	13,912,881	12,955,368	11,994,176	11,038,505	10,088,356
17	High density flats	500	£17,121,951	19,771,886	18,781,730	17,797,036	16,817,804	15,844,034	14,875,727	13,912,881	12,955,368	11,994,176	11,038,505	10,088,356
18	Low density flats and houses	700	£95,657,370	56,995,543	54,813,600	53,040,880	51,258,585	49,479,134	47,709,072	45,948,397	44,184,773	42,434,305	40,653,410	38,897,222
19	High density flats	700	£23,888,711	9,785,667	8,411,795	7,045,501	5,686,785	4,335,649	2,989,936	1,644,838	307,762	1,038,401	2,381,850	3,717,551
20	Low density edge of settlement houses	1,935	£991,945,392	130,620,968	126,403,753	122,208,616	118,035,560	113,884,580	109,755,679	105,648,856	101,560,555	97,468,816	93,409,289	89,371,973
21	Medium density edge of settlement houses/flats	1,935	£330,648,464	120,376,882	116,267,283	112,177,292	108,106,913	104,058,930	100,018,354	95,999,501	92,002,366	88,026,952	84,073,258	80,133,184
22	New Settlement	2,560	£583,274,143	112,508,813	107,781,458	103,078,875	98,401,064	93,748,025	89,119,760	84,516,266	79,933,696	75,371,500	70,834,101	66,321,498
23	Low density edge of settlement houses/flats	3,670	£991,945,392	116,864,303	111,737,774	106,625,385	101,539,988	96,481,582	91,441,688	86,417,148	81,419,695	76,439,033	71,473,020	66,531,865
24	Low density edge of settlement houses	3,870	£1,983,890,784	122,893,226	117,683,123	112,500,227	107,344,645	102,212,890	97,092,414	91,999,342	86,931,490	81,871,175	76,838,370	71,817,101
25	New Settlement	9,728	£2,624,682,381	22,833,272	29,217,444	35,915,537	42,989,581	50,551,249	58,723,602	67,711,285	77,798,587	88,710,526	99,571,486	110,371,878
26	New settlement - High density flats and houses	7,335	£501,355,345	91,905,893	87,212,339	82,483,972	77,749,994	73,006,220	68,245,853	63,462,012	58,647,751	53,796,035	48,899,757	43,934,142
27	Retail (comparison)	-	£2,563,166	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522
28	Retail (convenience)	-	£10,252,666	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£4,101,066	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596
30	Office	-	£6,664,233	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894
31	Industrial (40% plot ratio)	-	£10,252,666	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302
32	Warehousing/logistics (50% plot ratio)	-	£10,252,666	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628
33	Warehousing/logistics (60% plot ratio)	-	£10,252,666	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954
34	Student/co-living development (medium density)	-	£3,075,800	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density)	-	£4,273,581	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density)	-	£5,353,111	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 20	-	£1,640,558	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 25	-	£2,050,533	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 30	-	£2,458,448	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£1,537,900	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£1,537,900	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms)	-	£1,537,900	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815
43	Leisure use	-	£3,075,800	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
44	Leisure use	-	£3,075,800	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
45	Leisure use	-	£3,075,800	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081
46	Community use	-	£1,706,909	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775
47	Community use	-	£1,601,412	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469
48	Community use	-	£1,922,090	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163

GREATER CAMBRIDGE CIL Sales value £4,625 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1

	Description	Floor areas	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£820,213	-	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	£2,050,533	-	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	£1,640,426	-	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	£4,101,066	-	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	£3,178,326	-	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	£18,967,431	-	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£17,121,951	-	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£4,921,279	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£25,631,664	-	-	-	-	-	-	-	-	-	-	-
10	Low density rural extension	24,061	£97,605,376	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£122,006,720	-	-	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£128,158,319	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£73,204,032	-	-	-	-	-	-	-	-	-	-	-
15	High density flats	48,121	£28,502,410	-	-	-	-	-	-	-	-	-	-	-
16	High density flats	48,121	£21,325,544	-	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	£17,121,951	55	34	14	-	-	-	-	-	-	-	-
18	Low density flats and houses	67,370	£95,657,370	-	-	-	-	-	-	-	-	-	-	-
19	High density flats	67,370	£23,888,711	-	-	-	-	-	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£330,648,464	-	-	-	-	-	-	-	-	-	-	-
22	New Settlement	246,380	£583,274,143	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£991,945,392	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£1,983,890,784	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£2,624,682,381	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£501,355,345	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£2,563,166	-	-	-	-	-	-	-	-	-	-	-
28	Retail (convenience)	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£4,101,066	996	996	996	996	996	996	996	996	996	996	996
30	Office	15,000	£6,664,233	962	962	962	962	962	962	962	962	962	962	962
31	Industrial (40% plot ratio)	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-	-
34	Student/co-living development (medium density) 200 beds	4,000	£3,075,800	3,703	3,703	3,703	3,703	3,703	3,703	3,703	3,703	3,703	3,703	3,703
35	Student/co-living development (medium density) 250 beds	5,500	£4,273,581	3,695	3,695	3,695	3,695	3,695	3,695	3,695	3,695	3,695	3,695	3,695
36	Student/co-living development (medium density) 300 beds	6,600	£5,353,111	3,661	3,661	3,661	3,661	3,661	3,661	3,661	3,661	3,661	3,661	3,661
37	Student/co-living development (high density) 200 beds	3,600	£1,640,558	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016
38	Student/co-living development (high density) 250 beds	4,500	£2,050,533	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016
39	Student/co-living development (high density) 300 beds	5,400	£2,458,448	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016	4,016
40	Hotel (100 rooms)	2,500	£1,537,900	2,243	2,243	2,243	2,243	2,243	2,243	2,243	2,243	2,243	2,243	2,243
41	Hotel (125 room)	3,438	£1,537,900	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411
42	Hotel (150 rooms)	4,500	£1,537,900	2,516	2,516	2,516	2,516	2,516	2,516	2,516	2,516	2,516	2,516	2,516
43	Leisure use	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£1,922,090	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	265,191	265,348	265,496	265,636	265,767	265,890	266,005	266,111	266,209	266,299	266,380
2	Low density rural extension	6	£708,608	648,930	646,009	643,088	640,167	637,247	634,326	631,405	628,485	625,564	622,643	619,722
3	Low density flats	12	£566,887	595,565	556,366	527,327	498,449	469,735	441,181	412,789	384,559	356,490	328,583	300,838
4	Low density rural extension	12	£1,417,217	1,297,860	1,260,173	1,222,681	1,185,381	1,148,274	1,111,362	1,074,644	1,038,118	1,001,786	965,648	929,705
5	Medium density flats	50	£1,098,343	2,390,969	2,271,448	2,152,590	2,034,395	1,916,860	1,799,988	1,683,778	1,567,350	1,451,438	1,336,194	1,221,620
6	Low density rural extension	50	£6,554,627	5,230,291	5,075,229	4,920,967	4,767,505	4,614,843	4,462,981	4,311,919	4,161,658	4,012,197	3,863,535	3,715,674
7	Low density rural extension	50	£5,916,880	5,230,291	5,075,229	4,920,967	4,767,505	4,614,843	4,462,981	4,311,919	4,161,658	4,012,197	3,863,535	3,715,674
8	Extra care scheme	60	£1,700,660	627,743	707,925	788,107	868,288	948,470	1,028,652	1,108,834	1,189,016	1,269,197	1,349,378	1,429,560
9	Low density edge of settlement houses/flats	150	£8,857,604	12,904,815	12,515,281	12,127,746	11,742,206	11,358,670	10,977,129	10,597,586	10,220,041	9,844,494	9,461,236	9,078,794
10	Low density rural extension	250	£33,729,758	23,002,245	22,340,350	21,681,842	21,026,720	20,374,982	19,726,631	19,081,666	18,432,173	17,776,354	17,124,032	16,467,361
11	Low density rural extension	250	£25,297,318	23,002,245	22,340,350	21,681,842	21,026,720	20,374,982	19,726,631	19,081,666	18,432,173	17,776,354	17,124,032	16,467,361
12	Low density edge of settlement houses/flats	500	£42,162,197	41,254,753	39,989,373	38,710,393	37,436,167	36,168,590	34,907,663	33,642,072	32,369,636	31,104,010	29,843,510	28,563,781
13	Low density edge of settlement houses/flats	500	£44,288,022	39,358,875	38,108,248	36,864,074	35,609,905	34,357,000	33,110,688	31,870,969	30,624,707	29,373,642	28,129,329	26,882,964
14	High density houses	500	£25,297,318	57,288,419	55,945,205	54,601,885	53,243,233	51,891,686	50,547,247	49,202,609	47,840,362	46,485,422	45,137,789	43,763,692
15	High density flats	500	£9,849,656	19,771,886	18,781,730	17,797,036	16,817,804	15,844,034	14,875,727	13,912,881	12,955,368	11,994,176	11,038,505	10,088,356
16	High density flats	500	£7,369,527	19,771,886	18,781,730	17,797,036	16,817,804	15,844,034	14,875,727	13,912,881	12,955,368	11,994,176	11,038,505	10,088,356
17	High density flats	500	£5,916,880	19,771,886	18,781,730	17,797,036	16,817,804	15,844,034	14,875,727	13,912,881	12,955,368	11,994,176	11,038,505	10,088,356
18	Low density flats and houses	700	£33,056,580	56,995,543	54,813,600	53,040,880	51,258,585	49,479,134	47,709,072	45,948,397	44,184,773	42,434,305	40,653,410	38,897,222
19	High density flats	700	£8,255,287	9,785,667	8,411,795	7,045,501	5,686,785	4,335,649	2,989,936	1,644,838	307,762	1,038,401	2,381,850	3,717,551
20	Low density edge of settlement houses	1,935	£342,789,292	130,620,968	126,403,753	122,208,616	118,035,560	113,884,580	109,755,679	105,648,856	101,560,555	97,468,816	93,409,289	89,371,973
21	Medium density edge of settlement houses/flats	1,935	£114,263,097	120,376,882	116,267,283	112,177,292	108,106,913	104,058,930	100,018,354	95,999,501	92,002,366	88,026,952	84,073,258	80,133,184
22	New Settlement	2,560	£201,563,647	112,508,813	107,781,458	103,078,875	98,401,064	93,748,025	89,119,760	84,516,266	79,933,696	75,371,500	70,834,101	66,321,498
23	Low density edge of settlement houses/flats	3,670	£342,789,292	116,864,303	111,737,774	106,625,385	101,539,988	96,481,582	91,441,688	86,417,148	81,419,695	76,439,033	71,473,020	66,531,865
24	Low density edge of settlement houses	3,870	£685,578,584	122,893,226	117,683,123	112,500,227	107,344,645	102,212,890	97,092,414	91,999,342	86,931,490	81,871,175	76,838,370	71,817,101
25	New Settlement	9,728	£907,018,695	22,833,272	29,217,444	35,915,537	42,989,581	50,551,249	58,723,602	67,711,285	77,798,587	88,710,526	99,571,486	110,371,878
26	New settlement - High density flats and houses	7,335	£173,254,743	91,905,893	87,212,339	82,483,972	77,749,994	73,006,220	68,245,853	63,462,012	58,647,751	53,796,035	48,899,757	43,934,142
27	Retail (comparison)	-	£885,760	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522
28	Retail (convenience)	-	£3,543,042	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£1,417,217	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596
30	Office	-	£2,302,977	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894
31	Industrial (40% plot ratio)	-	£3,543,042	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302
32	Warehousing/logistics (50% plot ratio)	-	£3,543,042	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628
33	Warehousing/logistics (60% plot ratio)	-	£3,543,042	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954
34	Student/co-living development (medium density)	-	£1,062,913	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density)	-	£1,476,833	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density)	-	£1,849,889	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 20	-	£566,932	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 25	-	£708,608	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 30	-	£849,573	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£531,456	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£531,456	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms)	-	£531,456	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815
43	Leisure use	-	£1,062,913	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
44	Leisure use	-	£1,062,913	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
45	Leisure use	-	£1,062,913	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081
46	Community use	-	£589,861	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775
47	Community use	-	£553,404	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469
48	Community use	-	£664,208	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163

BLV2

	Description	Floor areas	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	577	£283,443	-	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	£708,608	-	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	£566,887	16	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	£1,417,217	-	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	£1,098,343	269	244	219	195	170	146	122	97	73	49	26
6	Low density rural extension	4,812	£6,554,627	-	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	£5,916,880	-	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	£1,700,660	-	-	-	-	-	-	-	-	-	-	-
9	Low density edge of settlement houses/flats	14,436	£8,857,604	280	253	227	200	173	147	121	94	68	42	15
10	Low density rural extension	24,061	£33,729,758	-	-	-	-	-	-	-	-	-	-	-
11	Low density rural extension	24,061	£25,297,318	-	-	-	-	-	-	-	-	-	-	-
12	Low density edge of settlement houses/flats	48,121	£42,162,197	-	-	-	-	-	-	-	-	-	-	-
13	Low density edge of settlement houses/flats	48,121	£44,288,022	-	-	-	-	-	-	-	-	-	-	-
14	High density houses	48,121	£25,297,318	665	639	613	586	560	534	508	482	455	429	403
15	High density flats	48,121	£9,849,656	206	186	165	145	125	104	84	65	45	25	5
16	High density flats	48,121	£7,369,527	258	237	217	196	176	156	136	116	96	76	56
17	High density flats	48,121	£5,916,880	288	267	247	227	206	186	166	146	126	106	87
18	Low density flats and houses	67,370	£33,056,580	349	323	297	270	244	217	191	165	139	113	87
19	High density flats	67,370	£8,255,287	23	2	-	-	-	-	-	-	-	-	-
20	Low density edge of settlement houses	186,229	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
21	Medium density edge of settlement houses/flats	186,229	£114,263,097	33	11	-	-	-	-	-	-	-	-	-
22	New Settlement	246,380	£201,563,647	-	-	-	-	-	-	-	-	-	-	-
23	Low density edge of settlement houses/flats	353,209	£342,789,292	-	-	-	-	-	-	-	-	-	-	-
24	Low density edge of settlement houses	372,457	£685,578,584	-	-	-	-	-	-	-	-	-	-	-
25	New Settlement	936,244	£907,018,695	-	-	-	-	-	-	-	-	-	-	-
26	New settlement - High density flats and houses	705,936	£173,254,743	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£885,760	381	381	381	381	381	381

GREATER CAMBRIDGE CIL VIABILITY ########## AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £10,252,666 PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	520,389	519,773	519,147	518,514	517,871	517,221	516,562	515,896	515,220	514,536	513,844
2	Low density rural extension	6	£2,050,533	949,163	945,332	941,502	937,671	933,841	930,010	926,179	922,348	918,518	914,687	910,857
3	Low density flats	12	£1,640,426	1,095,962	1,045,348	995,015	944,966	895,199	845,715	796,512	747,593	698,955	650,601	602,529
4	Low density rural extension	12	£4,101,066	1,898,327	1,835,446	1,772,903	1,710,693	1,648,821	1,587,284	1,526,083	1,465,217	1,404,687	1,344,493	1,284,634
5	Medium density flats	50	£3,178,326	4,429,678	4,223,680	4,018,831	3,815,135	3,612,589	3,411,193	3,210,947	3,011,852	2,813,907	2,617,114	2,421,470
6	Low density rural extension	50	£18,967,431	7,621,137	7,365,599	7,111,428	6,858,622	6,607,185	6,357,113	6,108,409	5,861,072	5,615,102	5,370,499	5,127,263
7	Low density rural extension	50	£17,121,951	7,621,137	7,365,599	7,111,428	6,858,622	6,607,185	6,357,113	6,108,409	5,861,072	5,615,102	5,370,499	5,127,263
8	Extra care scheme	60	£4,921,279	868,921	731,950	594,978	458,006	321,034	184,063	47,091	91,351	230,563	369,775	508,987
9	Low density edge of settlement houses/flats	150	£25,631,664	19,503,050	18,837,399	18,175,302	17,514,742	16,850,651	16,190,173	15,533,308	14,880,056	14,230,418	13,584,393	12,941,981
10	Low density rural extension	250	£97,605,376	20,841,097	20,720,628	31,595,926	30,477,263	29,364,640	28,258,056	27,157,513	26,046,944	24,941,347	23,841,900	22,745,988
11	Low density rural extension	250	£73,204,032	33,841,097	32,720,628	31,595,926	30,477,263	29,364,640	28,258,056	27,157,513	26,046,944	24,941,347	23,841,900	22,745,988
12	Low density edge of settlement houses/flats	500	£122,006,720	61,942,084	59,766,599	57,602,788	55,450,648	53,301,266	51,149,599	49,009,752	46,881,726	44,765,520	42,643,553	40,524,055
13	Low density edge of settlement houses/flats	500	£128,158,319	59,937,876	57,783,414	55,641,032	53,510,730	51,391,008	49,272,523	47,153,836	45,046,875	42,951,639	40,868,130	38,770,466
14	High density houses	500	£73,204,032	78,000,966	75,758,746	73,521,698	71,275,033	69,040,555	66,818,267	64,608,165	62,398,288	60,180,126	57,974,356	55,780,979
15	High density flats	500	£28,502,410	37,938,495	36,180,432	34,432,168	32,693,702	30,965,035	29,246,166	27,524,743	25,813,135	24,111,408	22,419,558	20,737,587
16	High density flats	500	£21,325,544	37,938,495	36,180,432	34,432,168	32,693,702	30,965,035	29,246,166	27,524,743	25,813,135	24,111,408	22,419,558	20,737,587
17	High density flats	500	£17,121,951	37,938,495	36,180,432	34,432,168	32,693,702	30,965,035	29,246,166	27,524,743	25,813,135	24,111,408	22,419,558	20,737,587
18	Low density flats and houses	700	£95,657,370	84,499,144	81,497,636	78,512,271	75,543,045	72,589,961	69,645,380	66,698,232	63,767,396	60,852,871	57,954,657	55,050,062
19	High density flats	700	£23,888,711	34,904,104	32,482,407	30,074,206	27,679,501	25,298,291	22,930,577	20,576,360	18,235,637	15,908,411	13,594,679	11,294,445
20	Low density edge of settlement houses	1,935	£991,945,392	188,332,135	181,643,827	174,980,587	168,373,915	161,793,309	155,248,770	148,740,297	142,267,891	135,830,479	129,411,347	123,028,413
21	Medium density edge of settlement houses/flats	1,935	£330,648,464	177,360,534	170,852,344	164,299,556	157,822,168	151,368,949	144,948,606	138,562,762	132,214,417	125,900,571	119,622,226	113,379,380
22	New Settlement	2,560	£583,274,143	177,539,241	170,083,854	162,668,699	155,293,776	147,959,084	140,664,624	133,410,396	126,196,400	119,022,636	111,889,104	104,795,803
23	Low density edge of settlement houses/flats	3,670	£991,945,392	185,582,281	177,539,598	169,704,751	161,830,501	153,990,569	146,185,531	138,415,601	130,692,778	122,994,234	115,333,333	107,714,399
24	Low density edge of settlement houses	3,870	£1,983,890,784	192,115,725	184,062,462	176,052,651	168,075,104	160,126,044	152,236,534	144,380,573	136,554,572	128,762,643	121,003,982	113,299,708
25	New Settlement	9,728	£2,624,682,381	66,551,546	58,540,483	50,434,906	42,197,013	33,804,976	25,217,199	16,370,160	7,201,570	2,430,371	12,754,439	23,862,549
26	New settlement - High density flats and houses	7,335	£501,355,345	170,950,731	163,230,669	155,532,761	147,846,969	140,185,179	132,522,992	124,869,182	117,218,716	109,562,721	101,892,154	94,197,890
27	Retail (comparison)	-	£2,563,166	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522
28	Retail (convenience)	-	£10,252,666	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£4,101,066	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596
30	Office	-	£6,664,233	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894
31	Industrial (40% plot ratio)	-	£10,252,666	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302
32	Warehousing/logistics (50% plot ratio)	-	£10,252,666	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628
33	Warehousing/logistics (60% plot ratio)	-	£10,252,666	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954
34	Student/co-living development (medium density)	-	£3,075,800	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density)	-	£4,273,581	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density)	-	£5,353,111	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 20	-	£1,640,558	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 25	-	£2,050,533	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 30	-	£2,458,448	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£1,537,900	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£1,537,900	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms)	-	£1,537,900	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815
43	Leisure use	-	£3,075,800	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
44	Leisure use	-	£3,075,800	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
45	Leisure use	-	£3,075,800	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081
46	Community use	-	£1,706,909	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775
47	Community use	-	£1,601,412	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469
48	Community use	-	£1,922,090	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £3,543,042 PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	520,389	519,773	519,147	518,514	517,871	517,221	516,562	515,896	515,220	514,536	513,844
2	Low density rural extension	6	£708,608	949,163	945,332	941,502	937,671	933,841	930,010	926,179	922,348	918,518	914,687	910,857
3	Low density flats	12	£566,887	1,095,962	1,045,348	995,015	944,966	895,199	845,715	796,512	747,593	698,955	650,601	602,529
4	Low density rural extension	12	£1,417,217	1,898,327	1,835,446	1,772,903	1,710,693	1,648,821	1,587,284	1,526,083	1,465,217	1,404,687	1,344,493	1,284,634
5	Medium density flats	50	£1,098,343	4,429,678	4,223,680	4,018,831	3,815,135	3,612,589	3,411,193	3,210,947	3,011,852	2,813,907	2,617,114	2,421,470
6	Low density rural extension	50	£6,554,627	7,621,137	7,365,599	7,111,428	6,858,622	6,607,185	6,357,113	6,108,409	5,861,072	5,615,102	5,370,499	5,127,263
7	Low density rural extension	50	£5,916,880	7,621,137	7,365,599	7,111,428	6,858,622	6,607,185	6,357,113	6,108,409	5,861,072	5,615,102	5,370,499	5,127,263
8	Extra care scheme	60	£1,700,660	868,921	731,950	594,978	458,006	321,034	184,063	47,091	91,351	230,563	369,775	508,987
9	Low density edge of settlement houses/flats	150	£8,857,604	19,503,050	18,837,399	18,175,302	17,514,742	16,850,651	16,190,173	15,533,308	14,880,056	14,230,418	13,584,393	12,941,981
10	Low density rural extension	250	£33,729,758	33,841,097	32,720,628	31,595,926	30,477,263	29,364,640	28,258,056	27,157,513	26,046,944	24,941,347	23,841,900	22,745,988
11	Low density rural extension	250	£25,297,318	33,841,097	32,720,628	31,595,926	30,477,263	29,364,640	28,258,056	27,157,513	26,046,944	24,941,347	23,841,900	22,745,988
12	Low density edge of settlement houses/flats	500	£42,162,197	61,942,084	59,766,599	57,602,788	55,450,648	53,301,266	51,149,599	49,009,752	46,881,726	44,765,520	42,643,553	40,524,055
13	Low density edge of settlement houses/flats	500	£44,288,022	59,937,876	57,783,414	55,641,032	53,510,730	51,391,008	49,272,523	47,153,836	45,046,875	42,951,639	40,868,130	38,770,466
14	High density houses	500	£25,297,318	78,000,966	75,758,746	73,521,698	71,275,033	69,040,555	66,818,267	64,608,165	62,398,288	60,180,126	57,974,356	55,780,979
15	High density flats	500	£9,849,656	37,938,495	36,180,432	34,432,168	32,693,702	30,965,035	29,246,166	27,524,743	25,813,135	24,111,408	22,419,558	20,737,587
16	High density flats	500	£7,369,527	37,938,495	36,180,432	34,432,168	32,693,702	30,965,035	29,246,166	27,524,743	25,813,135	24,111,408	22,419,558	20,737,587
17	High density flats	500	£5,916,880	37,938,495	36,180,432	34,432,168	32,693,702	30,965,035	29,246,166	27,524,743	25,813,135	24,111,408	22,419,558	20,737,587
18	Low density flats and houses	700	£33,056,580	84,499,144	81,497,636	78,512,271	75,543,045	72,589,961	69,645,380	66,698,232	63,767,396	60,852,871	57,954,657	55,050,062
19	High density flats	700	£8,255,287	34,904,104	32,482,407	30,074,206	27,679,501	25,298,291	22,930,577	20,576,360	18,235,637	15,908,411	13,594,679	11,294,445
20	Low density edge of settlement houses	1,935	£342,789,292	188,332,135	181,643,827	174,980,587	168,373,915	161,793,309	155,248,770	148,740,297	142,267,891	135,830,479	129,411,347	123,028,413
21	Medium density edge of settlement houses/flats	1,935	£114,263,097	177,360,534	170,852,344	164,299,556	157,822,168	151,368,949	144,948,606	138,562,762	132,214,417	125,900,571	119,622,226	113,379,380
22	New Settlement	2,560	£201,563,647	177,539,241	170,083,854	162,668,699	155,293,776	147,959,084	140,664,624	133,410,396	126,196,400	119,022,636	111,889,104	104,795,803
23	Low density edge of settlement houses/flats	3,670	£342,789,292	185,582,281	177,539,598	169,704,751	161,830,501	153,990,569	146,185,531	138,415,601	130,692,778	122,994,234	115,333,333	107,714,399
24	Low density edge of settlement houses	3,870	£685,578,584	192,115,725	184,062,462	176,052,651	168,075,104	160,126,044	152,236,534	144,380,573	136,554,572	128,762,643	121,003,982	113,299,708
25	New Settlement	9,728	£907,018,695	66,551,546	58,540,483	50,434,906	42,197,013	33,804,976	25,217,199	16,370,160	7,201,570	2,430,371	12,754,439	23,862,549
26	New settlement - High density flats and houses	7,335	£173,254,743	170,950,731	163,230,669	155,532,761	147,846,969	140,185,179	132,522,992	124,869,182	117,218,716	109,562,721	101,892,154	94,197,890
27	Retail (comparison)	-	£885,760	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522
28	Retail (convenience)	-	£3,543,042	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£1,417,217	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596
30	Office	-	£2,302,977	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894
31	Industrial (40% plot ratio)	-	£3,543,042	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302
32	Warehousing/logistics (50% plot ratio)	-	£3,543,042	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628
33	Warehousing/logistics (60% plot ratio)	-	£3,543,042	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954
34	Student/co-living development (medium density)	-	£1,062,913	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density)	-	£1,476,833	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density)	-	£1,829,963	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 25	-	£566,932	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 25	-	£708,608	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 30	-	£849,573	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£531,456	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£531,456	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms)	-	£531,456	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815
43	Leisure use	-	£1,062,913	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
44	Leisure use	-	£1,062,913	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
45	Leisure use	-	£1,062,913	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081
46	Community use	-	£664,208	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775
47	Community use	-	£553,404	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469
48	Community use	-	£664,208	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) £370,000 PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	520,389	519,773	519,147	518,514	517,871	517,221	516,562	515,896	515,220	514,536	513,844
2	Low density rural extension	6	£74,000	949,163	945,332	941,502	937,671	933,841	930,010	926,179	922,348	918,518	914,687	910,857
3	Low density flats	12	£59,200	1,095,962	1,045,348	995,015	944,966	895,199	845,715	796,512	747,593	698,955	650,601	602,529
4	Low density rural extension	12	£148,000	1,898,327	1,835,446	1,772,903	1,710,693	1,648,821	1,587,284	1,526,083	1,465,217	1,404,687	1,344,493	1,284,634
5	Medium density flats	50	£114,700	4,429,678	4,223,680	4,018,831	3,815,135	3,612,589	3,411,193	3,210,947	3,011,852	2,813,907	2,617,114	2,421,470
6	Low density rural extension	50	£684,500	7,621,137	7,365,599	7,111,428	6,858,622	6,607,185	6,357,113	6,108,409	5,861,072	5,615,102	5,370,499	5,127,263
7	Low density rural extension	50	£617,900	7,621,137	7,365,599	7,111,428	6,858,622	6,607,185	6,357,113	6,108,409	5,861,072	5,615,102	5,370,499	5,127,263
8	Extra care scheme	60	£177,600	868,921	731,950	594,978	458,006	321,034	184,063	47,091	91,351	230,563	369,775	508,987
9	Low density edge of settlement houses/flats	150	£925,000	19,503,050	18,837,399	18,175,302	17,514,742	16,850,651	16,190,173	15,533,308	14,880,056	14,230,418	13,584,393	12,941,981
10	Low density rural extension	250	£3,522,400	33,841,097	32,720,628	31,595,926	30,477,263	29,364,640	28,258,056	27,157,513	26,046,944	24,941,347	23,841,900	22,745,988
11	Low density rural extension	250	£2,641,800	33,841,097	32,720,628	31,595,926	30,477,263	29,364,640	28,258,056	27,157,513	26,046,944	24,941,347	23,841,900	22,745,988
12	Low density edge of settlement houses/flats	500	£4,403,000	61,942,084	59,766,599	57,602,788	55,450,648	53,301,266	51,149,599	49,009,752	46,881,726	44,765,520	42,643,553	40,524,055
13	Low density edge of settlement houses/flats	500	£4,625,000	59,937,876	57,783,414	55,641,032	53,510,730	51,391,008	49,272,523	47,153,836	45,046,875	42,951,639	40,868,130	38,770,466
14	High density houses	500	£2,641,800	78,000,966	75,758,746	73,521,698	71,275,033	69,040,555	66,818,267	64,608,165	62,398,288	60,180,126	57,974,356	55,780,979
15	High density flats	500	£1,028,600	37,938,495	36,180,432	34,432,168	32,693,702	30,965,035	29,246,166	27,524,743	25,813,135	24,111,408	22,419,558	20,737,587
16	High density flats	500	£769,600	37,938,495	36,180,432	34,432,168	32,693,702	30,965,035	29,246,166	27,524,743	25,813,135	24,111,408	22,419,558	20,737,587
17	High density flats	500	£617,900	37,938,495	36,180,432	34,432,168	32,693,702	30,965,035	29,246,166	27,524,743	25,813,135	24,111,408	22,419,558	20,737,587
18	Low density flats and houses	700	£3,452,100	84,499,144	81,497,636	78,512,271	75,543,045	72,589,961	69,645,380	66,698,232	63,767,396	60,852,871	57,954,657	55,050,062
19	High density flats	700	£862,100	34,904,104	32,482,407	30,074,206	27,679,501	25,298,291	22,930,577	20,576,360	18,235,637	15,908,411	13,594,679	11,294,445
20	Low density edge of settlement houses	1,935	£35,797,500	188,332,135	181,643,827	174,980,587	168,373,915	161,793,309	155,248,770	148,740,297	142,267,891	135,830,479	129,411,347	123,028,413
21	Medium density edge of settlement houses/flats	1,935	£11,922,500	177,360,534	170,852,344	164,299,556	157,822,168	151,368,949	144,948,606	138,562,762	132,214,417	125,900,571	119,622,226	113,379,380
22	New Settlement	2,560	£21,049,300	177,539,241	170,083,854	162,668,699	155,293,776	147,959,084	140,664,624	133,410,396	126,196,400	119,022,636	111,889,104	104,795,803
23	Low density edge of settlement houses/flats	3,670	£35,797,500	185,582,281	177,622,016	169,704,756	161,830,501	153,990,569	146,181,531	138,415,601	130,692,778	122,994,234	115,333,333	107,714,399
24	Low density edge of settlement houses	3,870	£71,595,000	192,115,725	184,062,462	176,052,651	168,075,104	160,126,044	152,236,534	144,380,573	136,554,572	128,762,643	121,003,982	113,299,708
25	New Settlement	9,728	£94,720,000	66,551,546	58,540,483	50,434,906	42,197,013	33,804,976	25,217,199	16,370,160	7,201,570	2,430,371	12,754,439	23,862,549
26	New settlement - High density flats and houses	7,335	£18,093,000	170,950,731	163,230,669	155,532,761	147,846,969	140,185,179	132,522,992	124,869,182	117,218,716	109,562,721	101,892,154	94,197,890
27	Retail (comparison)	-	£92,500	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522
28	Retail (convenience)	-	£370,000	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£148,000	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596
30	Office	-	£240,500	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894
31	Industrial (40% plot ratio)	-	£370,000	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302
32	Warehousing/logistics (50% plot ratio)	-	£370,000	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628
33	Warehousing/logistics (60% plot ratio)	-	£370,000	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954
34	Student/co-living development (medium density)	-	£111,000	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density)	-	£154,226	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density)	-	£193,184	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 20	-	£59,205	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 25	-	£74,000	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 30	-	£88,721	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£55,500	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£55,500	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms

GREATER CAMBRIDGE CIL VIABILITY ########## AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

						Residual land values									
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	775,587	774,197	772,799	771,391	769,975	768,552	767,120	765,680	764,231	762,774	761,308
2	Low density rural extension	6	£2,050,533	1,249,396	1,244,656	1,239,915	1,235,175	1,230,434	1,225,694	1,220,953	1,216,212	1,211,472	1,206,731	1,201,991
3	Low density flats	12	£1,640,426	1,606,358	1,532,896	1,459,846	1,387,207	1,314,981	1,243,167	1,171,764	1,100,775	1,030,196	960,030	890,275
4	Low density rural extension	12	£4,101,066	2,498,793	2,409,033	2,319,761	2,230,978	2,142,683	2,054,875	1,967,556	1,880,725	1,794,381	1,708,527	1,623,159
5	Medium density flats	50	£3,178,326	6,461,897	6,164,822	5,869,414	5,575,673	5,283,598	4,993,191	4,704,450	4,417,376	4,131,969	3,848,228	3,566,154
6	Low density rural extension	50	£6,554,627	10,011,984	9,649,296	9,288,582	8,929,843	8,573,078	8,218,288	7,865,472	7,514,630	7,165,762	6,818,443	6,465,651
7	Low density rural extension	50	£5,916,880	10,011,984	9,649,296	9,288,582	8,929,843	8,573,078	8,218,288	7,865,472	7,514,630	7,165,762	6,818,443	6,465,651
8	Extra care scheme	60	£1,700,660	2,355,485	2,156,255	1,957,025	1,757,794	1,558,564	1,359,334	1,160,104	960,873	761,643	562,414	363,184
9	Low density edge of settlement houses/flats	150	£25,631,664	26,061,168	25,093,968	24,132,019	23,175,349	22,223,948	21,277,818	20,336,957	19,401,367	18,466,727	17,527,919	16,584,469
10	Low density rural extension	250	£97,605,374	44,581,857	42,970,603	41,359,764	39,751,521	38,152,134	36,561,602	34,979,926	33,407,104	31,833,715	30,260,688	28,686,626
11	Low density rural extension	250	£73,204,032	44,581,857	42,970,603	41,359,764	39,751,521	38,152,134	36,561,602	34,979,926	33,407,104	31,833,715	30,260,688	28,686,626
12	Low density edge of settlement houses/flats	500	£122,006,720	82,376,696	79,264,909	76,170,118	73,092,322	70,031,521	66,988,388	63,918,883	60,886,519	57,871,297	54,873,217	51,878,174
13	Low density edge of settlement houses/flats	500	£128,158,319	89,527,440	77,154,240	74,087,899	71,038,420	68,005,892	64,989,461	61,967,982	58,963,509	55,976,043	53,005,584	50,052,130
14	High density houses	500	£73,204,032	98,573,631	95,381,010	92,205,809	89,048,004	85,905,264	82,752,701	79,617,737	76,500,370	73,400,600	70,314,563	67,215,088
15	High density flats	500	£28,502,410	55,885,965	53,304,403	50,737,321	48,184,721	45,646,600	43,122,961	40,613,802	38,119,125	35,638,929	33,171,016	30,704,961
16	High density flats	500	£21,325,544	55,885,965	53,304,403	50,737,321	48,184,721	45,646,600	43,122,961	40,613,802	38,119,125	35,638,929	33,171,016	30,704,961
17	High density flats	500	£17,121,951	55,885,965	53,304,403	50,737,321	48,184,721	45,646,600	43,122,961	40,613,802	38,119,125	35,638,929	33,171,016	30,704,961
18	Low density flats and houses	700	£95,657,370	112,079,653	107,817,999	103,579,647	99,364,596	95,172,845	91,004,397	86,839,447	82,691,665	78,566,954	74,455,915	70,388,346
19	High density flats	700	£23,888,711	59,571,008	56,046,053	52,540,865	49,055,444	45,589,790	42,143,904	38,717,783	35,311,431	31,924,845	28,558,025	25,210,973
20	Low density edge of settlement houses	1,935	£991,945,392	245,592,903	236,310,411	227,078,711	217,897,805	208,767,690	199,688,367	190,659,836	181,682,099	172,744,962	163,851,574	155,009,046
21	Medium density edge of settlement houses/flats	1,935	£230,648,464	233,860,648	224,743,369	215,676,091	206,658,824	197,691,567	188,774,294	179,907,036	171,089,781	162,322,530	153,605,282	144,938,041
22	New Settlement	2,560	£583,274,143	241,545,865	231,231,146	220,966,158	210,757,691	200,605,747	190,510,326	180,471,427	170,489,050	160,563,196	150,693,863	140,881,053
23	Low density edge of settlement houses/flats	3,670	£991,945,392	252,996,075	242,053,324	231,170,539	220,346,503	209,581,923	198,877,420	188,172,992	177,568,640	167,001,830	156,491,621	146,041,626
24	Low density edge of settlement houses	3,870	£1,983,890,784	260,074,986	249,014,847	238,013,807	227,053,731	216,154,310	205,315,543	194,537,430	183,802,589	173,120,610	162,499,415	151,921,969
25	New Settlement	9,728	£2,624,682,381	144,079,903	133,407,490	122,706,086	111,950,301	101,129,439	90,221,550	79,192,331	68,003,879	56,600,547	44,921,102	32,865,047
26	New Settlement - High density flats and houses	7,335	£501,355,345	247,251,054	236,299,488	225,391,867	214,517,872	203,686,767	192,886,972	182,114,193	171,374,196	160,652,525	149,937,809	139,229,979
27	Retail (comparison)	-	£2,563,166	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522
28	Retail (convenience)	-	£10,252,666	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£4,101,066	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596
30	Office	-	£6,664,233	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894
31	Industrial (40% plot ratio)	-	£10,252,666	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302
32	Warehousing/logistics (50% plot ratio)	-	£10,252,666	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628
33	Warehousing/logistics (60% plot ratio)	-	£10,252,666	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954
34	Student/co-living development (medium density)	-	£3,075,800	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density)	-	£4,273,581	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density)	-	£5,353,111	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 20	-	£1,640,558	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 25	-	£2,050,533	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 30	-	£2,458,448	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£1,537,900	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£1,537,900	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms)	-	£1,537,900	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815
43	Leisure use	-	£3,075,800	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
44	Leisure use	-	£3,075,800	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
45	Leisure use	-	£3,075,800	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081
46	Community use	-	£1,706,909	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775
47	Community use	-	£1,601,412	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469
48	Community use	-	£1,922,090	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

						Residual land values									
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	775,587	774,197	772,799	771,391	769,975	768,552	767,120	765,680	764,231	762,774	761,308
2	Low density rural extension	6	£708,608	1,249,396	1,244,656	1,239,915	1,235,175	1,230,434	1,225,694	1,220,953	1,216,212	1,211,472	1,206,731	1,201,991
3	Low density flats	12	£566,887	1,606,358	1,532,896	1,459,846	1,387,207	1,314,981	1,243,167	1,171,764	1,100,775	1,030,196	960,030	890,275
4	Low density rural extension	12	£1,417,217	2,498,793	2,409,033	2,319,761	2,230,978	2,142,683	2,054,875	1,967,556	1,880,725	1,794,381	1,708,527	1,623,159
5	Medium density flats	50	£1,098,343	6,461,897	6,164,822	5,869,414	5,575,673	5,283,598	4,993,191	4,704,450	4,417,376	4,131,969	3,848,228	3,566,154
6	Low density rural extension	50	£6,554,627	10,011,984	9,649,296	9,288,582	8,929,843	8,573,078	8,218,288	7,865,472	7,514,630	7,165,762	6,818,443	6,465,651
7	Low density rural extension	50	£5,916,880	10,011,984	9,649,296	9,288,582	8,929,843	8,573,078	8,218,288	7,865,472	7,514,630	7,165,762	6,818,443	6,465,651
8	Extra care scheme	60	£1,700,660	2,355,485	2,156,255	1,957,025	1,757,794	1,558,564	1,359,334	1,160,104	960,873	761,643	562,414	363,184
9	Low density edge of settlement houses/flats	150	£8,857,604	26,061,168	25,093,968	24,132,019	23,175,349	22,223,948	21,277,818	20,336,957	19,401,367	18,466,727	17,527,919	16,584,469
10	Low density rural extension	250	£33,729,758	44,581,857	42,970,603	41,359,764	39,751,521	38,152,134	36,561,602	34,979,926	33,407,104	31,833,715	30,260,688	28,686,626
11	Low density rural extension	250	£25,297,318	44,581,857	42,970,603	41,359,764	39,751,521	38,152,134	36,561,602	34,979,926	33,407,104	31,833,715	30,260,688	28,686,626
12	Low density edge of settlement houses/flats	500	£42,162,197	82,376,696	79,264,909	76,170,118	73,092,322	70,031,521	66,988,388	63,918,883	60,886,519	57,871,297	54,873,217	51,878,174
13	Low density edge of settlement houses/flats	500	£44,288,022	89,527,440	77,154,240	74,087,899	71,038,420	68,005,892	64,989,461	61,967,982	58,963,509	55,976,043	53,005,584	50,052,130
14	High density houses	500	£25,297,318	98,573,631	95,381,010	92,205,809	89,048,004	85,905,264	82,752,701	79,617,737	76,500,370	73,400,600	70,314,563	67,215,088
15	High density flats	500	£9,849,656	55,885,965	53,304,403	50,737,321	48,184,721	45,646,600	43,122,961	40,613,802	38,119,125	35,638,929	33,171,016	30,704,961
16	High density flats	500	£7,369,527	55,885,965	53,304,403	50,737,321	48,184,721	45,646,600	43,122,961	40,613,802	38,119,125	35,638,929	33,171,016	30,704,961
17	High density flats	500	£5,916,880	55,885,965	53,304,403	50,737,321	48,184,721	45,646,600	43,122,961	40,613,802	38,119,125	35,638,929	33,171,016	30,704,961
18	Low density flats and houses	700	£33,056,580	112,079,653	107,817,999	103,579,647	99,364,596	95,172,845	91,004,397	86,839,447	82,691,665	78,566,954	74,455,915	70,388,346
19	High density flats	700	£8,255,287	59,571,008	56,046,053	52,540,865	49,055,444	45,589,790	42,143,904	38,717,783	35,311,431	31,924,845	28,558,025	25,210,973
20	Low density edge of settlement houses	1,935	£342,789,292	245,592,903	236,310,411	227,078,711	217,897,805	208,767,690	199,688,367	190,659,836	181,682,099	172,744,962	163,851,574	155,009,046
21	Medium density edge of settlement houses/flats	1,935	£114,263,097	233,860,648	224,743,369	215,676,095	206,658,824	197,691,567	188,774,294	179,907,036	171,089,781	162,322,530	153,605,283	144,938,041
22	New Settlement	2,560	£201,563,647	241,545,865	231,231,146	220,966,158	210,757,691	200,605,747	190,510,326	180,471,427	170,489,050	160,563,196	150,693,863	140,881,053
23	Low density edge of settlement houses/flats	3,670	£342,789,292	252,996,075	242,053,324	231,170,539	220,346,503	209,581,923	198,877,420	188,172,992	177,568,640	167,001,830	156,491,621	146,041,626
24	Low density edge of settlement houses	3,870	£685,578,584	260,074,986	249,014,847	238,013,807	227,053,731	216,154,310	205,315,543	194,537,430	183,802,589	173,120,610	162,499,415	151,921,969
25	New Settlement	9,728	£907,018,695	144,079,903	133,407,490	122,706,086	111,950,301	101,129,439	90,221,550	79,192,331	68,003,879	56,600,547	44,921,102	32,865,047
26	New settlement - High density flats and houses	7,335	£173,254,743	247,251,054	236,299,488	225,391,867	214,517,872	203,686,767	192,886,972	182,114,193	171,374,196	160,652,525	149,937,809	139,229,979
27	Retail (comparison)	-	£885,760	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522
28	Retail (convenience)	-	£3,543,042	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£1,417,217	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596
30	Office	-	£2,302,977	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894
31	Industrial (40% plot ratio)	-	£3,543,042	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302
32	Warehousing/logistics (50% plot ratio)	-	£3,543,042	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628
33	Warehousing/logistics (60% plot ratio)	-	£3,543,042	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954
34	Student/co-living development (medium density)	-	£1,062,913	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density)	-	£1,476,833	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density)	-	£1,850,000	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 20	-	£639,523	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 25	-	£799,404	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 30	-	£959,285	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£537,050	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£537,050	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms)	-	£537,050	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815
43	Leisure use	-	£111,000	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
44	Leisure use	-	£111,000	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
45	Leisure use	-	£111,000	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081
46	Community use	-	£61,589	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775
47	Community use	-	£57,792	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469
48	Community use	-	£69,363	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD) **£247,000** PER HA

						Residual land values									
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£19,760	775,587	774,197	772,799	771,391	769,975	768,552	767,120	765,680	764,231	762,774	761,308
2	Low density rural extension	6	£49,400	1,249,396	1,244,656	1,239,915	1,235,175	1,230,434	1,225,694	1,220,953	1,216,212	1,211,472	1,206,731	1,201,991
3	Low density flats	12	£39,520	1,606,358	1,532,896	1,459,846	1,387,207	1,314,981	1,243,167	1,171,764	1,100,775	1,030,196	960,030	890,275
4	Low density rural extension	12	£98,800	2,498,793	2,409,033	2,319,761	2,230,978	2,142,683	2,054,875	1,967,556	1,880,725	1,794,381	1,708,527	1,623,159
5	Medium density flats	50	£76,570	6,461,897	6,164,822	5,869,414	5,575,673	5,283,598	4,993,191	4,704,450	4,417,376	4,131,969	3,848,228	3,566,154
6	Low density rural extension	50	£456,950	10,011,984	9,649,296	9,288,582	8,929,843	8,573,078	8,218,288	7,865,472	7,514,630	7,165,762	6,816,443	6,465,651
7	Low density rural extension	50	£412,480	10,011,984	9,649,296	9,288,582	8,929,843	8,573,078	8,218,288	7,865,472	7,514,630	7,165,762	6,816,443	6,465,651
8	Extra care scheme	60	£118,560	2,355,485	2,156,255	1,957,025	1,757,794	1,558,564	1,359,334	1,160,104	960,873	761,643	562,414	363,184
9	Low density edge of settlement houses/flats	150	£617,500	26,061,168	25,093,968	24,132,019	23,175,349	22,223,948	21,277,818	20,336,957	19,401,367	18,466,727	17,527,919	16,584,469
10	Low density rural extension	250	£2,351,440	44,581,857	42,970,603	41,359,764	39,751,521	38,152,134	36,561,602	34,979,926	33,407,104	31,833,715	30,260,688	28,686,626
11	Low density rural extension	250	£1,763,580	44,581,857	42,970,603	41,359,764	39,751,521	38,152,134	36,561,602	34,979,926	33,407,104	31,833,715	30,260,688	28,686,626
12	Low density edge of settlement houses/flats	500	£2,939,300	82,376,696	79,264,909	76,170,118	73,092,322	70,031,521	66,988,388	63,918,883	60,886,519	57,871,297	54,873,217	51,878,174
13	Low density edge of settlement houses/flats	500	£3,087,500	89,527,440	77,154,240	74,087,899	71,038,420	68,005,892	64,989,461	61,967,982	58,963,509	55,976,043	53,005,584	50,052,130
14	High density houses	500	£1,763,580	98,573,631	95,381,010	92,205,809	89,048,004	85,905,264	82,752,701	79,617,737	76,500,370	73,400,600	70,314,563	67,215,088
15	High density flats	500	£686,660	55,885,965	53,304,403	50,737,321	48,184,721	45,646,600	43,122,961	40,613,802	38,119,125	35,638,929	33,171,016	30,704,961
16	High density flats	500	£513,760	55,885,965	53,304,403	50,737,321	48,184,721	45,646,600	43,122,961	40,613,802	38,119,125	35,638,929	33,171,016	30,704,961
17	High density flats	500	£412,490	55,885,965	53,304,403	50,737,321	48,184,721	45,646,600	43,122,961	40,613,802	38,119,125	35,638,929	33,171,016	30,704,961
18	Low density flats and houses	700	£2,304,510	112,079,653	107,817,999	103,579,647	99,364,596	95,172,845	91,004,397	86,839,447	82,691,665	78,566,954	74,455,915	70,388,346
19	High density flats	700	£575,510	59,571,008	56,046,053	52,540,865	49,055,444	45,589,790	42,143,904	38,717,783	35,311,431	31,924,845	28,558,025	25,210,973
20	Low density edge of settlement houses	1,935	£23,897,250	245,592,903	236,310,411	227,078,711	217,897,805	208,767,690	199,688,367	190,659,836	181,682,099	172,744,962	163,851,574	155,009,046
21	Medium density edge of settlement houses/flats	1,935	£7,965,750	233,860,648	224,743,369	215,676,095	206,658,824	197,691,567	188,774,294	179,907,036	171,089,781	162,322,530	153,605,283	144,938,041
22	New Settlement	2,560	£14,051,830	241,545,865	231,231,146	220,966,158	210,757,691	200,605,747	190,510,326	180,471,427	170,489,050	160,563,196	150,693,863	140,881,053
23	Low density edge of settlement houses/flats	3,670	£23,897,250	252,996,075	242,053,324	231,170,539	220,346,503	209,581,923	198,877,420	188,172,992	177,568,640	167,001,830	156,491,621	146,041,626
24	Low density edge of settlement houses	3,870	£47,794,500	260,074,986	249,014,847	238,013,807	227,053,731	216,154,310	205,315,543	194,537,430	183,802,589	173,120,610	162,499,415	151,921,969
25	New Settlement	9,728	£63,232,000	144,079,903	133,407,490	122,706,086	111,950,301	101,129,439	90,221,550	79,192,331	68,003,879	56,600,547	44,921,102	32,865,047
26	New settlement - High density flats and houses	7,335	£12,078,300	247,251,054	236,299,488	225,391,867	214,517,872	203,686,767	192,886,972	182,114,193	171,374,196	160,652,525	149,937,809	139,229,979
27	Retail (comparison)	-	£61,750	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522
28	Retail (convenience)	-	£247,000	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£98,800	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596
30	Office	-	£160,550	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894
31	Industrial (40% plot ratio)	-	£247,000	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302
32	Warehousing/logistics (50% plot ratio)	-	£247,000	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628
33	Warehousing/logistics (60% plot ratio)	-	£247,000	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954
34	Student/co-living development (medium density)	-	£74,100	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density)	-	£102,956	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density)	-	£128,963	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 20	-	£39,523	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 25	-	£49,400	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 30	-	£59,727	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£37,050	7,145,

GREATER CAMBRIDGE CIL VIABILITY Sales value £6,500 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	1,030,785	1,028,621	1,026,450	1,024,269	1,022,081	1,019,883	1,017,676	1,015,464	1,013,241	1,011,011	1,008,772
2	Low density rural extension	6	£2,050,533	1,549,639	1,543,979	1,538,328	1,532,678	1,527,028	1,521,377	1,515,726	1,510,077	1,504,426	1,498,775	1,493,126
3	Low density flats	12	£1,640,425	2,116,755	2,016,303	1,916,418	1,817,100	1,718,349	1,620,164	1,522,546	1,425,494	1,329,010	1,233,091	1,137,740
4	Low density rural extension	12	£4,101,066	3,099,259	3,077,746	2,856,905	2,736,734	2,617,232	2,498,401	2,380,239	2,262,748	2,145,926	2,029,775	1,914,295
5	Medium density flats	50	£3,178,326	8,494,116	8,089,579	7,687,326	7,287,355	6,889,666	6,494,260	6,101,137	5,710,296	5,321,739	4,935,463	4,551,470
6	Low density rural extension	50	£18,967,431	12,460,830	11,913,717	11,427,302	10,943,587	10,462,570	9,984,252	9,508,633	9,035,099	8,559,731	8,087,095	7,617,191
7	Low density rural extension	50	£17,121,951	12,492,830	11,913,717	11,427,302	10,943,587	10,462,570	9,984,252	9,508,633	9,035,099	8,559,731	8,087,095	7,617,191
8	Extra care scheme	60	£4,921,279	3,825,841	3,553,928	3,282,017	3,010,105	2,738,193	2,466,281	2,194,369	1,922,457	1,650,545	1,378,633	1,106,466
9	Low density edge of settlement houses/flats	150	£25,631,664	32,593,640	31,280,999	29,975,608	28,677,468	27,386,576	26,102,933	24,816,379	23,535,801	22,262,544	20,996,611	19,738,001
10	Low density rural extension	250	£97,605,376	55,247,319	53,058,494	50,881,752	48,717,089	46,564,509	44,421,800	42,278,402	40,147,179	38,028,133	35,921,264	33,826,573
11	Low density rural extension	250	£73,204,032	55,247,319	53,058,494	50,881,752	48,717,089	46,564,509	44,421,800	42,278,402	40,147,179	38,028,133	35,921,264	33,826,573
12	Low density edge of settlement houses/flats	500	£122,006,720	102,687,248	98,483,128	94,302,274	90,144,688	86,010,370	81,899,319	77,811,536	73,747,022	69,689,153	65,647,769	61,629,804
13	Low density edge of settlement houses/flats	500	£128,158,319	100,410,241	96,244,962	92,100,769	87,979,663	83,881,641	79,806,705	75,754,855	71,726,090	67,720,274	63,714,402	59,731,765
14	High density houses	500	£73,204,032	119,095,670	114,807,868	110,528,960	106,273,839	102,042,503	97,834,953	93,651,188	89,491,209	85,346,411	81,202,316	77,082,207
15	High density flats	500	£28,502,410	73,582,850	70,056,976	66,551,001	63,064,924	59,598,747	56,152,468	52,726,087	49,319,606	45,933,024	42,566,338	39,219,554
16	High density flats	500	£21,325,544	73,582,850	70,056,976	66,551,001	63,064,924	59,598,747	56,152,468	52,726,087	49,319,606	45,933,024	42,566,338	39,219,554
17	High density flats	500	£17,121,951	73,582,850	70,056,976	66,551,001	63,064,924	59,598,747	56,152,468	52,726,087	49,319,606	45,933,024	42,566,338	39,219,554
18	Low density flats and houses	700	£95,657,370	139,516,056	133,783,872	128,083,431	122,414,734	116,777,779	111,172,567	105,599,099	100,057,373	94,547,391	89,051,357	83,577,908
19	High density flats	700	£23,888,711	83,726,976	78,934,340	74,158,802	69,410,362	64,689,018	59,994,774	55,327,626	50,687,577	46,074,625	41,488,771	36,930,015
20	Low density edge of settlement houses	1,935	£991,945,392	392,643,232	290,332,762	278,090,454	265,916,307	253,810,321	241,772,496	229,802,834	217,901,333	206,067,993	194,302,813	182,605,794
21	Medium density edge of settlement houses/flats	1,935	£330,648,464	290,103,995	278,004,014	265,971,147	254,005,392	242,106,750	230,275,220	218,510,803	206,813,499	195,183,307	183,620,228	172,124,261
22	New Settlement	2,560	£583,274,143	319,157,177	277,777,578	264,273,642	250,845,369	237,492,760	224,209,203	210,991,183	197,848,907	184,782,376	171,791,593	158,876,558
23	Low density edge of settlement houses/flats	3,670	£991,945,392	319,157,007	305,335,457	290,983,896	276,695,640	262,479,655	248,343,780	234,288,072	220,309,547	206,378,097	192,532,927	178,758,086
24	Low density edge of settlement houses	3,870	£1,983,890,784	327,490,984	312,823,460	298,311,470	283,871,837	269,513,063	255,235,147	241,036,187	226,891,037	212,826,903	198,843,783	184,910,281
25	New Settlement	9,728	£2,624,682,381	212,494,171	203,984,861	189,278,676	175,161,793	161,020,224	146,839,839	132,606,348	118,261,204	103,785,786	89,119,917	74,176,976
26	New settlement - High density flats and houses	7,335	£501,355,343	307,282,054	307,482,054	292,747,969	278,067,725	263,459,758	248,894,340	234,389,963	219,935,238	205,513,677	191,140,303	176,767,740
27	Retail (comparison)	-	£2,563,166	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522
28	Retail (convenience)	-	£10,252,664	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£4,101,066	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596
30	Office	-	£6,664,233	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894
31	Industrial (40% plot ratio)	-	£10,252,666	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302
32	Warehousing/logistics (50% plot ratio)	-	£10,252,667	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628
33	Warehousing/logistics (60% plot ratio)	-	£10,252,666	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954
34	Student/co-living development (medium density) 200 beds	-	£3,075,800	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density) 250 beds	-	£4,273,581	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density) 300 beds	-	£5,353,111	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 200 beds	-	£1,640,558	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 250 beds	-	£2,050,533	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 300 beds	-	£2,458,448	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£1,537,900	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£1,537,900	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms)	-	£1,537,900	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815
43	Leisure use	-	£3,075,800	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
44	Leisure use	-	£3,075,800	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
45	Leisure use	-	£3,075,800	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081
46	Community use	-	£1,706,909	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775
47	Community use	-	£1,601,412	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469
48	Community use	-	£1,922,050	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	1,290,785	1,028,621	1,026,450	1,024,269	1,022,081	1,019,883	1,017,676	1,015,464	1,013,241	1,011,011	1,008,772
2	Low density rural extension	6	£708,608	1,549,629	1,543,979	1,538,328	1,532,678	1,527,028	1,521,377	1,515,726	1,510,077	1,504,426	1,498,775	1,493,126
3	Low density flats	12	£566,887	2,116,755	2,016,303	1,916,418	1,817,100	1,718,349	1,620,164	1,522,546	1,425,494	1,329,010	1,233,091	1,137,740
4	Low density rural extension	12	£1,417,217	3,099,259	3,077,746	2,856,905	2,736,734	2,617,232	2,498,401	2,380,239	2,262,748	2,145,926	2,029,775	1,914,295
5	Medium density flats	50	£1,098,343	8,494,116	8,089,579	7,687,326	7,287,355	6,889,666	6,494,260	6,101,137	5,710,296	5,321,739	4,935,463	4,551,470
6	Low density rural extension	50	£6,554,627	12,460,830	11,913,717	11,427,302	10,943,587	10,462,570	9,984,252	9,508,633	9,035,099	8,559,731	8,087,095	7,617,191
7	Low density rural extension	50	£5,916,883	12,492,830	11,913,717	11,427,302	10,943,587	10,462,570	9,984,252	9,508,633	9,035,099	8,559,731	8,087,095	7,617,191
8	Extra care scheme	60	£1,700,660	3,825,841	3,553,928	3,282,017	3,010,105	2,738,193	2,466,281	2,194,369	1,922,457	1,650,545	1,378,633	1,106,466
9	Low density edge of settlement houses/flats	150	£8,857,604	32,593,640	31,280,999	29,975,608	28,677,468	27,386,576	26,102,933	24,816,379	23,535,801	22,262,544	20,996,611	19,738,001
10	Low density rural extension	250	£33,729,758	55,247,319	53,058,494	50,881,752	48,717,089	46,564,509	44,421,800	42,278,402	40,147,179	38,028,133	35,921,264	33,826,573
11	Low density rural extension	250	£25,297,131	55,247,319	53,058,494	50,881,752	48,717,089	46,564,509	44,421,800	42,278,402	40,147,179	38,028,133	35,921,264	33,826,573
12	Low density edge of settlement houses/flats	500	£42,162,197	102,687,248	98,483,128	94,302,274	90,144,688	86,010,370	81,899,319	77,811,536	73,747,022	69,689,153	65,647,769	61,629,804
13	Low density edge of settlement houses/flats	500	£44,288,022	100,410,241	96,244,962	92,100,769	87,979,663	83,881,641	79,806,705	75,754,855	71,726,090	67,720,274	63,714,402	59,731,765
14	High density houses	500	£25,297,113	119,095,670	114,807,868	110,528,960	106,273,839	102,042,503	97,834,953	93,651,188	89,491,209	85,346,411	81,202,316	77,082,207
15	High density flats	500	£9,849,656	73,582,850	70,056,976	66,551,001	63,064,924	59,598,747	56,152,468	52,726,087	49,319,606	45,933,024	42,566,338	39,219,554
16	High density flats	500	£7,369,527	73,582,850	70,056,976	66,551,001	63,064,924	59,598,747	56,152,468	52,726,087	49,319,606	45,933,024	42,566,338	39,219,554
17	High density flats	500	£5,916,883	73,582,850	70,056,976	66,551,001	63,064,924	59,598,747	56,152,468	52,726,087	49,319,606	45,933,024	42,566,338	39,219,554
18	Low density flats and houses	700	£33,056,580	139,516,056	133,783,872	128,083,431	122,414,734	116,777,779	111,172,567	105,599,099	100,057,373	94,547,391	89,051,357	83,577,908
19	High density flats	700	£8,255,287	83,726,976	78,934,340	74,158,802	69,410,362	64,689,018	59,994,774	55,327,626	50,687,577	46,074,625	41,488,771	36,930,015
20	Low density edge of settlement houses	1,935	£942,789,292	392,643,232	290,332,762	278,090,454	265,916,307	253,810,321	241,772,496	229,802,834	217,901,333	206,067,993	194,302,813	182,605,794
21	Medium density edge of settlement houses/flats	1,935	£114,263,097	290,103,995	278,004,014	265,971,147	254,005,392	242,106,750	230,275,220	218,510,803	206,813,499	195,183,307	183,620,228	172,124,261
22	New Settlement	2,560	£201,563,647	319,157,177	277,777,578	264,273,642	250,845,369	237,492,760	224,209,203	210,991,183	197,848,907	184,782,376	171,791,593	158,876,558
23	Low density edge of settlement houses/flats	3,670	£942,789,292	319,157,007	305,335,457	290,983,896	276,695,640	262,479,655	248,343,780	234,288,072	220,309,547	206,378,097	192,532,927	178,758,086
24	Low density edge of settlements	3,870	£685,578,584	327,490,984	312,823,460	298,311,470	283,871,837	269,513,063	255,235,147	241,036,187	226,891,037	212,826,903	198,843,783	184,910,281
25	New Settlement	9,728	£907,018,695	212,494,171	203,984,861	189,278,676	175,161,793	161,020,224	146,839,839	132,606,348	118,261,204	103,785,786	89,119,917	74,176,976
26	New settlement - High density flats and houses	7,335	£173,254,743	322,281,359	307,482,054	292,747,969	278,067,725	263,459,758	248,894,340	234,389,963	219,935,238	205,513,677	191,127,303	176,767,740
27	Retail (comparison)	-	£886,760	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522
28	Retail (convenience)	-	£3,543,042	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£1,417,217	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596
30	Office	-	£2,302,977	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894
31	Industrial (40% plot ratio)	-	£3,543,042	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302
32	Warehousing/logistics (50% plot ratio)	-	£3,543,042	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628
33	Warehousing/logistics (60% plot ratio)	-	£3,543,042	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954
34	Student/co-living development (medium density) 200 beds	-	£1,062,913	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density) 250 beds	-	£1,476,833	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density) 300 beds	-	£1,849,883	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 200 beds	-	£566,932	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 250 beds	-	£708,608	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 300 beds	-	£849,573	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£531,456	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£531,456	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms)	-	£531,456	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815
43	Leisure use	-	£1,062,913	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
44	Leisure use	-	£1,062,913	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
45	Leisure use	-	£1,062,913	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081
46	Community use	-	£589,961	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775
47	Community use	-	£553,404	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469
48	Community use	-	£664,208	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	1,030,785	1,028,621	1,026,450	1,024,269	1,022,081	1,019,883	1,017,676	1,015,464	1,013,241	1,011,011	1,008,772
2	Low density rural extension	6	£74,000	1,549,629	1,543,979	1,538,328	1,532,678	1,527,028	1,521,377	1,515,726	1,510,077	1,504,426	1,498,775	1,493,126
3	Low density flats	12	£59,200	2,116,755	2,016,303	1,916,418	1,817,100	1,718,349	1,620,164	1,522,546	1,425,494	1,329,010	1,233,091	1,137,740
4	Low density rural extension	12	£148,000	3,099,259	3,077,746	2,856,905	2,736,734	2,617,232	2,498,401	2,380,239	2,262,748	2,145,926	2,029,775	1,914,295
5	Medium density flats	50	£114,700	8,494,116	8,089,579	7,687,326	7,287,355	6,889,666	6,494,260	6,101,137	5,710,296	5,321,739	4,935,463	4,551,470
6	Low density rural extension	50	£684,500	12,460,830	11,913,717	11,427,302	10,943,587	10,462,570	9,984,252	9,508,633	9,035,099	8,559,731	8,087,095	7,617,191
7	Low density rural extension	50	£617,900	12,492,830	11,913,717	11,427,302	10,943,587	10,462,570	9,984,252	9,508,633	9,035,099	8,559,731	8,087,095	7,617,191
8	Extra care scheme	60	£177,600	3,825,841	3,553,928	3,282,017	3,010,105	2,738,193	2,466,281	2,194,369	1,922,457	1,650,545	1,378,633	1,106,466
9	Low density edge of settlement houses/flats	150	£925,000	32,593,640	31,280,999	29,975,608	28,677,468	27,386,576	26,102,933	24,816,379	23,535,801	22,262,544	20,996,611	19,738,001
10	Low density rural extension	250	£2,522,400	55,247,319	53,058,494	50,881,752	48,717,089	46,564,509	44,421,800	42,278,402	40,147,179	38,028,133	35,921,264	33,826,573
11	Low density rural extension	250	£2,641,800	55,247,319	53,058,494	50,881,752	48,717,089	46,564,509	44,421,800	42,278,402	40,147,179	38,028,133	35,921,264	33,826,573
12	Low density edge of settlement houses/flats	500	£4,403,000	102,687,248	98,483,128	94,302,274	90,144,688	86,010,370	81,899,319	77,811,536	73,747,022	69,689,153	65,647,769	61,629,804
13	Low density edge of settlement houses/flats	500	£4,625,000	100,410,241	96,244,962	92,100,769	87,979,663	83,881,641	79,806,705	75,754,855	71,726,090	67,720,274	63,714,402	59,731,765
14	High density houses	500	£2,641,800	119,095,670	114,807,868	110,528,960	106,273,839	102,042,503	97,834,953	93,651,188	89,491,209	85,346,411	81,202,316	77,082,207
15	High density flats	500	£1,028,600	73,582,850	70,056,976	66,551,001	63,064,924	59,598,747	56,152,468	52,726,087	49,319,606	45,933,024	42,566,338	39,219,554
16	High density flats	500	£769,600	73,582,850	70,056,976	66,551,001	63,064,924	59,598,747	56,152,468	52,726,087	49,319,606	45,933,024	42,566,338	39,219,554
17	High density flats	500	£617,900	73,582,850	70,056,976	66,551,001	63,064,924	59,598,747	56,152,468	52,726,087	49,319,606	45,933,024	42,566,338	39,219,554
18	Low density flats and houses	700	£3,452,100	139,516,056	133,783,872	128,083,431	122,414,734	116,777,779	111,172,567	105,599,099	100,057,373	94,547,391	89,051,357	83,577,908
19	High density flats	700	£862,100	83,726,976	78,934,340	74,158,802	69,410,362	64,689,018	59,994,774	55,327,626	50,687,577	46,074,625	41,488,771	36,930,015
20	Low density edge of settlement houses	1,935	£35,797,500	392,643,232	290,332,762	278,090,454	265,916,307	253,810,321	241,772,496	229,802,834	217,901,333	206,067,993	194,302,813	182,605,794
21	Medium density edge of settlement houses/flats	1,935	£11,932,500	290,103,995	278,004,014	265,971,147	254,005,392	242,106,750	230,275,220	218,510,803	206,813,499	195,183,307	183,620,228	172,124,261
22	New Settlement	2,560	£21,049,300	305,012,440	291,357,177	277,777,578	264,273,642	250,845,369	237,492,760	224,209,203	210,991,183	197,848,907	184,782,376	171,791,593
23	Low density edge of settlement houses/flats	3,670	£35,797,500	319,157,007	305,335,457	290,983,896	276,695,640	262,479,655	248,343,780	234,288,072	220,309,547	206,378,097	192,532,927	178,758,086
24	Low density edge of settlements	3,870	£71,595,000	327,490,984	312,823,460	298,311,470	283,871,837	269,513,063	255,235,147	241,036,187	226,891,037	212,826,903	198,843,783	184,910,281
25	New Settlement	9,728	£94,720,000	217,494,171	203,984,861	189,278,676	175,161,793	161,020,224	146,839,839	132,606,348	118,261,204	103,785,786	89,119,917	74,176,976
26	New settlement - High density flats and houses	7,335	£18,093,000	322,281,359	307,482,054	292,747,969	278,067,725	263,459,758	248,894,340	234,389,963	219,935,238	205,513,677	191,127,303	176,767,740
27	Retail (comparison)	-	£92,500	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522	2,409,522
28	Retail (convenience)	-	£370,000	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£148,000	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596	14,064,596
30	Office	-	£240,500	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894	21,096,894
31	Industrial (40% plot ratio)	-	£370,000	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302	2,177,302
32	Warehousing/logistics (50% plot ratio)	-	£370,000	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628	2,721,628
33	Warehousing/logistics (60% plot ratio)	-	£370,000	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954	3,265,954
34	Student/co-living development (medium density) 200 beds	-	£111,000	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density) 250 beds	-	£154,226	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density) 300 beds	-	£193,184	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 200 beds	-	£59,205	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 250 beds	-	£74,000	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 300 beds	-	£88,721	24,146,660

GREATER CAMBRIDGE CIL VIABILITY Sales value £7,125 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	1,285,984	1,283,046	1,280,101	1,277,148	1,274,185	1,271,214	1,268,236	1,265,249	1,262,252	1,259,248	1,256,236
2	Low density rural extension	6	£2,050,533	1,849,863	1,843,302	1,836,742	1,830,181	1,823,621	1,817,061	1,810,500	1,803,940	1,797,380	1,790,819	1,784,260
3	Low density flats	12	£1,640,425	2,727,160	2,499,710	2,372,990	2,246,992	2,121,716	1,997,160	1,873,327	1,750,214	1,627,823	1,506,152	1,385,204
4	Low density rural extension	12	£4,101,066	3,699,725	3,546,461	3,394,050	3,242,490	3,091,782	2,941,926	2,792,922	2,644,771	2,497,471	2,351,024	2,205,429
5	Medium density flats	50	£3,178,326	10,526,335	10,014,337	9,505,238	8,999,036	8,495,734	7,995,330	7,497,823	7,003,217	6,511,508	6,022,698	5,536,786
6	Low density rural extension	50	£18,967,431	16,795,673	16,128,129	15,466,072	14,809,502	14,158,419	13,512,823	12,872,714	12,238,091	11,608,955	10,985,306	10,367,143
7	Low density rural extension	50	£17,121,951	14,793,676	14,178,137	13,566,021	12,957,329	12,352,061	11,748,331	11,145,507	10,546,136	9,950,217	9,357,748	8,768,731
8	Extra care scheme	60	£4,921,279	5,292,869	4,947,606	4,602,342	4,257,079	3,911,816	3,566,551	3,221,288	2,876,025	2,530,761	2,185,498	1,840,235
9	Low density edge of settlement houses/flats	150	£25,631,664	39,126,112	37,468,041	35,811,749	34,162,965	32,523,469	30,893,261	29,272,341	27,660,708	26,058,362	24,465,304	22,874,462
10	Low density rural extension	250	£97,605,376	65,891,822	63,138,219	60,389,830	57,656,825	54,939,202	52,236,964	49,550,108	46,878,636	44,222,547	41,581,842	38,945,863
11	Low density rural extension	250	£73,204,032	65,891,822	63,138,219	60,389,830	57,656,825	54,939,202	52,236,964	49,550,108	46,878,636	44,222,547	41,581,842	38,945,863
12	Low density edge of settlement houses/flats	500	£122,006,720	122,901,457	117,628,428	112,384,794	107,170,552	101,984,064	96,809,838	91,665,128	86,549,933	81,464,251	76,408,085	71,381,434
13	Low density edge of settlement houses/flats	500	£128,158,319	120,472,534	115,244,488	110,045,605	104,875,888	99,735,337	94,620,209	89,519,426	84,447,927	79,405,715	74,392,787	69,409,144
14	High density houses	500	£73,204,032	139,529,633	134,147,199	128,794,740	123,472,254	118,179,742	112,917,203	107,684,638	102,462,014	97,260,964	92,090,069	86,949,329
15	High density flats	500	£28,502,410	91,144,239	86,689,737	82,260,455	77,856,394	73,477,553	69,118,581	64,781,605	60,469,907	56,183,484	51,922,339	47,686,470
16	High density flats	500	£21,325,544	91,144,239	86,689,737	82,260,455	77,856,394	73,477,553	69,118,581	64,781,605	60,469,907	56,183,484	51,922,339	47,686,470
17	High density flats	500	£17,121,951	91,144,239	86,689,737	82,260,455	77,856,394	73,477,553	69,118,581	64,781,605	60,469,907	56,183,484	51,922,339	47,686,470
18	Low density flats and houses	700	£95,657,370	166,811,885	159,636,325	152,500,780	145,405,249	138,349,734	131,334,235	124,342,072	117,385,126	110,468,396	103,591,700	96,755,220
19	High density flats	700	£23,888,711	107,630,080	101,565,628	95,534,917	89,538,546	83,576,516	77,648,825	71,755,476	65,896,466	60,071,797	54,281,469	48,525,481
20	Low density edge of settlement houses	1,935	£991,945,392	359,561,561	344,241,207	329,006,463	313,857,029	298,789,890	283,801,833	268,889,256	254,082,160	239,350,543	224,704,407	210,143,750
21	Medium density edge of settlement houses/flats	1,935	£330,648,464	346,168,549	331,103,931	316,123,414	301,227,003	286,414,694	271,686,489	257,042,386	242,482,387	228,006,491	213,608,795	199,292,010
22	New Settlement	2,560	£583,214,143	368,198,290	351,216,378	334,329,209	317,536,784	300,839,104	284,236,167	267,723,420	251,289,750	234,950,929	218,706,955	202,557,831
23	Low density edge of settlement houses/flats	3,670	£991,945,392	386,173,038	368,253,294	350,433,545	332,713,791	315,094,032	297,561,061	280,102,190	262,753,481	245,504,925	228,322,816	211,238,965
24	Low density edge of settlement houses	3,870	£1,983,890,784	394,355,566	376,261,243	358,267,823	340,375,308	322,565,820	304,846,980	287,229,196	269,712,469	252,275,630	234,926,585	217,678,788
25	New Settlement	9,728	£2,624,682,383	288,949,979	271,944,595	254,976,013	238,043,233	218,727,055	201,200,137	183,649,194	166,096,673	148,380,170	130,577,531	112,578,229
26	New settlement - High density flats and houses	7,335	£1,355,345	396,618,023	377,971,820	359,429,086	340,943,366	322,561,563	304,246,267	286,020,150	267,848,699	249,753,233	231,717,561	213,718,691
27	Retail (comparison)	-	£2,563,166	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356
28	Retail (convenience)	-	£10,252,666	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£4,101,066	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215
30	Office	-	£6,664,233	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822
31	Industrial (40% plot ratio)	-	£10,252,666	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336
32	Warehousing/logistics (50% plot ratio)	-	£10,252,666	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170
33	Warehousing/logistics (60% plot ratio)	-	£10,252,666	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004
34	Student/co-living development (medium density) 200 beds	-	£3,075,800	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density) 250 beds	-	£4,273,581	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density) 300 beds	-	£5,353,111	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 200 beds	-	£1,640,558	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 250 beds	-	£2,050,523	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 300 beds	-	£2,458,448	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£1,537,900	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£1,537,900	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms)	-	£1,537,900	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815
43	Leisure use	-	£3,075,800	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
44	Leisure use	-	£3,075,800	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
45	Leisure use	-	£3,075,800	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081
46	Community use	-	£1,706,909	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775
47	Community use	-	£1,601,412	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469
48	Community use	-	£1,922,050	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	1,285,984	1,283,046	1,280,101	1,277,148	1,274,185	1,271,214	1,268,236	1,265,249	1,262,252	1,259,248	1,256,236
2	Low density rural extension	6	£708,608	1,849,863	1,843,302	1,836,742	1,830,181	1,823,621	1,817,061	1,810,500	1,803,940	1,797,380	1,790,819	1,784,260
3	Low density flats	12	£566,887	2,627,160	2,499,710	2,372,990	2,246,992	2,121,716	1,997,160	1,873,327	1,750,214	1,627,823	1,506,152	1,385,204
4	Low density rural extension	12	£1,417,217	3,699,725	3,546,461	3,394,050	3,242,490	3,091,782	2,941,926	2,792,922	2,644,771	2,497,471	2,351,024	2,205,429
5	Medium density flats	50	£1,098,343	10,526,335	10,014,337	9,505,238	8,999,036	8,495,734	7,995,330	7,497,823	7,003,217	6,511,508	6,022,698	5,536,786
6	Low density rural extension	50	£6,554,627	14,793,676	14,178,137	13,566,021	12,957,329	12,352,061	11,748,331	11,145,507	10,546,136	9,950,217	9,357,748	8,768,731
7	Low density rural extension	50	£5,916,880	14,793,676	14,178,137	13,566,021	12,957,329	12,352,061	11,748,331	11,145,507	10,546,136	9,950,217	9,357,748	8,768,731
8	Extra care scheme	60	£1,700,660	5,292,869	4,947,606	4,602,342	4,257,079	3,911,816	3,566,551	3,221,288	2,876,025	2,530,761	2,185,498	1,840,235
9	Low density edge of settlement houses/flats	150	£8,857,604	39,126,112	37,468,041	35,811,749	34,162,965	32,523,469	30,893,261	29,272,341	27,660,708	26,058,362	24,465,304	22,874,462
10	Low density rural extension	250	£33,729,758	65,891,822	63,138,219	60,389,830	57,656,825	54,939,202	52,236,964	49,550,108	46,878,636	44,222,547	41,581,842	38,945,863
11	Low density rural extension	250	£25,297,318	65,891,822	63,138,219	60,389,830	57,656,825	54,939,202	52,236,964	49,550,108	46,878,636	44,222,547	41,581,842	38,945,863
12	Low density edge of settlement houses/flats	500	£42,162,197	122,901,457	117,628,428	112,384,794	107,170,552	101,984,064	96,809,838	91,665,128	86,549,933	81,464,251	76,408,085	71,381,434
13	Low density edge of settlement houses/flats	500	£44,288,022	120,472,534	115,244,488	110,045,605	104,875,888	99,735,337	94,620,209	89,519,426	84,447,927	79,405,715	74,392,787	69,409,144
14	High density houses	500	£25,297,318	139,529,633	134,147,199	128,794,740	123,472,254	118,179,742	112,917,203	107,684,638	102,462,014	97,260,964	92,090,069	86,949,329
15	High density flats	500	£9,849,656	91,144,239	86,689,737	82,260,455	77,856,394	73,477,553	69,118,581	64,781,605	60,469,907	56,183,484	51,922,339	47,686,470
16	High density flats	500	£7,369,527	91,144,239	86,689,737	82,260,455	77,856,394	73,477,553	69,118,581	64,781,605	60,469,907	56,183,484	51,922,339	47,686,470
17	High density flats	500	£5,916,880	91,144,239	86,689,737	82,260,455	77,856,394	73,477,553	69,118,581	64,781,605	60,469,907	56,183,484	51,922,339	47,686,470
18	Low density flats and houses	700	£33,056,580	166,811,885	159,636,325	152,500,780	145,405,249	138,349,734	131,334,235	124,342,072	117,385,126	110,468,396	103,591,700	96,755,220
19	High density flats	700	£8,255,287	107,630,080	101,565,628	95,534,917	89,538,546	83,576,516	77,648,825	71,755,476	65,896,466	60,071,797	54,281,469	48,525,481
20	Low density edge of settlement houses	1,935	£342,789,292	359,561,561	344,241,207	329,006,463	313,857,029	298,789,890	283,801,833	268,889,256	254,082,160	239,350,543	224,704,407	210,143,750
21	Medium density edge of settlement houses/flats	1,935	£114,263,097	346,168,549	331,103,931	316,123,414	301,227,003	286,414,694	271,686,489	257,042,386	242,482,387	228,006,491	213,608,795	199,292,010
22	New Settlement	2,560	£201,563,647	368,198,290	351,216,378	334,329,209	317,536,784	300,839,104	284,236,167	267,723,420	251,289,750	234,950,929	218,706,955	202,557,831
23	Low density edge of settlement houses/flats	3,670	£342,789,292	386,173,038	368,253,294	350,433,545	332,713,791	315,094,032	297,561,061	280,102,190	262,753,481	245,504,925	228,322,816	211,238,965
24	Low density edge of settlement houses	3,870	£685,578,584	394,355,566	376,261,243	358,267,823	340,375,308	322,565,820	304,846,980	287,229,196	269,712,469	252,275,630	234,926,585	217,678,788
25	New Settlement	9,728	£907,018,695	288,949,932	271,944,286	253,785,013	236,261,812	218,727,055	201,200,137	183,649,194	166,056,673	148,380,170	130,577,531	112,578,229
26	New settlement - High density flats and houses	7,335	£173,254,742	396,618,023	377,971,820	359,429,086	340,943,366	322,561,563	304,246,267	286,020,150	267,848,699	249,753,233	231,717,561	213,718,691
27	Retail (comparison)	-	£885,760	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356
28	Retail (convenience)	-	£3,543,042	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£1,417,217	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215
30	Office	-	£2,302,727	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822
31	Industrial (40% plot ratio)	-	£3,543,042	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336
32	Warehousing/logistics (50% plot ratio)	-	£3,543,042	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170
33	Warehousing/logistics (60% plot ratio)	-	£3,543,042	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004
34	Student/co-living development (medium density) 200 beds	-	£1,062,913	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density) 250 beds	-	£1,476,833	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density) 300 beds	-	£1,849,889	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 200 beds	-	£566,932	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 250 beds	-	£708,608	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 300 beds	-	£849,573	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£531,456	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£531,456	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms)	-	£531,456	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815
43	Leisure use	-	£1,062,913	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
44	Leisure use	-	£1,062,913	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
45	Leisure use	-	£1,062,913	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081
46	Community use	-	£689,961	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775
47	Community use	-	£553,404	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469
48	Community use	-	£664,208	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	1,285,984	1,283,046	1,280,101	1,277,148	1,274,185	1,271,214	1,268,236	1,265,249	1,262,252	1,259,248	1,256,236
2	Low density rural extension	6	£74,000	1,849,863	1,843,302	1,836,742	1,830,181	1,823,621	1,817,061	1,810,500	1,803,940	1,797,380	1,790,819	1,784,260
3	Low density flats	12	£59,200	2,627,160	2,499,710	2,372,990	2,246,992	2,121,716	1,997,160	1,873,327	1,750,214	1,627,823	1,506,152	1,385,204
4	Low density rural extension	12	£148,000	3,699,725	3,546,461	3,394,050	3,242,490	3,091,782	2,941,926	2,792,922	2,644,771	2,497,471	2,351,024	2,205,429
5	Medium density flats	50	£114,700	10,526,335	10,014,337	9,505,238	8,999,036	8,495,734	7,995,330	7,497,823	7,003,217	6,511,508	6,022,698	5,536,786
6	Low density rural extension	50	£684,500	14,793,676	14,178,137	13,566,021	12,957,329	12,352,061	11,748,331	11,145,507	10,546,136	9,950,217	9,357,748	8,768,731
7	Low density rural extension	50	£617,900	14,793,676	14,178,137	13,566,021	12,957,329	12,352,061	11,748,331	11,145,507	10,546,136	9,950,217	9,357,748	8,768,731
8	Extra care scheme	60	£177,600	5,292,869	4,947,606	4,602,342	4,257,079	3,911,816	3,566,551	3,221,288	2,876,025	2,530,761	2,185,498	1,840,235
9	Low density edge of settlement houses/flats	150	£925,000	39,126,112	37,468,041	35,811,749	34,162,965	32,523,469	30,893,261	29,272,341	27,660,708	26,058,362	24,465,304	22,874,462
10	Low density rural extension	250	£5,522,400	65,891,822	63,138,219	60,389,830	57,656,825	54,939,202	52,236,964	49,550,108	46,878,636	44,222,547	41,581,842	38,945,863
11	Low density rural extension	250	£2,641,800	65,891,822	63,138,219	60,389,830	57,656,825	54,939,202	52,236,964	49,550,108	46,878,636	44,222,547	41,581,842	38,945,863
12	Low density edge of settlement houses/flats	500	£4,403,000	122,901,457	117,628,428	112,384,794	107,170,552	101,984,064	96,809,838	91,665,128	86,549,933	81,464,251	76,408,085	71,381,434
13	Low density edge of settlement houses/flats	500	£4,625,000	120,472,534	115,244,488	110,045,605	104,875,888	99,735,337	94,620,209	89,519,426	84,447,927	79,405,715	74,392,787	69,409,144
14	High density houses	500	£2,641,800	139,529,633	134,147,199	128,794,740	123,472,254	118,179,742	112,917,203	107,684,638	102,462,014	97,260,964	92,090,069	86,949,329
15	High density flats	500	£1,028,600	91,144,239	86,689,737	82,260,455	77,856,394	73,477,553	69,118,581	64,781,605	60,469,907	56,183,484	51,922,339	47,686,470
16	High density flats	500	£769,600	91,144,239	86,689,737	82,260,455	77,856,394	73,477,553	69,118,581	64,781,605	60,469,907	56,183,484	51,922,339	47,686,470
17	High density flats	500	£617,900	91,144,239	86,689,737	82,260,455	77,856,394	73,477,553	69,118,581	64,781,605	60,469,907	56,183,484	51,922,339	47,686,470
18	Low density flats and houses	700	£3,452,100	166,811,885	159,636,325	152,500,780	145,405,249	138,349,734	131,334,235	124,342,072	117,385,126	110,468,396	103,591,700	96,755,220
19	High density flats	700	£862,100	107,630,080	101,565,628	95,534,917	89,538,546	83,576,516	77,648,825	71,755,476	65,896,466	60,071,797	54,281,469	48,525,481
20	Low density edge of settlement houses	1,935	£35,797,500	359,561,561	344,241,207	329,006,463	313,857,029	298,789,890	283,801,833	268,889,256	254,082,160	239,350,543	224,704,407	210,143,750
21	Medium density edge of settlement houses/flats	1,935	£11,932,500	346,168,549	331,103,931	316,123,414	301,227,003	286,414,694	271,686,489	257,042,386	242,482,387	228,006,491	213,608,795	199,292,010
22	New Settlement	2,560	£21,049,300	368,198,290	351,216,378	334,329,209	317,536,784	300,839,104	284,236,167	267,723,420	251,289,750	234,950,929	218,706,955	202,557,831
23	Low density edge of settlement houses/flats	3,670	£35,797,500	386,173,038	368,253,294	350,433,545	332,713,791	315,094,032	297,561,061	280,102,190	262,753,481	245,504,925	228,322,816	211,238,965
24	Low density edge of settlement houses	3,870	£71,595,000	394,355,566	376,261,243	358,267,823	340,375,308	322,565,820	304,846,980	287,229,196	269,712,469	252,275,630	234,926,585	217,678,788
25	New Settlement	9,728	£94,720,000	288,949,932	271,344,286	253,785,013	236,261,812	218,727,055	201,200,137	183,649,194	166,056,673	148,380,170	130,577,531	112,578,229
26	New settlement - High density flats and houses	7,335	£18,093,000	396,618,023	377,971,820	359,429,086	340,943,366	322,561,563	304,246,267	286,020,150	267,848,699	249,753,233	231,717,561	213,718,691
27	Retail (comparison)	-	£92,500	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356
28	Retail (convenience)	-	£370,000	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£148,000	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215
30	Office	-	£240,500	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822
31	Industrial (40% plot ratio)	-	£370,000	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336
32	Warehousing/logistics (50% plot ratio)	-	£370,000	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170
33	Warehousing/logistics (60% plot ratio)	-	£370,000	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004
34	Student/co-living development (medium density) 200 beds	-	£111,000	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density) 250 beds	-	£154,226	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density) 300 beds	-	£193,186	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 200 beds	-	£59,205	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 250 beds	-	£74,000	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 300 beds	-	£88,721	24

GREATER CAMBRIDGE CIL VIABILITY Sales value £7,750 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	1,541,181	1,537,471	1,533,752	1,530,025	1,526,290	1,522,546	1,518,794	1,515,033	1,511,264	1,507,487	1,503,701
2	Low density rural extension	6	£2,050,533	2,150,095	2,142,625	2,135,155	2,127,685	2,120,215	2,112,744	2,105,274	2,097,804	2,090,334	2,082,864	2,075,393
3	Low density flats	12	£1,640,426	2,983,117	2,983,117	2,829,563	2,676,885	2,525,083	2,374,157	2,224,107	2,074,934	1,926,636	1,779,214	1,632,668
4	Low density rural extension	12	£4,101,066	4,300,190	4,115,175	3,931,194	3,748,246	3,566,332	3,385,452	3,205,607	3,026,794	2,849,016	2,672,272	2,496,562
5	Medium density flats	50	£3,178,326	17,584,555	11,939,094	11,323,148	10,710,718	10,101,801	9,496,399	8,894,510	8,296,137	7,701,278	7,109,933	6,522,102
6	Low density rural extension	50	£18,967,431	17,184,527	16,442,557	15,702,102	14,964,774	14,231,617	13,502,631	12,777,817	12,057,174	11,340,702	10,628,400	9,920,270
7	Low density rural extension	50	£17,121,951	17,184,527	16,442,557	15,702,102	14,964,774	14,231,617	13,502,631	12,777,817	12,057,174	11,340,702	10,628,400	9,920,270
8	Extra care scheme	60	£4,921,279	6,759,897	6,341,282	5,922,667	5,504,053	5,085,437	4,666,823	4,248,208	3,829,594	3,410,978	2,992,364	2,573,749
9	Low density edge of settlement houses/flats	150	£25,631,664	45,620,730	43,610,527	41,611,577	39,623,879	37,647,434	35,682,243	33,728,302	31,785,615	29,854,179	27,922,999	26,002,076
10	Low density rural extension	250	£97,605,376	76,460,532	73,159,272	69,854,601	66,568,520	63,301,029	60,052,127	56,821,815	53,610,093	50,416,532	47,226,573	44,055,304
11	Low density rural extension	250	£73,204,032	76,482,532	73,159,272	69,854,601	66,568,520	63,301,029	60,052,127	56,821,815	53,610,093	50,416,532	47,226,573	44,055,304
12	Low density edge of settlement houses/flats	500	£122,006,720	143,098,895	136,733,067	130,412,849	124,128,241	117,879,244	111,665,855	105,488,077	99,345,909	93,239,351	87,168,402	81,133,063
13	Low density edge of settlement houses/flats	500	£128,158,319	140,523,042	134,220,187	127,953,067	121,721,680	115,524,427	109,361,308	103,237,324	97,146,472	91,091,155	85,071,371	79,086,522
14	High density houses	500	£73,204,032	159,948,705	153,486,531	147,060,519	140,670,669	134,316,980	127,986,532	121,679,872	115,409,535	109,175,517	102,977,822	96,816,447
15	High density flats	500	£28,502,410	108,626,347	103,240,579	97,885,375	92,560,734	87,266,656	82,003,142	76,770,190	71,567,802	66,395,977	61,254,716	56,144,018
16	High density flats	500	£21,325,544	108,626,347	103,240,579	97,885,375	92,560,734	87,266,656	82,003,142	76,770,190	71,567,802	66,395,977	61,254,716	56,144,018
17	High density flats	500	£17,121,951	108,626,347	103,240,579	97,885,375	92,560,734	87,266,656	82,003,142	76,770,190	71,567,802	66,395,977	61,254,716	56,144,018
18	Low density flats and houses	700	£95,657,370	194,105,283	185,470,244	176,883,598	168,345,343	159,855,480	151,414,009	143,020,930	134,676,242	126,379,947	118,132,043	109,932,532
19	High density flats	700	£23,888,711	131,358,564	124,040,227	116,763,938	109,529,175	102,335,939	95,184,231	88,074,048	81,005,394	73,978,267	66,992,666	60,048,592
20	Low density edge of settlement houses	1,935	£991,945,392	416,366,115	398,034,238	379,805,045	361,678,538	343,654,714	325,733,575	307,915,120	290,199,349	272,586,262	255,075,860	237,668,142
21	Medium density edge of settlement houses/flats	1,935	£330,648,464	402,165,177	384,133,884	366,203,908	348,374,949	330,647,109	313,020,387	295,494,783	278,070,296	260,746,927	243,524,677	226,403,544
22	New Settlement	2,560	£583,274,143	433,301,185	410,564,511	390,721,955	370,652,781	350,692,574	330,830,417	311,062,122	291,447,688	271,927,115	252,520,403	233,227,552
23	Low density edge of settlement houses/flats	3,670	£991,945,392	452,347,076	430,952,908	409,676,658	388,524,329	367,489,919	346,558,989	325,732,886	305,026,876	284,440,959	263,950,338	243,565,475
24	Low density edge of settlement houses	3,870	£1,983,890,784	461,088,281	439,490,327	418,013,370	396,657,410	375,412,693	354,268,240	333,244,948	312,342,819	291,551,914	270,854,279	250,278,020
25	New Settlement	9,728	£2,624,682,383	768,156,098	728,191,925	717,141,241	296,154,856	275,205,998	254,288,660	233,392,309	212,479,347	191,533,120	170,512,918	149,358,979
26	New settlement - High density flats and houses	7,335	£173,254,742	470,530,006	448,056,383	425,668,669	403,406,793	381,249,529	359,187,305	337,235,533	315,397,106	293,589,723	271,900,361	250,275,233
27	Retail (comparison)	-	£2,563,166	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356
28	Retail (convenience)	-	£10,252,666	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£4,101,066	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215
30	Office	-	£6,664,233	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822
31	Industrial (40% plot ratio)	-	£10,252,666	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336
32	Warehousing/logistics (50% plot ratio)	-	£10,252,666	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170
33	Warehousing/logistics (60% plot ratio)	-	£10,252,666	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004
34	Student/co-living development (medium density) 200 beds	-	£3,075,800	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density) 250 beds	-	£4,273,581	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density) 300 beds	-	£5,353,111	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 200 beds	-	£1,640,558	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 250 beds	-	£2,050,533	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 300 beds	-	£2,458,448	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£1,537,900	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£1,537,900	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms)	-	£1,537,900	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815
43	Leisure use	-	£3,075,800	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
44	Leisure use	-	£3,075,800	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
45	Leisure use	-	£3,075,800	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081
46	Community use	-	£1,706,909	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775
47	Community use	-	£1,601,412	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469
48	Community use	-	£1,922,050	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	1,541,181	1,537,471	1,533,752	1,530,025	1,526,290	1,522,546	1,518,794	1,515,033	1,511,264	1,507,487	1,503,701
2	Low density rural extension	6	£708,608	2,150,095	2,142,625	2,135,155	2,127,685	2,120,215	2,112,744	2,105,274	2,097,804	2,090,334	2,082,864	2,075,393
3	Low density flats	12	£566,887	3,137,546	2,983,117	2,829,563	2,676,885	2,525,083	2,374,157	2,224,107	2,074,934	1,926,636	1,779,214	1,632,668
4	Low density rural extension	12	£1,417,217	4,300,190	4,115,175	3,931,194	3,748,246	3,566,332	3,385,452	3,205,607	3,026,794	2,849,016	2,672,272	2,496,562
5	Medium density flats	50	£1,098,343	12,558,555	11,939,094	11,323,148	10,710,718	10,101,801	9,496,399	8,894,510	8,296,137	7,701,278	7,109,933	6,522,102
6	Low density rural extension	50	£6,554,627	17,184,522	16,442,557	15,702,102	14,964,774	14,231,617	13,502,631	12,777,817	12,057,174	11,340,702	10,628,400	9,920,270
7	Low density rural extension	50	£5,916,880	17,184,527	16,442,557	15,702,102	14,964,774	14,231,617	13,502,631	12,777,817	12,057,174	11,340,702	10,628,400	9,920,270
8	Extra care scheme	60	£1,700,660	6,759,897	6,341,282	5,922,667	5,504,053	5,085,437	4,666,823	4,248,208	3,829,594	3,410,978	2,992,364	2,573,749
9	Low density edge of settlement houses/flats	150	£8,857,604	45,620,730	43,610,527	41,611,577	39,623,879	37,647,434	35,682,243	33,728,302	31,785,615	29,854,179	27,922,999	26,002,076
10	Low density rural extension	250	£33,729,758	76,482,532	73,159,272	69,854,601	66,568,520	63,301,029	60,052,127	56,821,815	53,610,093	50,416,532	47,226,573	44,055,304
11	Low density rural extension	250	£25,297,313	76,482,532	73,159,272	69,854,601	66,568,520	63,301,029	60,052,127	56,821,815	53,610,093	50,416,532	47,226,573	44,055,304
12	Low density edge of settlement houses/flats	500	£42,162,197	143,098,895	136,733,067	130,412,849	124,128,241	117,879,244	111,665,855	105,488,077	99,345,909	93,239,351	87,168,402	81,133,063
13	Low density edge of settlement houses/flats	500	£44,288,022	140,523,042	134,220,187	127,953,067	121,721,680	115,524,427	109,361,308	103,237,324	97,146,472	91,091,155	85,071,371	79,086,522
14	High density houses	500	£25,297,313	159,948,705	153,486,531	147,060,519	140,670,669	134,316,980	127,986,532	121,679,872	115,409,535	109,175,517	102,977,822	96,816,447
15	High density flats	500	£9,849,656	108,626,347	103,240,579	97,885,375	92,560,734	87,266,656	82,003,142	76,770,190	71,567,802	66,395,977	61,254,716	56,144,018
16	High density flats	500	£7,369,527	108,626,347	103,240,579	97,885,375	92,560,734	87,266,656	82,003,142	76,770,190	71,567,802	66,395,977	61,254,716	56,144,018
17	High density flats	500	£5,916,880	108,626,347	103,240,579	97,885,375	92,560,734	87,266,656	82,003,142	76,770,190	71,567,802	66,395,977	61,254,716	56,144,018
18	Low density flats and houses	700	£33,056,580	194,105,283	185,470,244	176,883,598	168,345,343	159,855,480	151,414,009	143,020,930	134,676,242	126,379,947	118,132,043	109,932,532
19	High density flats	700	£8,255,287	131,358,564	124,040,227	116,763,938	109,529,175	102,335,939	95,184,231	88,074,048	81,005,394	73,978,267	66,992,666	60,048,592
20	Low density edge of settlement houses	1,935	£342,789,292	416,366,115	398,034,238	379,805,045	361,678,538	343,654,714	325,733,575	307,915,120	290,199,349	272,586,262	255,075,860	237,668,142
21	Medium density edge of settlement houses/flats	1,935	£114,263,097	402,165,177	384,133,884	366,203,908	348,374,949	330,647,109	313,020,387	295,494,783	278,070,296	260,746,927	243,524,677	226,403,544
22	New Settlement	2,560	£201,563,647	431,201,161	410,904,613	390,721,819	370,652,781	350,692,574	330,830,417	311,062,122	291,447,688	271,927,115	252,520,403	233,227,552
23	Low density edge of settlement houses/flats	3,670	£342,789,292	452,347,076	430,952,908	409,676,658	388,524,329	367,489,919	346,558,989	325,732,886	305,026,876	284,440,959	263,950,338	243,565,475
24	Low density edge of settlement houses	3,870	£677,794,507	461,088,281	439,490,327	418,013,370	396,657,410	375,412,693	354,268,240	333,244,948	312,342,819	291,551,914	270,854,279	250,278,020
25	New Settlement	9,728	£633,232,000	359,325,026	338,191,925	317,141,267	296,154,804	275,205,998	254,288,660	233,392,309	212,479,147	191,533,120	170,512,918	149,358,979
26	New settlement - High density flats and houses	7,335	£12,078,300	470,530,006	448,056,383	425,668,669	403,406,793	381,249,529	359,187,305	337,235,533	315,397,106	293,589,723	271,900,361	250,275,233
27	Retail (comparison)	-	£61,754	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356
28	Retail (convenience)	-	£247,000	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£98,800	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215
30	Office	-	£160,550	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822
31	Industrial (40% plot ratio)	-	£247,000	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336
32	Warehousing/logistics (50% plot ratio)	-	£247,000	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170
33	Warehousing/logistics (60% plot ratio)	-	£247,000	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004
34	Student/co-living development (medium density) 200 beds	-	£74,100	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density) 250 beds	-	£102,956	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density) 300 beds	-	£128,963	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 200 beds	-	£39,523	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 250 beds	-	£49,400	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 300 beds	-	£59,227	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£37,050	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£37,050	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms)	-	£37,050	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815
43	Leisure use	-	£74,100	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
44	Leisure use	-	£74,100	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
45	Leisure use	-	£74,100	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081
46	Community use	-	£41,122	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775
47	Community use	-	£553,404	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469
48	Community use	-	£664,208	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	1,541,181	1,537,471	1,533,752	1,530,025	1,526,290	1,522,546	1,518,794	1,515,033	1,511,264	1,507,487	1,503,701
2	Low density rural extension	6	£74,000	2,150,095	2,142,625	2,135,155	2,127,685	2,120,215	2,112,744	2,105,274	2,097,804	2,090,334	2,082,864	2,075,393
3	Low density flats	12	£59,200	3,137,546	2,983,117	2,829,563	2,676,885	2,525,083	2,374,157	2,224,107	2,074,934	1,926,636	1,779,214	1,632,668
4	Low density rural extension	12	£148,000	4,300,190	4,115,175	3,931,194	3,748,246	3,566,332	3,385,452	3,205,607	3,026,794	2,849,016	2,672,272	2,496,562
5	Medium density flats	50	£114,700	12,558,555	11,939,094	11,323,148	10,710,718	10,101,801	9,496,399	8,894,510	8,296,137	7,701,278	7,109,933	6,522,102
6	Low density rural extension	50	£684,500	17,184,522	16,442,557	15,702,102	14,964,774	14,231,617	13,502,631	12,777,817	12,057,174	11,340,702	10,628,400	9,920,270
7	Low density rural extension	50	£617,900	17,184,527	16,442,557	15,702,102	14,964,774	14,231,617	13,502,631	12,777,817	12,057,174	11,340,702	10,628,400	9,920,270
8	Extra care scheme	60	£177,600	6,759,897	6,341,282	5,922,667	5,504,053	5,085,437	4,666,823	4,248,208	3,829,594	3,410,978	2,992,364	2,573,749
9	Low density edge of settlement houses/flats	150	£925,000	45,620,730	43,610,527	41,611,577	39,623,879	37,647,434	35,682,243	33,728,302	31,785,615	29,854,179	27,922,999	26,002,076
10	Low density rural extension	250	£5,522,400	76,460,532	73,159,272	69,854,601	66,568,520	63,301,029	60,052,127	56,821,815	53,610,093	50,416,532	47,226,573	44,055,304
11	Low density rural extension	250	£2,641,800	76,482,532	73,159,272	69,854,601	66,568,520	63,301,029	60,052,127	56,821,815	53,610,093	50,416,532	47,226,573	44,055,304
12	Low density edge of settlement houses/flats	500	£4,403,000	143,098,895	136,733,067	130,412,849	124,128,241	117,879,244	111,665,855	105,488,077	99,345,909	93,239,351	87,168,402	81,133,063
13	Low density edge of settlement houses/flats	500	£4,625,000	140,523,042	134,220,187	127,953,067	121,721,680	115,524,427	109,361,308	103,237,324	97,146,472	91,091,155	85,071,371	79,086,522
14	High density houses	500	£2,641,800	159,948,705	153,486,531	147,060,519	140,670,669	134,316,980	127,986,532	121,679,872	115,409,535	109,175,517	102,977,822	96,816,447
15	High density flats	500	£1,028,600	108,626,347	103,240,579	97,885,375	92,560,734	87,266,656	82,003,142	76,770,190	71,567,802	66,395,977	61,254,716	56,144,018
16	High density flats	500	£769,600	108,626,347	103,240,579	97,885,375	92,560,734	87,266,656	82,003,142	76,770,190	71,567,802	66,395,977	61,254,716	56,144,018
17	High density flats	500	£617,900	108,626,347	103,240,579	97,885,375	92,560,734	87,266,656	82,003,142	76,770,190	71,567,802	66,395,977	61,254,716	56,144,018
18	Low density flats and houses	700	£3,452,100	194,105,283	185,470,244	176,883,598	168,345,343	159,855,480	151,414,009	143,020,930	134,676,242	126,379,947	118,132,043	109,932,532
19	High density flats	700	£862,100	131,358,564	124,040,227	116,763,938	109,529,175	102,335,939	95,184,231	88,074,048	81,005,394	73,978,267	66,992,666	60,048,592
20	Low density edge of settlement houses	1,935	£35,797,500	416,366,115	398,034,238	379,805,045	361,678,538	343,654,714	325,733,575	307,915,120	290,199,349	272,586,262	255,075,860	237,668,142
21	Medium density edge of settlement houses/flats	1,935	£11,932,500	402,165,177	384,133,884	366,203,908	348,374,949	330,647,109	313,020,387	295,494,783	278,070,296	260,746,927	243,524,677	226,403,544
22	New Settlement	2,560	£21,049,300	431,201,161	410,904,613	390,721,819	370,652,781	350,692,574	330,830,417	311,062,122	291,447,688	271,927,115	252,520,403	233,227,552
23	Low density edge of settlement houses/flats	3,670	£35,797,500	452,347,076	430,952,908	409,676,658	388,524,329	367,489,919	346,558,989	325,732,886	305,026,876	284,440,959	263,950,338	243,565,475
24	Low density edge of settlement houses	3,870	£71,595,000	461,088,281	439,490,327	418,013,370	396,657,410	375,412,693	354,268,240	333,244,948	312,342,819	291,551,914	270,854,279	250,278,020
25	New Settlement	9,728	£94,720,000	359,325,026	338,191,925	317,141,267	296,154,804	275,205,998	254,288,660	233,392,309	212,479,147	191,533,120	170,512,918	149,358,979
26	New settlement - High density flats and houses	7,335	£18,093,000	470,530,006	448,056,383	425,668,669	403,406,793	381,249,529	359,187,305	337,235,533	315,397,106	293,589,723	271,900,361	250,275,233
27	Retail (comparison)	-	£92,500	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356
28	Retail (convenience)	-	£370,000	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£148,000	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215
30	Office	-	£240,500	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822
31	Industrial (40% plot ratio)	-	£370,000	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336
32	Warehousing/logistics (50% plot ratio)	-	£370,000	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170
33	Warehousing/logistics (60% plot ratio)	-	£370,000	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004
34	Student/co-living development (medium density) 200 beds	-	£111,000	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density) 250 beds	-	£154,226	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density) 300 beds	-	£193,184	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 200 beds	-	£59,205	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 250 beds	-	£74,000	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 300 beds	-	£88,721	24,146,660	24,146,660	24,146,660	24

GREATER CAMBRIDGE CIL VIABILITY Sales value £8,375 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	1,796,380	1,791,896	1,787,404	1,782,903	1,778,394	1,773,877	1,769,353	1,764,818	1,760,275	1,755,724	1,751,165
2	Low density rural extension	6	£2,050,533	2,450,329	2,441,948	2,433,569	2,425,188	2,416,808	2,408,429	2,400,048	2,391,669	2,383,288	2,374,906	2,366,528
3	Low density flats	12	£1,640,426	3,647,943	3,466,524	3,286,135	3,106,777	2,928,450	2,751,154	2,574,889	2,399,653	2,225,449	2,052,275	1,880,132
4	Low density rural extension	12	£4,101,066	4,900,656	4,683,889	4,468,337	4,254,001	4,040,882	3,828,978	3,618,290	3,408,817	3,200,562	2,993,522	2,787,697
5	Medium density flats	50	£3,178,326	14,590,774	13,863,852	13,141,060	12,422,400	11,707,869	10,997,468	10,291,197	9,589,057	8,891,047	8,197,167	7,505,501
6	Low density rural extension	50	£18,967,431	19,564,328	18,693,067	17,826,697	16,965,218	16,108,630	15,256,933	14,410,126	13,568,211	12,731,187	11,899,053	11,071,810
7	Low density rural extension	50	£17,121,951	19,564,328	18,693,067	17,826,697	16,965,218	16,108,630	15,256,933	14,410,126	13,568,211	12,731,187	11,899,053	11,071,810
8	Extra care scheme	60	£4,921,279	8,226,925	7,734,959	7,242,992	6,751,026	6,259,060	5,767,094	5,275,127	4,783,161	4,291,196	3,799,229	3,307,263
9	Low density edge of settlement houses/flats	150	£4,857,604	52,104,281	49,751,235	47,411,406	45,084,794	42,771,400	40,471,224	38,184,264	35,902,687	33,631,895	31,374,385	29,130,159
10	Low density rural extension	250	£7,977,475	87,063,074	83,180,324	79,319,372	75,480,215	71,662,855	67,867,290	64,093,523	60,329,727	56,586,184	52,864,523	49,164,744
11	Low density rural extension	250	£73,204,032	87,063,074	83,180,324	79,319,372	75,480,215	71,662,855	67,867,290	64,093,523	60,329,727	56,586,184	52,864,523	49,164,744
12	Low density edge of settlement houses/flats	500	£122,006,720	163,201,680	155,782,309	148,404,642	141,068,680	133,774,423	126,521,872	119,311,026	112,141,885	105,014,450	97,920,915	90,855,876
13	Low density edge of settlement houses/flats	500	£128,158,319	160,482,685	153,124,584	145,807,866	138,532,530	131,298,578	124,106,008	116,954,822	109,845,018	102,776,596	95,749,557	88,749,544
14	High density houses	500	£73,204,032	180,367,776	172,825,862	165,326,297	157,849,882	150,412,942	143,018,491	135,666,529	128,357,056	121,090,071	113,865,574	106,683,567
15	High density flats	500	£28,502,410	126,070,080	119,761,905	113,489,579	107,253,104	101,052,478	94,887,702	88,758,775	82,665,698	76,602,975	70,573,700	64,580,328
16	High density flats	500	£21,325,544	126,070,080	119,761,905	113,489,579	107,253,104	101,052,478	94,887,702	88,758,775	82,665,698	76,602,975	70,573,700	64,580,328
17	High density flats	500	£17,121,951	126,070,080	119,761,905	113,489,579	107,253,104	101,052,478	94,887,702	88,758,775	82,665,698	76,602,975	70,573,700	64,580,328
18	Low density flats and houses	700	£95,657,370	221,283,555	211,211,355	201,195,785	191,236,843	181,334,530	171,488,844	161,699,787	151,967,359	142,291,558	132,672,386	123,104,739
19	High density flats	700	£23,888,711	155,022,707	146,452,282	137,938,547	129,469,500	121,049,142	112,677,474	104,354,494	96,077,965	87,848,330	79,667,403	71,535,182
20	Low density edge of settlement houses	1,935	£991,945,392	473,135,812	451,801,536	430,587,649	409,493,650	388,519,539	367,665,316	346,930,984	326,316,538	305,821,981	285,447,313	265,191,534
21	Medium density edge of settlement houses/flats	1,935	£330,648,464	458,082,836	437,094,771	416,224,771	395,472,834	374,838,962	354,323,153	333,925,408	313,645,727	293,484,111	273,440,558	253,515,069
22	New Settlement	2,560	£583,214,143	490,460,685	470,470,671	446,981,286	423,624,715	400,400,958	377,310,015	354,351,887	331,526,572	308,834,072	286,268,944	263,812,459
23	Low density edge of settlement houses/flats	3,670	£991,945,392	518,361,218	493,502,557	468,783,683	444,204,595	419,752,828	395,421,598	371,230,327	347,179,018	323,266,975	299,455,110	275,783,437
24	Low density edge of settlement houses	3,870	£1,983,890,784	527,668,271	502,576,217	477,625,196	452,808,774	428,109,160	403,550,744	379,133,530	354,857,514	330,697,405	306,664,886	282,773,788
25	New Settlement	9,728	£2,624,682,381	429,019,474	404,953,655	379,805,375	355,391,709	330,927,463	306,593,472	282,308,795	258,052,267	233,802,513	209,511,837	185,146,918
26	New settlement - High density flats and houses	7,335	£501,355,345	544,160,219	517,843,901	491,656,248	465,586,943	439,665,564	413,856,682	388,175,777	362,611,016	337,163,926	311,807,950	286,553,904
27	Retail (comparison)	-	£2,563,166	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356
28	Retail (convenience)	-	£10,252,666	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£4,101,066	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215
30	Office	-	£6,664,233	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822
31	Industrial (40% plot ratio)	-	£10,252,666	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336
32	Warehousing/logistics (50% plot ratio)	-	£10,252,666	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170
33	Warehousing/logistics (60% plot ratio)	-	£10,252,666	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004
34	Student/co-living development (medium density) 200 beds	-	£3,075,800	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density) 250 beds	-	£4,273,581	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density) 300 beds	-	£5,353,111	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 200 beds	-	£1,640,558	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 250 beds	-	£2,050,523	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 300 beds	-	£2,458,448	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£1,537,900	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£1,537,900	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms)	-	£1,537,900	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815
43	Leisure use	-	£3,075,800	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
44	Leisure use	-	£3,075,800	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
45	Leisure use	-	£3,075,800	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081
46	Community use	-	£1,706,909	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775
47	Community use	-	£1,601,412	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469
48	Community use	-	£1,922,050	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	1,796,380	1,791,896	1,787,404	1,782,903	1,778,394	1,773,877	1,769,353	1,764,818	1,760,275	1,755,724	1,751,165
2	Low density rural extension	6	£49,467	2,450,329	2,441,948	2,433,569	2,425,188	2,416,808	2,408,429	2,400,048	2,391,669	2,383,288	2,374,906	2,366,528
3	Low density flats	12	£566,887	3,647,943	3,466,524	3,286,135	3,106,777	2,928,450	2,751,154	2,574,889	2,399,653	2,225,449	2,052,275	1,880,132
4	Low density rural extension	12	£98,800	4,900,656	4,683,889	4,468,337	4,254,001	4,040,882	3,828,978	3,618,290	3,408,817	3,200,562	2,993,522	2,787,697
5	Medium density flats	50	£1,098,343	14,590,774	13,863,852	13,141,060	12,422,400	11,707,869	10,997,468	10,291,197	9,589,057	8,891,047	8,197,167	7,505,501
6	Low density rural extension	50	£6,554,627	19,564,328	18,693,067	17,826,697	16,965,218	16,108,630	15,256,933	14,410,126	13,568,211	12,731,187	11,899,053	11,071,810
7	Low density rural extension	50	£5,916,880	19,564,328	18,693,067	17,826,697	16,965,218	16,108,630	15,256,933	14,410,126	13,568,211	12,731,187	11,899,053	11,071,810
8	Extra care scheme	60	£1,700,660	8,226,925	7,734,959	7,242,992	6,751,026	6,259,060	5,767,094	5,275,127	4,783,161	4,291,196	3,799,229	3,307,263
9	Low density edge of settlement houses/flats	150	£8,857,604	52,104,281	49,751,235	47,411,406	45,084,794	42,771,400	40,471,224	38,184,264	35,902,687	33,631,895	31,374,385	29,130,159
10	Low density rural extension	250	£33,729,758	87,063,074	83,180,324	79,319,372	75,480,215	71,662,855	67,867,290	64,093,523	60,329,727	56,586,184	52,864,523	49,164,744
11	Low density rural extension	250	£25,297,318	87,063,074	83,180,324	79,319,372	75,480,215	71,662,855	67,867,290	64,093,523	60,329,727	56,586,184	52,864,523	49,164,744
12	Low density edge of settlement houses/flats	500	£42,162,197	163,201,680	155,782,309	148,404,642	141,068,680	133,774,423	126,521,872	119,311,026	112,141,885	105,014,450	97,920,915	90,855,876
13	Low density edge of settlement houses/flats	500	£44,288,022	160,482,685	153,124,584	145,807,866	138,532,530	131,298,578	124,106,008	116,954,822	109,845,018	102,776,596	95,749,557	88,749,544
14	High density houses	500	£25,297,318	180,367,776	172,825,862	165,326,297	157,849,882	150,412,942	143,018,491	135,666,529	128,357,056	121,090,071	113,865,574	106,683,567
15	High density flats	500	£9,849,656	126,070,080	119,761,905	113,489,579	107,253,104	101,052,478	94,887,702	88,758,775	82,665,698	76,602,975	70,573,700	64,580,328
16	High density flats	500	£7,369,527	126,070,080	119,761,905	113,489,579	107,253,104	101,052,478	94,887,702	88,758,775	82,665,698	76,602,975	70,573,700	64,580,328
17	High density flats	500	£5,916,880	126,070,080	119,761,905	113,489,579	107,253,104	101,052,478	94,887,702	88,758,775	82,665,698	76,602,975	70,573,700	64,580,328
18	Low density flats and houses	700	£33,056,580	221,283,555	211,211,355	201,195,785	191,236,843	181,334,530	171,488,844	161,699,787	151,967,359	142,291,558	132,672,386	123,104,739
19	High density flats	700	£8,255,287	155,022,707	146,456,282	137,938,547	129,469,500	121,049,142	112,677,474	104,354,494	96,077,965	87,848,330	79,667,403	71,535,182
20	Low density edge of settlement houses	1,935	£742,789,252	473,135,812	451,801,536	430,587,649	409,493,650	388,519,539	367,665,316	346,930,984	326,316,538	305,821,981	285,447,313	265,191,534
21	Medium density edge of settlement houses/flats	1,935	£114,263,097	458,082,836	437,094,771	416,224,771	395,472,834	374,838,962	354,323,153	333,925,408	313,645,727	293,484,111	273,440,558	253,515,069
22	New Settlement	2,560	£201,563,647	494,092,871	470,470,671	446,981,286	423,624,715	400,400,958	377,310,015	354,351,887	331,526,572	308,834,072	286,268,944	263,812,459
23	Low density edge of settlement houses/flats	3,670	£342,789,252	518,361,218	493,502,557	468,783,683	444,204,595	419,752,828	395,421,598	371,230,327	347,179,018	323,266,975	299,455,110	275,783,437
24	Low density edge of settlement houses	3,870	£685,578,584	527,668,271	502,576,217	477,625,196	452,808,774	428,109,160	403,550,744	379,133,530	354,857,514	330,697,405	306,664,886	282,773,788
25	New Settlement	9,728	£907,018,695	429,019,474	404,953,655	379,805,375	355,391,709	330,927,463	306,593,472	282,308,795	258,052,267	233,802,513	209,511,837	185,146,918
26	New settlement - High density flats and houses	7,335	£173,254,742	544,160,219	517,843,901	491,656,248	465,586,943	439,665,564	413,856,682	388,175,777	362,611,016	337,163,926	311,807,950	286,553,904
27	Retail (comparison)	-	£885,760	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356
28	Retail (convenience)	-	£3,543,042	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£1,417,217	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215
30	Office	-	£2,302,727	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822
31	Industrial (40% plot ratio)	-	£3,543,042	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336
32	Warehousing/logistics (50% plot ratio)	-	£3,543,042	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170
33	Warehousing/logistics (60% plot ratio)	-	£3,543,042	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004
34	Student/co-living development (medium density) 200 beds	-	£1,062,913	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density) 250 beds	-	£1,476,833	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density) 300 beds	-	£1,849,889	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 200 beds	-	£566,932	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 250 beds	-	£708,608	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 300 beds	-	£849,573	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£531,456	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£531,456	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms)	-	£531,456	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815
43	Leisure use	-	£1,062,913	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
44	Leisure use	-	£1,062,913	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
45	Leisure use	-	£1,062,913	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081
46	Community use	-	£689,862	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775
47	Community use	-	£553,404	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469
48	Community use	-	£664,208	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	1,796,380	1,791,896	1,787,404	1,782,903	1,778,394	1,773,877	1,769,353	1,764,818	1,760,275	1,755,724	1,751,165
2	Low density rural extension	6	£74,000	2,450,329	2,441,948	2,433,569	2,425,188	2,416,808	2,408,429	2,400,048	2,391,669	2,383,288	2,374,906	2,366,528
3	Low density flats	12	£59,200	3,647,943	3,466,524	3,286,135	3,106,777	2,928,450	2,751,154	2,574,889	2,399,653	2,225,449	2,052,275	1,880,132
4	Low density rural extension	12	£148,000	4,900,656	4,683,889	4,468,337	4,254,001	4,040,882	3,828,978	3,618,290	3,408,817	3,200,562	2,993,522	2,787,697
5	Medium density flats	50	£114,700	14,590,774	13,863,852	13,141,060	12,422,400	11,707,869	10,997,468	10,291,197	9,589,057	8,891,047	8,197,167	7,505,501
6	Low density rural extension	50	£684,500	19,564,328	18,693,067	17,826,697	16,965,218	16,108,630	15,256,933	14,410,126	13,568,211	12,731,187	11,899,053	11,071,810
7	Low density rural extension	50	£617,900	19,564,328	18,693,067	17,826,697	16,965,218	16,108,630	15,256,933	14,410,126	13,568,211	12,731,187	11,899,053	11,071,810
8	Extra care scheme	60	£177,600	8,226,925	7,734,959	7,242,992	6,751,026	6,259,060	5,767,094	5,275,127	4,783,161	4,291,196	3,799,229	3,307,263
9	Low density edge of settlement houses/flats	150	£925,000	52,104,281	49,751,235	47,411,406	45,084,794	42,771,400	40,471,224	38,184,264	35,902,687	33,631,895	31,374,385	29,130,159
10	Low density rural extension	250	£5,522,400	87,063,074	83,180,324	79,319,372	75,480,215	71,662,855	67,867,290	64,093,523	60,329,727	56,586,184	52,864,523	49,164,744
11	Low density rural extension	250	£2,641,800	87,063,074	83,180,324	79,319,372	75,480,215	71,662,855	67,867,290	64,093,523	60,329,727	56,586,184	52,864,523	49,164,744
12	Low density edge of settlement houses/flats	500	£4,403,000	163,201,680	155,782,309	148,404,642	141,068,680	133,774,423	126,521,872	119,311,026	112,141,885	105,014,450	97,920,915	90,855,876
13	Low density edge of settlement houses/flats	500	£4,625,000	160,482,685	153,124,584	145,807,866	138,532,530	131,298,578	124,106,008	116,954,822	109,845,018	102,776,596	95,749,557	88,749,544
14	High density houses	500	£2,641,800	180,367,776	172,825,862	165,326,297	157,849,882	150,412,942	143,018,491	135,666,529	128,357,056	121,090,071	113,865,574	106,683,567
15	High density flats	500	£1,028,600	126,070,080	119,761,905	113,489,579	107,253,104	101,052,478	94,887,702	88,758,775	82,665,698	76,602,975	70,573,700	64,580,328
16	High density flats	500	£769,600	126,070,080	119,761,905	113,489,579	107,253,104	101,052,478	94,887,702	88,758,775	82,665,698	76,602,975	70,573,700	64,580,328
17	High density flats	500	£617,900	126,070,080	119,761,905	113,489,579	107,253,104	101,052,478	94,887,702	88,758,775	82,665,698	76,602,975	70,573,700	64,580,328
18	Low density flats and houses	700	£3,452,100	221,283,555	211,211,355	201,195,785	191,236,843	181,334,530	171,488,844	161,699,787	151,967,359	142,291,558	132,672,386	123,104,739
19	High density flats	700	£862,100	155,022,707	146,456,282	137,938,547	129,469,500	121,049,142	112,677,474	104,354,494	96,077,965	87,848,330	79,667,403	71,535,182
20	Low density edge of settlement houses	1,935	£35,797,500	473,135,812	451,801,536	430,587,649	409,493,650	388,519,539	367,665,316	346,930,984	326,316,538	305,821,981	285,447,313	265,191,534
21	Medium density edge of settlement houses/flats	1,935	£11,932,500	458,082,836	437,094,771	416,224,771	395,472,834	374,838,962	354,323,153	333,925,408	313,645,727	293,484,111	273,440,558	253,515,069
22	New Settlement	2,560	£21,049,300	494,092,871	470,470,671	446,981,286	423,624,715	400,400,958	377,310,015	354,351,887	331,526,572	308,834,072	286,268,944	263,812,459
23	Low density edge of settlement houses/flats	3,670	£35,797,500	518,361,218	493,502,557	468,783,683	444,204,595	419,752,828	395,421,598	371,230,327	347,179,018	323,266,975	299,455,110	275,783,437
24	Low density edge of settlement houses	3,870	£71,595,000	527,668,271	502,576,217	477,625,196	452,808,774	428,109,160	403,550,744	379,133,530	354,857,514	330,697,405	306,664,886	282,773,788
25	New Settlement	9,728	£94,720,000	429,019,474	404,953,655	379,802,267	355,331,709	330,927,463	306,593,472	282,308,795	258,052,267	233,802,511	209,511,837	185,146,918
26	New settlement - High density flats and houses	7,335	£18,093,000	544,160,219	517,843,901	491,656,248	465,586,943	439,665,564	413,856,682	388,175,777	362,611,016	337,163,926	311,807,950	286,553,904
27	Retail (comparison)	-	£92,500	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356
28	Retail (convenience)	-	£370,000	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£148,000	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215
30	Office	-	£240,500	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822
31	Industrial (40% plot ratio)	-	£370,000	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336
32	Warehousing/logistics (50% plot ratio)	-	£370,000	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170
33	Warehousing/logistics (60% plot ratio)	-	£370,000	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004
34	Student/co-living development (medium density) 200 beds	-	£111,000	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density) 250 beds	-	£154,226	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density) 300 beds	-	£193,186	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 200 beds	-	£59,205	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 250 beds	-	£74,000	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 300 beds	-	£88,721	24,146

GREATER CAMBRIDGE CIL VIABILITY Sales value £9,000 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	2,051,578	2,046,321	2,041,055	2,035,781	2,030,499	2,025,208	2,019,909	2,014,602	2,009,286	2,003,961	1,998,629
2	Low density rural extension	6	£2,050,533	2,750,561	2,741,271	2,731,982	2,722,692	2,713,401	2,704,112	2,694,822	2,685,532	2,676,243	2,666,952	2,657,662
3	Low density flats	12	£1,640,426	4,158,339	3,949,931	3,742,708	3,536,670	3,331,818	3,128,151	2,925,669	2,724,373	2,524,262	2,325,336	2,127,597
4	Low density rural extension	12	£4,101,066	5,501,123	5,252,603	5,005,481	4,759,758	4,515,431	4,272,503	4,030,973	3,790,840	3,552,106	3,314,770	3,078,831
5	Medium density flats	50	£3,178,326	16,622,993	15,788,609	14,958,972	14,134,081	13,313,936	12,498,538	11,686,751	10,879,004	10,076,015	9,277,783	8,484,310
6	Low density rural extension	50	£18,967,431	21,939,394	20,942,533	19,951,292	18,965,662	17,985,643	17,011,234	16,042,436	15,079,248	14,121,671	13,169,706	12,223,351
7	Low density rural extension	50	£17,121,951	21,939,394	20,942,533	19,951,292	18,965,662	17,985,643	17,011,234	16,042,436	15,079,248	14,121,671	13,169,706	12,223,351
8	Extra care scheme	60	£4,921,279	9,693,953	9,128,635	8,563,318	7,998,000	7,432,682	6,867,365	6,302,047	5,736,729	5,171,412	4,606,094	4,040,776
9	Low density edge of settlement houses/flats	150	£25,631,664	58,587,832	55,891,943	53,211,235	50,545,710	47,893,166	45,249,209	42,620,492	40,007,014	37,408,774	34,825,771	32,258,007
10	Low density rural extension	250	£4,403,000	183,314,466	174,831,550	166,396,434	158,009,119	149,669,603	141,377,889	133,133,975	124,929,828	116,763,631	108,645,351	100,574,989
11	Low density rural extension	250	£4,625,000	180,442,327	172,028,780	163,662,665	155,343,981	147,072,729	138,848,908	130,672,520	122,543,562	114,450,649	106,398,878	98,394,654
12	Low density edge of settlement houses/flats	500	£2,641,800	260,768,617	248,564,182	236,396,468	224,265,474	212,171,200	200,113,646	188,092,812	176,108,699	164,161,305	152,250,632	140,376,678
13	High density flats	500	£1,028,600	143,485,853	136,251,583	129,058,476	121,906,530	114,795,746	107,726,124	100,697,663	93,710,365	86,764,228	79,859,252	72,995,440
14	High density flats	500	£769,600	143,485,853	136,251,583	129,058,476	121,906,530	114,795,746	107,726,124	100,697,663	93,710,365	86,764,228	79,859,252	72,995,440
15	High density flats	500	£617,900	143,485,853	136,251,583	129,058,476	121,906,530	114,795,746	107,726,124	100,697,663	93,710,365	86,764,228	79,859,252	72,995,440
16	Low density flats and houses	700	£3,452,100	248,461,826	236,952,468	225,507,974	214,128,344	202,813,580	191,563,680	180,378,645	169,258,475	158,201,428	147,190,395	136,244,360
17	High density flats	700	£862,100	178,577,485	168,765,506	159,009,355	149,309,032	139,664,536	130,075,867	120,543,026	111,066,012	101,644,826	92,279,466	82,969,936
18	Low density flats and houses	700	£95,657,370	248,461,826	236,952,468	225,507,974	214,128,344	202,813,580	191,563,680	180,378,645	169,258,475	158,201,428	147,190,395	136,244,360
19	High density flats	700	£23,888,711	178,577,485	168,765,506	159,009,355	149,309,032	139,664,536	130,075,867	120,543,026	111,066,012	101,644,826	92,279,466	82,969,936
20	Low density edge of settlement houses	1,935	£991,945,392	529,881,823	505,542,801	481,340,902	457,276,127	433,348,475	409,557,948	385,904,544	362,388,265	339,009,110	315,767,078	292,662,171
21	Medium density edge of settlement houses/flats	1,935	£330,648,464	514,001,485	490,055,559	466,245,634	442,570,719	419,030,814	395,625,919	372,353,279	349,215,189	326,212,122	303,344,105	280,611,129
22	New Settlement	2,560	£583,214,143	554,951,512	529,929,894	503,160,012	476,541,866	450,075,457	423,760,782	397,575,581	371,538,971	345,654,237	319,921,376	294,340,389
23	Low density edge of settlement houses/flats	3,670	£991,945,392	584,285,998	555,869,025	527,794,581	499,767,180	471,899,557	444,191,711	416,643,643	389,251,832	361,983,866	334,875,902	307,927,940
24	Low density edge of settlements	3,870	£1,983,890,784	594,163,227	565,569,522	537,121,657	508,834,981	480,709,492	452,745,193	424,942,082	397,271,500	369,752,848	342,385,601	315,184,168
25	New Settlement	9,728	£2,624,682,382	498,256,587	470,081,470	441,988,049	414,032,908	386,169,055	358,393,445	330,702,145	303,071,761	275,478,660	247,898,962	220,262,631
26	New settlement - High density flats and houses	7,335	£501,355,345	617,693,635	587,449,137	557,444,617	527,580,364	497,886,048	468,335,914	438,924,433	409,668,552	380,532,381	351,531,156	322,655,729
27	Retail (comparison)	-	£2,563,166	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356
28	Retail (convenience)	-	£10,252,666	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£4,101,066	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215
30	Office	-	£6,664,233	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822
31	Industrial (40% plot ratio)	-	£10,252,666	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336
32	Warehousing/logistics (50% plot ratio)	-	£10,252,666	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170
33	Warehousing/logistics (60% plot ratio)	-	£10,252,666	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004
34	Student/co-living development (medium density) 200 beds	-	£3,075,800	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density) 250 beds	-	£4,273,581	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density) 300 beds	-	£5,353,111	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 200 beds	-	£1,640,558	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 250 beds	-	£2,050,533	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 300 beds	-	£2,458,448	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£1,537,900	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£1,537,900	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms)	-	£1,537,900	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815
43	Leisure use	-	£3,075,800	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
44	Leisure use	-	£3,075,800	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
45	Leisure use	-	£3,075,800	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081
46	Community use	-	£1,706,909	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775
47	Community use	-	£1,601,412	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469
48	Community use	-	£1,922,050	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	2,051,578	2,046,321	2,041,055	2,035,781	2,030,499	2,025,208	2,019,909	2,014,602	2,009,286	2,003,961	1,998,629
2	Low density rural extension	6	£708,608	2,750,561	2,741,271	2,731,982	2,722,692	2,713,401	2,704,112	2,694,822	2,685,532	2,676,243	2,666,952	2,657,662
3	Low density flats	12	£566,887	4,158,339	3,949,931	3,742,708	3,536,670	3,331,818	3,128,151	2,925,669	2,724,373	2,524,262	2,325,336	2,127,597
4	Low density rural extension	12	£1,417,217	5,501,123	5,252,603	5,005,481	4,759,758	4,515,431	4,272,503	4,030,973	3,790,840	3,552,106	3,314,770	3,078,831
5	Medium density flats	50	£1,098,343	16,622,993	15,788,609	14,958,972	14,134,081	13,313,936	12,498,538	11,686,751	10,879,004	10,076,015	9,277,783	8,484,310
6	Low density rural extension	50	£6,554,627	21,939,394	20,942,533	19,951,292	18,965,662	17,985,643	17,011,234	16,042,436	15,079,248	14,121,671	13,169,706	12,223,351
7	Low density rural extension	50	£5,916,880	21,939,394	20,942,533	19,951,292	18,965,662	17,985,643	17,011,234	16,042,436	15,079,248	14,121,671	13,169,706	12,223,351
8	Extra care scheme	60	£1,700,660	9,693,953	9,128,635	8,563,318	7,998,000	7,432,682	6,867,365	6,302,047	5,736,729	5,171,412	4,606,094	4,040,776
9	Low density edge of settlement houses/flats	150	£8,857,604	58,587,832	55,891,943	53,211,235	50,545,710	47,893,166	45,249,209	42,620,492	40,007,014	37,408,774	34,825,771	32,258,007
10	Low density rural extension	250	£33,729,758	97,643,615	93,201,378	88,784,142	84,391,909	80,020,052	75,666,385	71,337,793	67,034,276	62,755,836	58,502,472	54,274,185
11	Low density rural extension	250	£25,297,311	97,643,615	93,201,378	88,784,142	84,391,909	80,020,052	75,666,385	71,337,793	67,034,276	62,755,836	58,502,472	54,274,185
12	Low density edge of settlement houses/flats	500	£42,162,197	183,314,466	174,831,550	166,396,434	158,009,119	149,669,603	141,377,889	133,133,975	124,929,828	116,763,631	108,645,351	100,574,989
13	Low density rural extension	500	£44,288,022	180,442,327	172,028,780	163,662,665	155,343,981	147,072,729	138,848,908	130,672,520	122,543,562	114,450,649	106,398,878	98,394,654
14	High density houses	500	£25,297,311	178,577,485	170,166,072	161,834,182	153,581,815	145,408,971	137,315,650	129,301,852	121,367,577	113,512,826	105,737,597	98,041,892
15	High density flats	500	£9,849,656	143,485,853	136,251,583	129,058,476	121,906,530	114,795,746	107,726,124	100,697,663	93,710,365	86,764,228	79,859,252	72,995,440
16	High density flats	500	£7,369,527	143,485,853	136,251,583	129,058,476	121,906,530	114,795,746	107,726,124	100,697,663	93,710,365	86,764,228	79,859,252	72,995,440
17	High density flats	500	£5,916,880	143,485,853	136,251,583	129,058,476	121,906,530	114,795,746	107,726,124	100,697,663	93,710,365	86,764,228	79,859,252	72,995,440
18	Low density flats and houses	700	£33,056,580	248,461,826	236,952,468	225,507,974	214,128,344	202,813,580	191,563,680	180,378,645	169,258,475	158,201,428	147,190,395	136,244,360
19	High density flats	700	£8,255,287	178,577,485	168,765,506	159,009,355	149,309,032	139,664,536	130,075,867	120,543,026	111,066,012	101,644,826	92,279,466	82,969,936
20	Low density edge of settlements	1,935	£42,789,292	529,881,823	505,542,801	481,340,902	457,276,127	433,348,475	409,557,948	385,904,544	362,388,265	339,009,110	315,767,078	292,662,171
21	Medium density edge of settlements houses/flats	1,935	£114,263,097	514,000,485	490,055,559	466,245,634	442,570,719	419,030,814	395,625,919	372,353,279	349,215,189	326,212,122	303,344,105	280,611,129
22	New Settlement	2,560	£201,563,647	556,851,512	529,929,894	503,160,012	476,541,866	450,075,457	423,760,782	397,575,581	371,538,971	345,654,237	319,921,376	294,340,389
23	Low density edge of settlement houses/flats	3,670	£342,789,292	584,285,998	555,869,025	527,794,581	499,767,180	471,899,557	444,191,711	416,643,643	389,251,832	361,983,866	334,875,902	307,927,940
24	Low density edge of settlements	3,870	£685,578,584	594,163,227	565,569,522	537,121,657	508,834,981	480,709,492	452,745,193	424,942,082	397,271,500	369,752,848	342,385,601	315,184,168
25	New Settlement	9,728	£907,018,695	498,256,587	470,081,470	441,988,049	414,032,908	386,169,055	358,393,445	330,702,145	303,071,761	275,478,660	247,898,962	220,262,631
26	New settlement - High density flats and houses	7,335	£173,254,742	617,693,635	587,449,137	557,444,617	527,580,364	497,886,048	468,335,914	438,924,433	409,668,552	380,532,381	351,531,156	322,655,729
27	Retail (comparison)	-	£885,760	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356
28	Retail (convenience)	-	£3,543,042	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£1,417,217	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215
30	Office	-	£2,302,727	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822
31	Industrial (40% plot ratio)	-	£3,543,042	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336
32	Warehousing/logistics (50% plot ratio)	-	£3,543,042	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170
33	Warehousing/logistics (60% plot ratio)	-	£3,543,042	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004
34	Student/co-living development (medium density) 200 beds	-	£74,100	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density) 250 beds	-	£102,956	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density) 300 beds	-	£128,963	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 200 beds	-	£39,523	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 250 beds	-	£49,400	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 300 beds	-	£59,227	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660
40	Hotel (100 rooms)	-	£37,050	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453	7,145,453
41	Hotel (125 room)	-	£37,050	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998	9,824,998
42	Hotel (150 rooms)	-	£37,050	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815	12,861,815
43	Leisure use	-	£74,100	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
44	Leisure use	-	£74,100	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697	2,205,697
45	Leisure use	-	£74,100	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081	2,207,081
46	Community use	-	£41,122	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775	2,942,775
47	Community use	-	£553,404	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469	3,678,469
48	Community use	-	£664,208	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163	4,414,163

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	2,051,578	2,046,321	2,041,055	2,035,781	2,030,499	2,025,208	2,019,909	2,014,602	2,009,286	2,003,961	1,998,629
2	Low density rural extension	6	£74,000	2,750,561	2,741,271	2,731,982	2,722,692	2,713,401	2,704,112	2,694,822	2,685,532	2,676,243	2,666,952	2,657,662
3	Low density flats	12	£59,200	4,158,339	3,949,931	3,742,708	3,536,670	3,331,818	3,128,151	2,925,669	2,724,373	2,524,262	2,325,336	2,127,597
4	Low density rural extension	12	£148,000	5,501,123	5,252,603	5,005,481	4,759,758	4,515,431	4,272,503	4,030,973	3,790,840	3,552,106	3,314,770	3,078,831
5	Medium density flats	50	£114,700	16,622,993	15,788,609	14,958,972	14,134,081	13,313,936	12,498,538	11,686,751	10,879,004	10,076,015	9,277,783	8,484,310
6	Low density rural extension	50	£684,500	21,939,394	20,942,533	19,951,292	18,965,662	17,985,643	17,011,234	16,042,436	15,079,248	14,121,671	13,169,706	12,223,351
7	Low density rural extension	50	£617,900	21,939,394	20,942,533	19,951,292	18,965,662	17,985,643	17,011,234	16,042,436	15,079,248	14,121,671	13,169,706	12,223,351
8	Extra care scheme	60	£177,600	9,693,953	9,128,635	8,563,318	7,998,000	7,432,682	6,867,365	6,302,047	5,736,729	5,171,412	4,606,094	4,040,776
9	Low density edge of settlement houses/flats	150	£925,000	58,587,832	55,891,943	53,211,235	50,545,710	47,893,166	45,249,209	42,620,492	40,007,014	37,408,774	34,825,771	32,258,007
10	Low density rural extension	250	£3,522,400	97,643,615	93,201,378	88,784,142	84,391,909	80,020,052	75,666,385	71,337,793	67,034,276	62,755,836	58,502,472	54,274,185
11	Low density rural extension	250	£2,641,800	97,643,615	93,201,378	88,784,142	84,391,909	80,020,052	75,666,385	71,337,793	67,034,276	62,755,836	58,502,472	54,274,185
12	Low density edge of settlement houses/flats	500	£4,403,000	183,314,466	174,831,550	166,396,434	158,009,119	149,669,603	141,377,889	133,133,975	124,929,828	116,763,631	108,645,351	100,574,989
13	Low density edge of settlement houses/flats	500	£4,625,000	180,442,327	172,028,780	163,662,665	155,343,981	147,072,729	138,848,908	130,672,520	122,543,562	114,450,649	106,398,878	98,394,654
14	High density houses	500	£2,641,800	260,768,617	248,564,182	236,396,468	224,265,474	212,171,200	200,113,646	188,092,812	176,108,699	164,161,305	152,250,632	140,376,678
15	High density flats	500	£1,028,600	143,485,853	136,251,583	129,058,476	121,906,530	114,795,746	107,726,124	100,697,663	93,710,365	86,764,228	79,859,252	72,995,440
16	High density flats	500	£769,600	143,485,853	136,251,583	129,058,476	121,906,530	114,795,746	107,726,124	100,697,663	93,710,365	86,764,228	79,859,252	72,995,440
17	High density flats	500	£617,900	143,485,853	136,251,583	129,058,476	121,906,530	114,795,746	107,726,124	100,697,663	93,710,365	86,764,228	79,859,252	72,995,440
18	Low density flats and houses	700	£3,452,100	248,461,826	236,952,468	225,507,974	214,128,344	202,813,580	191,563,680	180,378,645	169,258,475	158,201,428	147,190,395	136,244,360
19	High density flats	700	£862,100	178,577,485	168,765,506	159,009,355	149,309,032	139,664,536	130,075,867	120,543,026	111,066,012	101,644,826	92,279,466	82,969,936
20	Low density edge of settlements	1,935	£35,797,500	529,881,823	505,542,801	481,340,902	457,276,127	433,348,475	409,557,948	385,904,544	362,388,265	339,009,110	315,767,078	292,662,171
21	Medium density edge of settlement houses/flats	1,935	£11,932,500	514,000,485	490,055,559	466,245,634	442,570,719	419,030,814	395,625,919	372,353,279	349,215,189	326,212,122	303,344,105	280,611,129
22	New Settlement	2,560	£21,049,300	556,851,512	529,929,894	503,160,012	476,541,866	450,075,457	423,760,782	397,575,581	371,538,971	345,654,237	319,921,376	294,340,389
23	Low density edge of settlements	3,670	£35,797,500	584,285,998	555,869,025	527,794,581	499,767,180	471,899,557	444,191,711	416,643,643	389,251,832	361,983,866	334,875,902	307,927,940
24	Low density edge of settlements	3,870	£71,595,000	594,163,227	565,569,522	537,121,657	508,834,981	480,709,492	452,745,193	424,942,082	397,271,500	369,752,848	342,385,601	315,184,168
25	New Settlement	9,728	£94,720,000	498,256,587	470,081,470	441,988,049	414,032,908	386,169,055	358,393,445	330,702,145	303,071,761	275,478,660	247,898,962	220,262,631
26	New settlement - High density flats and houses	7,335	£18,093,000	617,693,635	587,449,137	557,444,617	527,580,364	497,886,048	468,335,914	438,924,433	409,668,552	380,532,381	351,531,156	322,655,729
27	Retail (comparison)	-	£92,500	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356	14,122,356
28	Retail (convenience)	-	£370,000	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842	5,034,842
29	Office	-	£148,000	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215	24,767,215
30	Office	-	£240,500	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822	37,150,822
31	Industrial (40% plot ratio)	-	£370,000	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336	3,375,336
32	Warehousing/logistics (50% plot ratio)	-	£370,000	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170	4,219,170
33	Warehousing/logistics (60% plot ratio)	-	£370,000	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004	5,063,004
34	Student/co-living development (medium density) 200 beds	-	£111,000	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416	17,886,416
35	Student/co-living development (medium density) 250 beds	-	£154,226	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821	24,593,821
36	Student/co-living development (medium density) 300 beds	-	£193,189	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585	29,512,585
37	Student/co-living development (high density) 200 beds	-	£59,205	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773	16,097,773
38	Student/co-living development (high density) 250 beds	-	£74,000	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217	20,122,217
39	Student/co-living development (high density) 300 beds	-	£88,721	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660	24,146,660

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £4,000 psm a | AH percentage 40% | Rented: 75% | SO: 25%

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	**No of units**							
1	Low density flats	6	17,198	- 3,810	- 14,454	- 25,099	-122.2%	-184.0%	-245.9%
2	Low density rural extension	6	332,609	311,663	301,190	290,717	-6.3%	-9.4%	-12.6%
3	Low density flats	12	14,025	- 11,293	- 24,066	- 36,839	-180.5%	-271.6%	-362.7%
4	Low density rural extension	12	598,886	573,750	561,182	548,614	-4.2%	-6.3%	-8.4%
5	Medium density flats	50	72,036	- 31,165	- 83,354	- 135,544	-143.3%	-215.7%	-288.2%
6	Low density rural extension	50	2,409,291	2,308,243	2,257,721	2,207,197	-4.2%	-6.3%	-8.4%
7	Low density rural extension	50	2,409,291	2,308,243	2,257,721	2,207,197	-4.2%	-6.3%	-8.4%
8	Extra care scheme	60	- 2,307,831	- 2,401,601	- 2,448,485	- 2,495,370	4.1%	6.1%	8.1%
9	Low density edge of settlement houses/flats	150	5,411,603	5,119,786	4,973,878	4,827,970	-5.4%	-8.1%	-10.8%
10	Low density rural extension	250	10,524,393	10,046,935	9,808,206	9,569,477	-4.5%	-6.8%	-9.1%
11	Low density rural extension	250	10,524,393	10,046,935	9,808,206	9,569,477	-4.5%	-6.8%	-9.1%
12	Low density edge of settlement houses/flats	500	17,229,405	16,276,637	15,800,253	15,323,868	-5.5%	-8.3%	-11.1%
13	Low density edge of settlement houses/flats	500	15,557,249	14,604,480	14,128,097	13,651,712	-6.1%	-9.2%	-12.2%
14	High density houses	500	32,713,624	31,806,115	31,352,361	30,898,606	-2.8%	-4.2%	-5.5%
15	High density flats	500	- 381,019	- 1,381,304	- 1,881,446	- 2,381,589	262.5%	393.8%	525.1%
16	High density flats	500	- 381,019	- 1,381,304	- 1,881,446	- 2,381,589	262.5%	393.8%	525.1%
17	High density flats	500	- 381,019	- 1,381,304	- 1,881,446	- 2,381,589	262.5%	393.8%	525.1%
18	Low density flats and houses	700	23,698,577	22,405,883	21,751,153	21,096,424	-5.5%	-8.2%	-11.0%
19	High density flats	700	- 18,809,493	- 20,252,819	- 20,974,484	- 21,696,147	7.7%	11.5%	15.3%
20	Low density edge of settlement houses	1,935	58,647,080	55,854,336	54,439,533	53,024,729	-4.8%	-7.2%	-9.6%
21	Medium density edge of settlement houses/flats	1,935	49,577,745	46,731,936	45,293,993	43,856,050	-5.7%	-8.6%	-11.5%
22	New Settlement	2,560	30,025,799	26,310,928	24,429,830	22,535,288	-12.4%	-18.6%	-24.9%
23	Low density edge of settlement houses/flats	3,670	27,228,823	22,695,444	20,379,061	18,031,682	-16.6%	-25.2%	-33.8%
24	Low density edge of settlement houses	3,870	32,424,171	27,877,492	25,554,143	23,196,464	-14.0%	-21.2%	-28.5%
25	New Settlement	9,728	- 197,399,445	- 215,937,547	- 225,206,597	- 234,475,649	9.4%	14.1%	18.8%
26	New settlement - High density flats and houses	7,335	- 10,486,949	- 19,703,382	- 24,564,327	- 29,606,787	87.9%	134.2%	182.3%
27	Retail (comparison)	-	2,409,522	2,294,242	2,217,388	2,140,535	-4.8%	-8.0%	-11.2%
28	Retail (convenience)	-	5,034,842	4,948,382	4,890,743	4,833,102	-1.7%	-2.9%	-4.0%
29	Office	-	14,064,596	12,623,596	12,383,429	12,143,263	-10.2%	-12.0%	-13.7%
30	Office	-	21,096,894	18,935,394	18,575,144	18,214,893	-10.2%	-12.0%	-13.7%
31	Industrial (40% plot ratio)	-	2,177,302	2,119,663	2,042,809	1,965,955	-2.6%	-6.2%	-9.7%
32	Warehousing/logistics (50% plot ratio)	-	2,721,628	2,649,578	2,553,511	2,457,444	-2.6%	-6.2%	-9.7%
33	Warehousing/logistics (60% plot ratio)	-	3,265,954	3,179,494	3,064,214	2,948,934	-2.6%	-6.2%	-9.7%
34	Student/co-living development (medium density) 200 beds	-	17,886,416	17,829,565	17,753,766	17,677,967	-0.3%	-0.7%	-1.2%
35	Student/co-living development (medium density) 250 beds	-	24,593,821	24,515,652	24,411,429	24,307,204	-0.3%	-0.7%	-1.2%
36	Student/co-living development (medium density) 300 beds	-	29,512,585	29,418,783	29,293,714	29,168,646	-0.3%	-0.7%	-1.2%
37	Student/co-living development (high density) 200 beds	-	16,097,773	16,046,609	15,978,390	15,910,170	-0.3%	-0.7%	-1.2%
38	Student/co-living development (high density) 250 beds	-	20,122,217	20,058,262	19,972,987	19,887,712	-0.3%	-0.7%	-1.2%
39	Student/co-living development (high density) 300 beds	-	24,146,660	24,069,914	23,967,584	23,865,255	-0.3%	-0.7%	-1.2%
40	Hotel (100 rooms)	-	7,145,453	7,074,391	7,027,016	6,979,642	-1.0%	-1.7%	-2.3%
41	Hotel (125 room)	-	9,824,998	9,727,288	9,662,147	9,597,007	-1.0%	-1.7%	-2.3%
42	Hotel (150 rooms)	-	12,861,815	12,733,903	12,648,629	12,563,354	-1.0%	-1.7%	-2.3%
43	Leisure use	-	- 2,205,697	- 2,228,024	- 2,257,794	- 2,287,564	1.0%	2.4%	3.7%
44	Leisure use	-	- 2,205,697	- 2,228,024	- 2,257,794	- 2,287,564	1.0%	2.4%	3.7%
45	Leisure use	-	- 2,207,081	- 2,229,408	- 2,259,178	- 2,288,948	1.0%	2.4%	3.7%
46	Community use	-	- 2,942,775	- 2,972,545	- 3,012,238	- 3,051,931	1.0%	2.4%	3.7%
47	Community use	-	- 3,678,469	- 3,715,681	- 3,765,297	- 3,814,914	1.0%	2.4%	3.7%
48	Community use	-	- 4,414,163	- 4,458,818	- 4,518,356	- 4,577,896	1.0%	2.4%	3.7%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £4,625 psm
B

AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	**No of units**							
1	Low density flats	6	266,209	245,262	234,789	224,316	-7.9%	-11.8%	-15.7%
2	Low density rural extension	6	625,564	604,617	594,143	583,671	-3.3%	-5.0%	-6.7%
3	Low density flats	12	356,490	331,355	318,787	306,219	-7.1%	-10.6%	-14.1%
4	Low density rural extension	12	1,001,786	976,650	964,083	951,515	-2.5%	-3.8%	-5.0%
5	Medium density flats	50	1,451,438	1,350,391	1,299,294	1,247,944	-7.0%	-10.5%	-14.0%
6	Low density rural extension	50	4,012,197	3,911,149	3,860,625	3,810,103	-2.5%	-3.8%	-5.0%
7	Low density rural extension	50	4,012,197	3,911,149	3,860,625	3,810,103	-2.5%	-3.8%	-5.0%
8	Extra care scheme	60	- 1,269,197	- 1,362,967	- 1,409,851	- 1,456,737	7.4%	11.1%	14.8%
9	Low density edge of settlement houses/flats	150	9,844,494	9,552,678	9,406,769	9,260,861	-3.0%	-4.4%	-5.9%
10	Low density rural extension	250	17,776,354	17,306,579	17,071,692	16,836,805	-2.6%	-4.0%	-5.3%
11	Low density rural extension	250	17,776,354	17,306,579	17,071,692	16,836,805	-2.6%	-4.0%	-5.3%
12	Low density edge of settlement houses/flats	500	31,104,010	30,181,659	29,720,483	29,259,308	-3.0%	-4.4%	-5.9%
13	Low density edge of settlement houses/flats	500	29,373,642	28,451,291	27,990,116	27,528,940	-3.1%	-4.7%	-6.3%
14	High density houses	500	46,485,422	45,592,516	45,146,064	44,699,612	-1.9%	-2.9%	-3.8%
15	High density flats	500	11,994,176	11,035,225	10,551,050	10,066,874	-8.0%	-12.0%	-16.1%
16	High density flats	500	11,994,176	11,035,225	10,551,050	10,066,874	-8.0%	-12.0%	-16.1%
17	High density flats	500	11,994,176	11,035,225	10,551,050	10,066,874	-8.0%	-12.0%	-16.1%
18	Low density flats and houses	700	42,414,305	41,167,050	40,543,421	39,919,794	-2.9%	-4.4%	-5.9%
19	High density flats	700	- 1,038,401	- 2,435,650	- 3,134,274	- 3,832,899	134.6%	201.8%	269.1%
20	Low density edge of settlement houses	1,935	97,468,816	94,806,254	93,458,658	92,111,062	-2.7%	-4.1%	-5.5%
21	Medium density edge of settlement houses/flats	1,935	88,026,952	85,331,760	83,982,283	82,612,648	-3.1%	-4.6%	-6.2%
22	New Settlement	2,560	75,371,500	72,013,173	70,320,759	68,614,133	-4.5%	-6.7%	-9.0%
23	Low density edge of settlement houses/flats	3,670	76,439,033	72,541,108	70,567,695	68,574,246	-5.1%	-7.7%	-10.3%
24	Low density edge of settlement houses	3,870	81,871,175	77,953,799	75,973,563	73,965,833	-4.8%	-7.2%	-9.7%
25	New Settlement	9,728	- 88,710,526	- 107,248,628	- 116,517,679	- 125,786,729	20.9%	31.3%	41.8%
26	New settlement - High density flats and houses	7,335	53,796,035	47,252,982	43,885,613	40,448,875	-12.2%	-18.4%	-24.8%
27	Retail (comparison)	-	2,409,522	2,294,242	2,217,388	2,140,535	-4.8%	-8.0%	-11.2%
28	Retail (convenience)	-	5,034,842	4,948,382	4,890,743	4,833,102	-1.7%	-2.9%	-4.0%
29	Office	-	14,064,596	12,623,596	12,383,429	12,143,263	-10.2%	-12.0%	-13.7%
30	Office	-	21,096,894	18,935,394	18,575,144	18,214,893	-10.2%	-12.0%	-13.7%
31	Industrial (40% plot ratio)	-	2,177,302	2,119,663	2,042,809	1,965,955	-2.6%	-6.2%	-9.7%
32	Warehousing/logistics (50% plot ratio)	-	2,721,628	2,649,578	2,553,511	2,457,444	-2.6%	-6.2%	-9.7%
33	Warehousing/logistics (60% plot ratio)	-	3,265,954	3,179,494	3,064,214	2,948,934	-2.6%	-6.2%	-9.7%
34	Student/co-living development (medium density) 200 beds	-	17,886,416	17,829,565	17,753,766	17,677,967	-0.3%	-0.7%	-1.2%
35	Student/co-living development (medium density) 250 beds	-	24,593,821	24,515,652	24,411,429	24,307,204	-0.3%	-0.7%	-1.2%
36	Student/co-living development (medium density) 300 beds	-	29,512,585	29,418,783	29,293,714	29,168,646	-0.3%	-0.7%	-1.2%
37	Student/co-living development (high density) 200 beds	-	16,097,773	16,046,609	15,978,390	15,910,170	-0.3%	-0.7%	-1.2%
38	Student/co-living development (high density) 250 beds	-	20,122,217	20,058,262	19,972,987	19,887,712	-0.3%	-0.7%	-1.2%
39	Student/co-living development (high density) 300 beds	-	24,146,660	24,069,914	23,967,584	23,865,255	-0.3%	-0.7%	-1.2%
40	Hotel (100 rooms)	-	7,145,453	7,074,391	7,027,016	6,979,642	-1.0%	-1.7%	-2.3%
41	Hotel (125 room)	-	9,824,998	9,727,288	9,662,147	9,597,007	-1.0%	-1.7%	-2.3%
42	Hotel (150 rooms)	-	12,861,815	12,733,903	12,648,629	12,563,354	-1.0%	-1.7%	-2.3%
43	Leisure use	-	- 2,205,697	- 2,228,024	- 2,257,794	- 2,287,564	1.0%	2.4%	3.7%
44	Leisure use	-	- 2,205,697	- 2,228,024	- 2,257,794	- 2,287,564	1.0%	2.4%	3.7%
45	Leisure use	-	- 2,207,081	- 2,229,408	- 2,259,178	- 2,288,948	1.0%	2.4%	3.7%
46	Community use	-	- 2,942,775	- 2,972,545	- 3,012,238	- 3,051,931	1.0%	2.4%	3.7%
47	Community use	-	- 3,678,469	- 3,715,681	- 3,765,297	- 3,814,914	1.0%	2.4%	3.7%
48	Community use	-	- 4,414,163	- 4,458,818	- 4,518,356	- 4,577,896	1.0%	2.4%	3.7%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £5,250 psm C | AH percentage 40% | Rented: 75% | SO: 25%

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	**No of units**							
1	Low density flats	6	515,220	494,273	483,800	473,326	-4.1%	-6.1%	-8.1%
2	Low density rural extension	6	918,518	897,571	887,098	876,624	-2.3%	-3.4%	-4.6%
3	Low density flats	12	698,955	673,820	661,252	648,684	-3.6%	-5.4%	-7.2%
4	Low density rural extension	12	1,404,687	1,379,551	1,366,983	1,354,415	-1.8%	-2.7%	-3.6%
5	Medium density flats	50	2,813,907	2,712,860	2,662,337	2,611,814	-3.6%	-5.4%	-7.2%
6	Low density rural extension	50	5,615,102	5,514,055	5,463,531	5,413,008	-1.8%	-2.7%	-3.6%
7	Low density rural extension	50	5,615,102	5,514,055	5,463,531	5,413,008	-1.8%	-2.7%	-3.6%
8	Extra care scheme	60	- 230,563	- 324,333	- 371,217	- 418,103	40.7%	61.0%	81.3%
9	Low density edge of settlement houses/flats	150	14,230,418	13,943,297	13,799,737	13,656,177	-2.0%	-3.0%	-4.0%
10	Low density rural extension	250	24,941,347	24,479,133	24,248,025	24,016,918	-1.9%	-2.8%	-3.7%
11	Low density rural extension	250	24,941,347	24,479,133	24,248,025	24,016,918	-1.9%	-2.8%	-3.7%
12	Low density edge of settlement houses/flats	500	44,765,520	43,858,011	43,404,257	42,950,502	-2.0%	-3.0%	-4.1%
13	Low density edge of settlement houses/flats	500	42,951,639	42,044,131	41,590,377	41,136,623	-2.1%	-3.2%	-4.2%
14	High density houses	500	60,180,126	59,301,590	58,862,321	58,423,053	-1.5%	-2.2%	-2.9%
15	High density flats	500	24,111,408	23,173,971	22,705,253	22,236,535	-3.9%	-5.8%	-7.8%
16	High density flats	500	24,111,408	23,173,971	22,705,253	22,236,535	-3.9%	-5.8%	-7.8%
17	High density flats	500	24,111,408	23,173,971	22,705,253	22,236,535	-3.9%	-5.8%	-7.8%
18	Low density flats and houses	700	60,852,871	59,625,686	59,012,094	58,398,501	-2.0%	-3.0%	-4.0%
19	High density flats	700	15,908,411	14,577,535	13,912,097	13,246,660	-8.4%	-12.5%	-16.7%
20	Low density edge of settlement houses	1,935	135,830,479	133,222,403	131,917,830	130,613,255	-1.9%	-2.9%	-3.8%
21	Medium density edge of settlement houses/flats	1,935	125,900,571	123,291,423	121,986,849	120,662,616	-2.1%	-3.1%	-4.2%
22	New Settlement	2,560	119,022,636	115,850,830	114,251,433	112,652,035	-2.7%	-4.0%	-5.4%
23	Low density edge of settlement houses/flats	3,670	122,994,214	119,409,615	117,589,954	115,770,292	-2.9%	-4.4%	-5.9%
24	Low density edge of settlement houses	3,870	128,762,643	125,154,393	123,332,880	121,499,573	-2.8%	-4.2%	-5.6%
25	New Settlement	9,728	- 2,430,371	- 14,456,146	- 20,798,806	- 27,378,548	494.8%	755.8%	1026.5%
26	New settlement - High density flats and houses	7,335	109,562,721	103,966,696	101,108,260	98,213,927	-5.1%	-7.7%	-10.4%
27	Retail (comparison)	-	2,409,522	2,294,242	2,217,388	2,140,535	-4.8%	-8.0%	-11.2%
28	Retail (convenience)	-	5,034,842	4,948,382	4,890,743	4,833,102	-1.7%	-2.9%	-4.0%
29	Office	-	14,064,596	12,623,596	12,383,429	12,143,263	-10.2%	-12.0%	-13.7%
30	Office	-	21,096,894	18,935,394	18,575,144	18,214,893	-10.2%	-12.0%	-13.7%
31	Industrial (40% plot ratio)	-	2,177,302	2,119,663	2,042,809	1,965,955	-2.6%	-6.2%	-9.7%
32	Warehousing/logistics (50% plot ratio)	-	2,721,628	2,649,578	2,553,511	2,457,444	-2.6%	-6.2%	-9.7%
33	Warehousing/logistics (60% plot ratio)	-	3,265,954	3,179,494	3,064,214	2,948,934	-2.6%	-6.2%	-9.7%
34	Student/co-living development (medium density) 200 beds	-	17,886,416	17,829,565	17,753,766	17,677,967	-0.3%	-0.7%	-1.2%
35	Student/co-living development (medium density) 250 beds	-	24,593,821	24,515,652	24,411,429	24,307,204	-0.3%	-0.7%	-1.2%
36	Student/co-living development (medium density) 300 beds	-	29,512,585	29,418,783	29,293,714	29,168,646	-0.3%	-0.7%	-1.2%
37	Student/co-living development (high density) 200 beds	-	16,097,773	16,046,609	15,978,390	15,910,170	-0.3%	-0.7%	-1.2%
38	Student/co-living development (high density) 250 beds	-	20,122,217	20,058,262	19,972,987	19,887,712	-0.3%	-0.7%	-1.2%
39	Student/co-living development (high density) 300 beds	-	24,146,660	24,069,914	23,967,584	23,865,255	-0.3%	-0.7%	-1.2%
40	Hotel (100 rooms)	-	7,145,453	7,074,391	7,027,016	6,979,642	-1.0%	-1.7%	-2.3%
41	Hotel (125 room)	-	9,824,998	9,727,288	9,662,147	9,597,007	-1.0%	-1.7%	-2.3%
42	Hotel (150 rooms)	-	12,861,815	12,733,903	12,648,629	12,563,354	-1.0%	-1.7%	-2.3%
43	Leisure use	-	- 2,205,697	- 2,228,024	- 2,257,794	- 2,287,564	1.0%	2.4%	3.7%
44	Leisure use	-	- 2,205,697	- 2,228,024	- 2,257,794	- 2,287,564	1.0%	2.4%	3.7%
45	Leisure use	-	- 2,207,081	- 2,229,408	- 2,259,178	- 2,288,948	1.0%	2.4%	3.7%
46	Community use	-	- 2,942,775	- 2,972,545	- 3,012,238	- 3,051,931	1.0%	2.4%	3.7%
47	Community use	-	- 3,678,469	- 3,715,681	- 3,765,297	- 3,814,914	1.0%	2.4%	3.7%
48	Community use	-	- 4,414,163	- 4,458,818	- 4,518,356	- 4,577,896	1.0%	2.4%	3.7%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £5,875 psm
D

AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	**No of units**							
1	Low density flats	6	764,231	743,284	732,811	722,338	-2.7%	-4.1%	-5.5%
2	Low density rural extension	6	1,211,472	1,190,526	1,180,052	1,169,579	-1.7%	-2.6%	-3.5%
3	Low density flats	12	1,030,196	1,005,060	992,492	979,924	-2.4%	-3.7%	-4.9%
4	Low density rural extension	12	1,794,381	1,769,245	1,756,678	1,744,110	-1.4%	-2.1%	-2.8%
5	Medium density flats	50	4,131,969	4,030,921	3,980,398	3,929,874	-2.4%	-3.7%	-4.9%
6	Low density rural extension	50	7,165,762	7,064,716	7,014,192	6,963,668	-1.4%	-2.1%	-2.8%
7	Low density rural extension	50	7,165,762	7,064,716	7,014,192	6,963,668	-1.4%	-2.1%	-2.8%
8	Extra care scheme	60	761,643	669,383	623,253	577,122	-12.1%	-18.2%	-24.2%
9	Low density edge of settlement houses/flats	150	18,466,727	18,183,925	18,040,364	17,896,805	-1.5%	-2.3%	-3.1%
10	Low density rural extension	250	31,833,719	31,378,942	31,149,816	30,918,709	-1.4%	-2.1%	-2.9%
11	Low density rural extension	250	31,833,719	31,378,942	31,149,816	30,918,709	-1.4%	-2.1%	-2.9%
12	Low density edge of settlement houses/flats	500	57,871,297	56,978,392	56,531,939	56,085,487	-1.5%	-2.3%	-3.1%
13	Low density edge of settlement houses/flats	500	55,976,043	55,083,139	54,636,685	54,190,233	-1.6%	-2.4%	-3.2%
14	High density houses	500	73,400,600	72,522,065	72,082,796	71,643,528	-1.2%	-1.8%	-2.4%
15	High density flats	500	35,638,929	34,716,577	34,255,402	33,794,226	-2.6%	-3.9%	-5.2%
16	High density flats	500	35,638,929	34,716,577	34,255,402	33,794,226	-2.6%	-3.9%	-5.2%
17	High density flats	500	35,638,929	34,716,577	34,255,402	33,794,226	-2.6%	-3.9%	-5.2%
18	Low density flats and houses	700	78,566,954	77,359,517	76,755,798	76,152,081	-1.5%	-2.3%	-3.1%
19	High density flats	700	31,924,845	30,636,457	29,992,263	29,340,944	-4.0%	-6.1%	-8.1%
20	Low density edge of settlement houses	1,935	172,744,962	170,187,990	168,904,409	167,620,829	-1.5%	-2.2%	-3.0%
21	Medium density edge of settlement houses/flats	1,935	162,322,530	159,755,368	158,471,787	157,188,206	-1.6%	-2.4%	-3.2%
22	New Settlement	2,560	160,563,196	157,512,973	155,964,636	154,416,299	-1.9%	-2.9%	-3.8%
23	Low density edge of settlement houses/flats	3,670	167,001,830	163,591,169	161,867,259	160,134,038	-2.0%	-3.1%	-4.1%
24	Low density edge of settlement houses	3,870	173,120,610	169,692,961	167,957,977	166,222,992	-2.0%	-3.0%	-4.0%
25	New Settlement	9,728	56,600,547	47,363,309	42,582,006	37,695,797	-16.3%	-24.8%	-33.4%
26	New settlement - High density flats and houses	7,335	160,652,525	155,532,367	152,934,380	150,308,594	-3.2%	-4.8%	-6.4%
27	Retail (comparison)	-	2,409,522	2,294,242	2,217,388	2,140,535	-4.8%	-8.0%	-11.2%
28	Retail (convenience)	-	5,034,842	4,948,382	4,890,743	4,833,102	-1.7%	-2.9%	-4.0%
29	Office	-	14,064,596	12,623,596	12,383,429	12,143,263	-10.2%	-12.0%	-13.7%
30	Office	-	21,096,894	18,935,394	18,575,144	18,214,893	-10.2%	-12.0%	-13.7%
31	Industrial (40% plot ratio)	-	2,177,302	2,119,663	2,042,809	1,965,955	-2.6%	-6.2%	-9.7%
32	Warehousing/logistics (50% plot ratio)	-	2,721,628	2,649,578	2,553,511	2,457,444	-2.6%	-6.2%	-9.7%
33	Warehousing/logistics (60% plot ratio)	-	3,265,954	3,179,494	3,064,214	2,948,934	-2.6%	-6.2%	-9.7%
34	Student/co-living development (medium density) 200 beds	-	17,886,416	17,829,565	17,753,766	17,677,967	-0.3%	-0.7%	-1.2%
35	Student/co-living development (medium density) 250 beds	-	24,593,821	24,515,652	24,411,429	24,307,204	-0.3%	-0.7%	-1.2%
36	Student/co-living development (medium density) 300 beds	-	29,512,585	29,418,783	29,293,714	29,168,646	-0.3%	-0.7%	-1.2%
37	Student/co-living development (high density) 200 beds	-	16,097,773	16,046,609	15,978,390	15,910,170	-0.3%	-0.7%	-1.2%
38	Student/co-living development (high density) 250 beds	-	20,122,217	20,058,262	19,972,987	19,887,712	-0.3%	-0.7%	-1.2%
39	Student/co-living development (high density) 300 beds	-	24,146,660	24,069,914	23,967,584	23,865,255	-0.3%	-0.7%	-1.2%
40	Hotel (100 rooms)	-	7,145,453	7,074,391	7,027,016	6,979,642	-1.0%	-1.7%	-2.3%
41	Hotel (125 room)	-	9,824,998	9,727,288	9,662,147	9,597,007	-1.0%	-1.7%	-2.3%
42	Hotel (150 rooms)	-	12,861,815	12,733,903	12,648,629	12,563,354	-1.0%	-1.7%	-2.3%
43	Leisure use	-	- 2,205,697	- 2,228,024	- 2,257,794	- 2,287,564	1.0%	2.4%	3.7%
44	Leisure use	-	- 2,205,697	- 2,228,024	- 2,257,794	- 2,287,564	1.0%	2.4%	3.7%
45	Leisure use	-	- 2,207,081	- 2,229,408	- 2,259,178	- 2,288,948	1.0%	2.4%	3.7%
46	Community use	-	- 2,942,775	- 2,972,545	- 3,012,238	- 3,051,931	1.0%	2.4%	3.7%
47	Community use	-	- 3,678,469	- 3,715,681	- 3,765,297	- 3,814,914	1.0%	2.4%	3.7%
48	Community use	-	- 4,414,163	- 4,458,818	- 4,518,356	- 4,577,896	1.0%	2.4%	3.7%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £6,500 psm
E

AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	**No of units**							
1	Low density flats	6	1,013,241	992,295	981,822	971,349	-2.1%	-3.1%	-4.1%
2	Low density rural extension	6	1,504,426	1,483,479	1,473,006	1,462,533	-1.4%	-2.1%	-2.8%
3	Low density flats	12	1,329,010	1,303,874	1,291,306	1,278,738	-1.9%	-2.8%	-3.8%
4	Low density rural extension	12	2,145,926	2,120,791	2,108,223	2,095,655	-1.2%	-1.8%	-2.3%
5	Medium density flats	50	5,321,739	5,220,691	5,170,167	5,119,644	-1.9%	-2.8%	-3.8%
6	Low density rural extension	50	8,559,731	8,460,310	8,410,600	8,360,889	-1.2%	-1.7%	-2.3%
7	Low density rural extension	50	8,559,731	8,460,310	8,410,600	8,360,889	-1.2%	-1.7%	-2.3%
8	Extra care scheme	60	1,650,545	1,559,769	1,514,381	1,468,992	-5.5%	-8.2%	-11.0%
9	Low density edge of settlement houses/flats	150	22,262,544	21,980,045	21,838,795	21,697,544	-1.3%	-1.9%	-2.5%
10	Low density rural extension	250	38,028,133	37,573,356	37,345,968	37,118,579	-1.2%	-1.8%	-2.4%
11	Low density rural extension	250	38,028,133	37,573,356	37,345,968	37,118,579	-1.2%	-1.8%	-2.4%
12	Low density edge of settlement houses/flats	500	69,689,153	68,810,617	68,366,416	67,919,964	-1.3%	-1.9%	-2.5%
13	Low density edge of settlement houses/flats	500	67,720,274	66,827,505	66,381,053	65,934,600	-1.3%	-2.0%	-2.6%
14	High density houses	500	85,346,411	84,476,479	84,037,211	83,597,942	-1.0%	-1.5%	-2.0%
15	High density flats	500	45,933,024	45,025,515	44,571,760	44,118,006	-2.0%	-3.0%	-4.0%
16	High density flats	500	45,933,024	45,025,515	44,571,760	44,118,006	-2.0%	-3.0%	-4.0%
17	High density flats	500	45,933,024	45,025,515	44,571,760	44,118,006	-2.0%	-3.0%	-4.0%
18	Low density flats and houses	700	94,547,391	93,339,953	92,736,235	92,132,516	-1.3%	-1.9%	-2.6%
19	High density flats	700	46,074,625	44,806,971	44,173,144	43,539,316	-2.8%	-4.1%	-5.5%
20	Low density edge of settlement houses	1,935	206,067,991	203,542,141	202,279,215	201,016,289	-1.2%	-1.8%	-2.5%
21	Medium density edge of settlement houses/flats	1,935	195,183,307	192,657,455	191,394,530	190,119,777	-1.3%	-1.9%	-2.6%
22	New Settlement	2,560	197,848,907	194,851,095	193,352,188	191,853,045	-1.5%	-2.3%	-3.0%
23	Low density edge of settlement houses/flats	3,670	206,378,097	203,076,321	201,405,989	199,728,100	-1.6%	-2.4%	-3.2%
24	Low density edge of settlement houses	3,870	212,826,903	209,505,101	207,825,505	206,145,909	-1.6%	-2.3%	-3.1%
25	New Settlement	9,728	103,785,786	95,671,252	91,511,763	87,281,173	-7.8%	-11.8%	-15.9%
26	New settlement - High density flats and houses	7,335	205,511,877	200,669,306	198,221,270	195,746,695	-2.4%	-3.5%	-4.8%
27	Retail (comparison)	-	2,409,522	2,294,242	2,217,388	2,140,535	-4.8%	-8.0%	-11.2%
28	Retail (convenience)	-	5,034,842	4,948,382	4,890,743	4,833,102	-1.7%	-2.9%	-4.0%
29	Office	-	14,064,596	12,623,596	12,383,429	12,143,263	-10.2%	-12.0%	-13.7%
30	Office	-	21,096,894	18,935,394	18,575,144	18,214,893	-10.2%	-12.0%	-13.7%
31	Industrial (40% plot ratio)	-	2,177,302	2,119,663	2,042,809	1,965,955	-2.6%	-6.2%	-9.7%
32	Warehousing/logistics (50% plot ratio)	-	2,721,628	2,649,578	2,553,511	2,457,444	-2.6%	-6.2%	-9.7%
33	Warehousing/logistics (60% plot ratio)	-	3,265,954	3,179,494	3,064,214	2,948,934	-2.6%	-6.2%	-9.7%
34	Student/co-living development (medium density) 200 beds	-	17,886,416	17,829,565	17,753,766	17,677,967	-0.3%	-0.7%	-1.2%
35	Student/co-living development (medium density) 250 beds	-	24,593,821	24,515,652	24,411,429	24,307,204	-0.3%	-0.7%	-1.2%
36	Student/co-living development (medium density) 300 beds	-	29,512,585	29,418,783	29,293,714	29,168,646	-0.3%	-0.7%	-1.2%
37	Student/co-living development (high density) 200 beds	-	16,097,773	16,046,609	15,978,390	15,910,170	-0.3%	-0.7%	-1.2%
38	Student/co-living development (high density) 250 beds	-	20,122,217	20,058,262	19,972,987	19,887,712	-0.3%	-0.7%	-1.2%
39	Student/co-living development (high density) 300 beds	-	24,146,660	24,069,914	23,967,584	23,865,255	-0.3%	-0.7%	-1.2%
40	Hotel (100 rooms)	-	7,145,453	7,074,391	7,027,016	6,979,642	-1.0%	-1.7%	-2.3%
41	Hotel (125 room)	-	9,824,998	9,727,288	9,662,147	9,597,007	-1.0%	-1.7%	-2.3%
42	Hotel (150 rooms)	-	12,861,815	12,733,903	12,648,629	12,563,354	-1.0%	-1.7%	-2.3%
43	Leisure use	-	-2,205,697	-2,228,024	-2,257,794	-2,287,564	1.0%	2.4%	3.7%
44	Leisure use	-	-2,205,697	-2,228,024	-2,257,794	-2,287,564	1.0%	2.4%	3.7%
45	Leisure use	-	-2,207,081	-2,229,408	-2,259,178	-2,288,948	1.0%	2.4%	3.7%
46	Community use	-	-2,942,775	-2,972,545	-3,012,238	-3,051,931	1.0%	2.4%	3.7%
47	Community use	-	-3,678,469	-3,715,681	-3,765,297	-3,814,914	1.0%	2.4%	3.7%
48	Community use	-	-4,414,163	-4,458,818	-4,518,356	-4,577,896	1.0%	2.4%	3.7%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £7,125 psm
F

AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	**No of units**							
1	Low density flats	6	1,262,252	1,241,307	1,230,833	1,220,360	-1.7%	-2.5%	-3.3%
2	Low density rural extension	6	1,797,380	1,776,434	1,765,960	1,755,487	-1.2%	-1.7%	-2.3%
3	Low density flats	12	1,627,823	1,602,687	1,590,119	1,577,551	-1.5%	-2.3%	-3.1%
4	Low density rural extension	12	2,497,471	2,472,336	2,459,768	2,447,200	-1.0%	-1.5%	-2.0%
5	Medium density flats	50	6,511,508	6,410,461	6,359,937	6,309,414	-1.6%	-2.3%	-3.1%
6	Low density rural extension	50	9,950,217	9,850,795	9,801,085	9,751,374	-1.0%	-1.5%	-2.0%
7	Low density rural extension	50	9,950,217	9,850,795	9,801,085	9,751,374	-1.0%	-1.5%	-2.0%
8	Extra care scheme	60	2,530,761	2,439,985	2,394,598	2,349,209	-3.6%	-5.4%	-7.2%
9	Low density edge of settlement houses/flats	150	26,058,362	25,775,862	25,634,612	25,493,361	-1.1%	-1.6%	-2.2%
10	Low density rural extension	250	44,222,547	43,767,770	43,540,382	43,312,994	-1.0%	-1.5%	-2.1%
11	Low density rural extension	250	44,222,547	43,767,770	43,540,382	43,312,994	-1.0%	-1.5%	-2.1%
12	Low density edge of settlement houses/flats	500	81,464,251	80,585,716	80,146,447	79,707,179	-1.1%	-1.6%	-2.2%
13	Low density edge of settlement houses/flats	500	79,405,715	78,527,178	78,087,910	77,648,641	-1.1%	-1.7%	-2.2%
14	High density houses	500	97,260,964	96,396,565	95,964,365	95,532,166	-0.9%	-1.3%	-1.8%
15	High density flats	500	56,183,484	55,290,579	54,844,126	54,397,674	-1.6%	-2.4%	-3.2%
16	High density flats	500	56,183,484	55,290,579	54,844,126	54,397,674	-1.6%	-2.4%	-3.2%
17	High density flats	500	56,183,484	55,290,579	54,844,126	54,397,674	-1.6%	-2.4%	-3.2%
18	Low density flats and houses	700	110,468,336	109,280,328	108,686,324	108,092,321	-1.1%	-1.6%	-2.2%
19	High density flats	700	60,071,797	58,824,542	58,200,914	57,577,286	-2.1%	-3.1%	-4.2%
20	Low density edge of settlement houses	1,935	239,350,543	236,865,170	235,602,244	234,339,318	-1.0%	-1.6%	-2.1%
21	Medium density edge of settlement houses/flats	1,935	228,006,491	225,480,640	224,217,714	222,954,788	-1.1%	-1.7%	-2.2%
22	New Settlement	2,560	234,950,929	232,001,355	230,526,570	229,051,783	-1.3%	-1.9%	-2.5%
23	Low density edge of settlement houses/flats	3,670	245,504,925	242,258,382	240,634,060	239,009,738	-1.3%	-2.0%	-2.6%
24	Low density edge of settlement houses	3,870	252,275,630	249,023,680	247,397,706	245,754,299	-1.3%	-1.9%	-2.6%
25	New Settlement	9,728	148,380,170	140,951,838	137,154,027	133,305,981	-5.0%	-7.6%	-10.2%
26	New settlement - High density flats and houses	7,335	249,753,233	245,107,688	242,750,662	240,393,638	-1.9%	-2.8%	-3.7%
27	Retail (comparison)	-	14,122,356	14,007,076	13,930,223	13,853,370	-0.8%	-1.4%	-1.9%
28	Retail (convenience)	-	5,034,842	4,948,382	4,890,743	4,833,102	-1.7%	-2.9%	-4.0%
29	Office	-	24,767,215	23,326,215	23,086,048	22,845,882	-5.8%	-6.8%	-7.8%
30	Office	-	37,150,822	34,989,322	34,629,072	34,268,823	-5.8%	-6.8%	-7.8%
31	Industrial (40% plot ratio)	-	3,375,336	3,317,696	3,240,843	3,163,989	-1.7%	-4.0%	-6.3%
32	Warehousing/logistics (50% plot ratio)	-	4,219,170	4,147,119	4,051,054	3,954,987	-1.7%	-4.0%	-6.3%
33	Warehousing/logistics (60% plot ratio)	-	5,063,004	4,976,544	4,861,264	4,745,983	-1.7%	-4.0%	-6.3%
34	Student/co-living development (medium density) 200 beds	-	17,886,416	17,829,565	17,753,766	17,677,967	-0.3%	-0.7%	-1.2%
35	Student/co-living development (medium density) 250 beds	-	24,593,821	24,515,652	24,411,429	24,307,204	-0.3%	-0.7%	-1.2%
36	Student/co-living development (medium density) 300 beds	-	29,512,585	29,418,783	29,293,714	29,168,646	-0.3%	-0.7%	-1.2%
37	Student/co-living development (high density) 200 beds	-	16,097,773	16,046,609	15,978,390	15,910,170	-0.3%	-0.7%	-1.2%
38	Student/co-living development (high density) 250 beds	-	20,122,217	20,058,262	19,972,987	19,887,712	-0.3%	-0.7%	-1.2%
39	Student/co-living development (high density) 300 beds	-	24,146,660	24,069,914	23,967,584	23,865,255	-0.3%	-0.7%	-1.2%
40	Hotel (100 rooms)	-	7,145,453	7,074,391	7,027,016	6,979,642	-1.0%	-1.7%	-2.3%
41	Hotel (125 room)	-	9,824,998	9,727,288	9,662,147	9,597,007	-1.0%	-1.7%	-2.3%
42	Hotel (150 rooms)	-	12,861,815	12,733,903	12,648,629	12,563,354	-1.0%	-1.7%	-2.3%
43	Leisure use	-	- 2,205,697	- 2,228,024	- 2,257,794	- 2,287,564	1.0%	2.4%	3.7%
44	Leisure use	-	- 2,205,697	- 2,228,024	- 2,257,794	- 2,287,564	1.0%	2.4%	3.7%
45	Leisure use	-	- 2,207,081	- 2,229,408	- 2,259,178	- 2,288,948	1.0%	2.4%	3.7%
46	Community use	-	- 2,942,775	- 2,972,545	- 3,012,238	- 3,051,931	1.0%	2.4%	3.7%
47	Community use	-	- 3,678,469	- 3,715,681	- 3,765,297	- 3,814,914	1.0%	2.4%	3.7%
48	Community use	-	- 4,414,163	- 4,458,818	- 4,518,356	- 4,577,896	1.0%	2.4%	3.7%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £7,750 psm
G

AH percentage 40%

Rented: 75%
SO: 25%

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	**No of units**							
1	Low density flats	6	1,511,264	1,490,317	1,479,844	1,469,371	-1.4%	-2.1%	-2.8%
2	Low density rural extension	6	2,090,334	2,069,388	2,058,915	2,048,441	-1.0%	-1.5%	-2.0%
3	Low density flats	12	1,926,636	1,901,500	1,888,932	1,876,364	-1.3%	-2.0%	-2.6%
4	Low density rural extension	12	2,849,016	2,823,881	2,811,313	2,798,745	-0.9%	-1.3%	-1.8%
5	Medium density flats	50	7,701,278	7,600,231	7,549,707	7,499,183	-1.3%	-2.0%	-2.6%
6	Low density rural extension	50	11,340,702	11,241,281	11,191,570	11,141,860	-0.9%	-1.3%	-1.8%
7	Low density rural extension	50	11,340,702	11,241,281	11,191,570	11,141,860	-0.9%	-1.3%	-1.8%
8	Extra care scheme	60	3,410,978	3,320,202	3,274,814	3,229,427	-2.7%	-4.0%	-5.3%
9	Low density edge of settlement houses/flats	150	29,854,179	29,571,680	29,430,429	29,289,179	-0.9%	-1.4%	-1.9%
10	Low density rural extension	250	50,416,532	49,962,184	49,734,795	49,507,407	-0.9%	-1.4%	-1.8%
11	Low density rural extension	250	50,416,532	49,962,184	49,734,795	49,507,407	-0.9%	-1.4%	-1.8%
12	Low density edge of settlement houses/flats	500	93,239,351	92,360,814	91,921,546	91,482,277	-0.9%	-1.4%	-1.9%
13	Low density edge of settlement houses/flats	500	91,091,155	90,212,618	89,773,350	89,334,083	-1.0%	-1.4%	-1.9%
14	High density houses	500	109,175,517	108,311,118	107,878,919	107,446,720	-0.8%	-1.2%	-1.6%
15	High density flats	500	66,395,977	65,503,072	65,056,620	64,610,167	-1.3%	-2.0%	-2.7%
16	High density flats	500	66,395,977	65,503,072	65,056,620	64,610,167	-1.3%	-2.0%	-2.7%
17	High density flats	500	66,395,977	65,503,072	65,056,620	64,610,167	-1.3%	-2.0%	-2.7%
18	Low density flats and houses	700	126,379,947	125,191,940	124,597,936	124,003,933	-0.9%	-1.4%	-1.9%
19	High density flats	700	73,978,267	72,751,082	72,137,490	71,523,897	-1.7%	-2.5%	-3.3%
20	Low density edge of settlement houses	1,935	272,586,262	270,101,057	268,858,454	267,615,852	-0.9%	-1.4%	-1.8%
21	Medium density edge of settlement houses/flats	1,935	260,746,927	258,261,722	257,019,119	255,776,516	-1.0%	-1.4%	-1.9%
22	New Settlement	2,560	271,927,115	269,025,007	267,573,953	266,113,799	-1.1%	-1.6%	-2.1%
23	Low density edge of settlement houses/flats	3,670	284,440,959	281,259,149	279,660,966	278,062,782	-1.1%	-1.7%	-2.2%
24	Low density edge of settlement houses	3,870	291,551,914	288,352,295	286,752,486	285,152,676	-1.1%	-1.6%	-2.2%
25	New Settlement	9,728	191,533,120	184,558,841	180,999,648	177,408,118	-3.6%	-5.5%	-7.4%
26	New settlement - High density flats and houses	7,335	293,589,723	289,089,189	286,807,411	284,525,635	-1.5%	-2.3%	-3.1%
27	Retail (comparison)	-	14,122,356	14,007,076	13,930,223	13,853,370	-0.8%	-1.4%	-1.9%
28	Retail (convenience)	-	5,034,842	4,948,382	4,890,743	4,833,102	-1.7%	-2.9%	-4.0%
29	Office	-	24,767,215	23,326,215	23,086,048	22,845,882	-5.8%	-6.8%	-7.8%
30	Office	-	37,150,822	34,989,322	34,629,072	34,268,823	-5.8%	-6.8%	-7.8%
31	Industrial (40% plot ratio)	-	3,375,336	3,317,696	3,240,843	3,163,989	-1.7%	-4.0%	-6.3%
32	Warehousing/logistics (50% plot ratio)	-	4,219,170	4,147,119	4,051,054	3,954,987	-1.7%	-4.0%	-6.3%
33	Warehousing/logistics (60% plot ratio)	-	5,063,004	4,976,544	4,861,264	4,745,983	-1.7%	-4.0%	-6.3%
34	Student/co-living development (medium density) 200 beds	-	17,886,416	17,829,565	17,753,766	17,677,967	-0.3%	-0.7%	-1.2%
35	Student/co-living development (medium density) 250 beds	-	24,593,821	24,515,652	24,411,429	24,307,204	-0.3%	-0.7%	-1.2%
36	Student/co-living development (medium density) 300 beds	-	29,512,585	29,418,783	29,293,714	29,168,646	-0.3%	-0.7%	-1.2%
37	Student/co-living development (high density) 200 beds	-	16,097,773	16,046,609	15,978,390	15,910,170	-0.3%	-0.7%	-1.2%
38	Student/co-living development (high density) 250 beds	-	20,122,217	20,058,262	19,972,987	19,887,712	-0.3%	-0.7%	-1.2%
39	Student/co-living development (high density) 300 beds	-	24,146,660	24,069,914	23,967,584	23,865,255	-0.3%	-0.7%	-1.2%
40	Hotel (100 rooms)	-	7,145,453	7,074,391	7,027,016	6,979,642	-1.0%	-1.7%	-2.3%
41	Hotel (125 room)	-	9,824,998	9,727,288	9,662,147	9,597,007	-1.0%	-1.7%	-2.3%
42	Hotel (150 rooms)	-	12,861,815	12,733,903	12,648,629	12,563,354	-1.0%	-1.7%	-2.3%
43	Leisure use	-	-2,205,697	-2,228,024	-2,257,794	-2,287,564	1.0%	2.4%	3.7%
44	Leisure use	-	-2,205,697	-2,228,024	-2,257,794	-2,287,564	1.0%	2.4%	3.7%
45	Leisure use	-	-2,207,081	-2,229,408	-2,259,178	-2,288,948	1.0%	2.4%	3.7%
46	Community use	-	-2,942,775	-2,972,545	-3,012,238	-3,051,931	1.0%	2.4%	3.7%
47	Community use	-	-3,678,469	-3,715,681	-3,765,297	-3,814,914	1.0%	2.4%	3.7%
48	Community use	-	-4,414,163	-4,458,818	-4,518,356	-4,577,896	1.0%	2.4%	3.7%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £8,375 psm H | AH percentage 40% | Rented: 75% | SO: 25%

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	**No of units**							
1	Low density flats	6	1,760,275	1,739,328	1,728,855	1,718,382	-1.2%	-1.8%	-2.4%
2	Low density rural extension	6	2,383,288	2,362,341	2,351,868	2,341,396	-0.9%	-1.3%	-1.8%
3	Low density flats	12	2,225,449	2,200,313	2,187,745	2,175,177	-1.1%	-1.7%	-2.3%
4	Low density rural extension	12	3,200,562	3,175,426	3,162,858	3,150,290	-0.8%	-1.2%	-1.6%
5	Medium density flats	50	8,891,047	8,790,001	8,739,477	8,688,953	-1.1%	-1.7%	-2.3%
6	Low density rural extension	50	12,731,187	12,631,766	12,582,055	12,532,345	-0.8%	-1.2%	-1.6%
7	Low density rural extension	50	12,731,187	12,631,766	12,582,055	12,532,345	-0.8%	-1.2%	-1.6%
8	Extra care scheme	60	4,291,196	4,200,419	4,155,031	4,109,643	-2.1%	-3.2%	-4.2%
9	Low density edge of settlement houses/flats	150	33,631,895	33,353,940	33,214,963	33,075,986	-0.8%	-1.2%	-1.7%
10	Low density rural extension	250	56,586,184	56,138,725	55,914,995	55,691,266	-0.8%	-1.2%	-1.6%
11	Low density rural extension	250	56,586,184	56,138,725	55,914,995	55,691,266	-0.8%	-1.2%	-1.6%
12	Low density edge of settlement houses/flats	500	105,014,450	104,135,913	103,696,644	103,257,376	-0.8%	-1.3%	-1.7%
13	Low density edge of settlement houses/flats	500	102,776,595	101,898,060	101,458,791	101,019,523	-0.9%	-1.3%	-1.7%
14	High density houses	500	121,090,071	120,225,672	119,793,472	119,361,273	-0.7%	-1.1%	-1.4%
15	High density flats	500	76,602,975	75,715,565	75,269,113	74,822,660	-1.2%	-1.7%	-2.3%
16	High density flats	500	76,602,975	75,715,565	75,269,113	74,822,660	-1.2%	-1.7%	-2.3%
17	High density flats	500	76,602,975	75,715,565	75,269,113	74,822,660	-1.2%	-1.7%	-2.3%
18	Low density flats and houses	700	142,291,558	141,103,551	140,509,548	139,915,545	-0.8%	-1.3%	-1.7%
19	High density flats	700	87,848,330	86,621,145	86,007,554	85,393,961	-1.4%	-2.1%	-2.8%
20	Low density edge of settlement houses	1,935	305,821,981	303,336,776	302,094,173	300,851,570	-0.8%	-1.2%	-1.6%
21	Medium density edge of settlement houses/flats	1,935	293,484,111	290,998,905	289,756,302	288,513,700	-0.8%	-1.3%	-1.7%
22	New Settlement	2,560	308,834,072	305,956,299	304,505,245	303,054,191	-0.9%	-1.4%	-1.9%
23	Low density edge of settlement houses/flats	3,670	323,266,975	320,122,043	318,549,578	316,977,113	-1.0%	-1.5%	-1.9%
24	Low density edge of settlement houses	3,870	330,697,405	327,549,274	325,975,209	324,401,143	-1.0%	-1.4%	-1.9%
25	New Settlement	9,728	233,802,511	227,148,758	223,760,838	220,355,707	-2.8%	-4.3%	-5.8%
26	New settlement - High density flats and houses	7,335	337,163,926	332,758,881	330,549,951	328,318,662	-1.3%	-2.0%	-2.6%
27	Retail (comparison)	-	14,122,356	14,007,076	13,930,223	13,853,370	-0.8%	-1.4%	-1.9%
28	Retail (convenience)	-	5,034,842	4,948,382	4,890,743	4,833,102	-1.7%	-2.9%	-4.0%
29	Office	-	24,767,215	23,326,215	23,086,048	22,845,882	-5.8%	-6.8%	-7.8%
30	Office	-	37,150,822	34,989,322	34,629,072	34,268,823	-5.8%	-6.8%	-7.8%
31	Industrial (40% plot ratio)	-	3,375,336	3,317,696	3,240,843	3,163,989	-1.7%	-4.0%	-6.3%
32	Warehousing/logistics (50% plot ratio)	-	4,219,170	4,147,119	4,051,054	3,954,987	-1.7%	-4.0%	-6.3%
33	Warehousing/logistics (60% plot ratio)	-	5,063,004	4,976,544	4,861,264	4,745,983	-1.7%	-4.0%	-6.3%
34	Student/co-living development (medium density) 200 beds	-	17,886,416	17,829,565	17,753,766	17,677,967	-0.3%	-0.7%	-1.2%
35	Student/co-living development (medium density) 250 beds	-	24,593,821	24,515,652	24,411,429	24,307,204	-0.3%	-0.7%	-1.2%
36	Student/co-living development (medium density) 300 beds	-	29,512,585	29,418,783	29,293,714	29,168,646	-0.3%	-0.7%	-1.2%
37	Student/co-living development (high density) 200 beds	-	16,097,773	16,046,609	15,978,390	15,910,170	-0.3%	-0.7%	-1.2%
38	Student/co-living development (high density) 250 beds	-	20,122,217	20,058,262	19,972,987	19,887,712	-0.3%	-0.7%	-1.2%
39	Student/co-living development (high density) 300 beds	-	24,146,660	24,069,914	23,967,584	23,865,255	-0.3%	-0.7%	-1.2%
40	Hotel (100 rooms)	-	7,145,453	7,074,391	7,027,016	6,979,642	-1.0%	-1.7%	-2.3%
41	Hotel (125 room)	-	9,824,998	9,727,288	9,662,147	9,597,007	-1.0%	-1.7%	-2.3%
42	Hotel (150 rooms)	-	12,861,815	12,733,903	12,648,629	12,563,354	-1.0%	-1.7%	-2.3%
43	Leisure use	-	-2,205,697	-2,228,024	-2,257,794	-2,287,564	1.0%	2.4%	3.7%
44	Leisure use	-	-2,205,697	-2,228,024	-2,257,794	-2,287,564	1.0%	2.4%	3.7%
45	Leisure use	-	-2,207,081	-2,229,408	-2,259,178	-2,288,948	1.0%	2.4%	3.7%
46	Community use	-	-2,942,775	-2,972,545	-3,012,238	-3,051,931	1.0%	2.4%	3.7%
47	Community use	-	-3,678,469	-3,715,681	-3,765,297	-3,814,914	1.0%	2.4%	3.7%
48	Community use	-	-4,414,163	-4,458,818	-4,518,356	-4,577,896	1.0%	2.4%	3.7%

GREATER CAMBRIDGE - POTENTIAL CIL RATES TESTING

Sales value: £9,000 psm

AH percentage 40%

Rented: 75%

SO: 25%

			Residual land values				Percentage change		
			Base	Rate 1	Rate 2	Rate 3	Rate 1	Rate 2	Rate 3
	Description	**No of units**							
1	Low density flats	6	2,009,286	1,988,339	1,977,866	1,967,392	-1.0%	-1.6%	-2.1%
2	Low density rural extension	6	2,676,243	2,655,296	2,644,822	2,634,349	-0.8%	-1.2%	-1.6%
3	Low density flats	12	2,524,262	2,499,126	2,486,558	2,473,990	-1.0%	-1.5%	-2.0%
4	Low density rural extension	12	3,552,106	3,526,970	3,514,402	3,501,834	-0.7%	-1.1%	-1.4%
5	Medium density flats	50	10,076,015	9,976,594	9,926,883	9,877,173	-1.0%	-1.5%	-2.0%
6	Low density rural extension	50	14,121,671	14,022,250	13,972,540	13,922,829	-0.7%	-1.1%	-1.4%
7	Low density rural extension	50	14,121,671	14,022,250	13,972,540	13,922,829	-0.7%	-1.1%	-1.4%
8	Extra care scheme	60	5,171,412	5,080,636	5,035,247	4,989,860	-1.8%	-2.6%	-3.5%
9	Low density edge of settlement houses/flats	150	37,408,774	37,130,819	36,991,842	36,852,865	-0.7%	-1.1%	-1.5%
10	Low density rural extension	250	62,755,836	62,308,377	62,084,648	61,860,918	-0.7%	-1.1%	-1.4%
11	Low density rural extension	250	62,755,836	62,308,377	62,084,648	61,860,918	-0.7%	-1.1%	-1.4%
12	Low density edge of settlement houses/flats	500	116,763,631	115,899,232	115,467,033	115,032,475	-0.7%	-1.1%	-1.5%
13	Low density edge of settlement houses/flats	500	114,450,649	113,583,500	113,144,231	112,704,963	-0.8%	-1.1%	-1.5%
14	High density houses	500	133,004,624	132,140,225	131,708,026	131,275,825	-0.6%	-1.0%	-1.3%
15	High density flats	500	86,764,228	85,885,691	85,446,423	85,007,155	-1.0%	-1.5%	-2.0%
16	High density flats	500	86,764,228	85,885,691	85,446,423	85,007,155	-1.0%	-1.5%	-2.0%
17	High density flats	500	86,764,228	85,885,691	85,446,423	85,007,155	-1.0%	-1.5%	-2.0%
18	Low density flats and houses	700	158,201,428	157,015,163	156,421,159	155,827,156	-0.7%	-1.1%	-1.5%
19	High density flats	700	101,644,826	100,437,389	99,833,670	99,229,951	-1.2%	-1.8%	-2.4%
20	Low density edge of settlement houses	1,935	339,009,110	336,563,896	335,329,893	334,087,290	-0.7%	-1.1%	-1.5%
21	Medium density edge of settlement houses/flats	1,935	326,212,122	323,736,088	322,493,486	321,250,883	-0.8%	-1.1%	-1.5%
22	New Settlement	2,560	345,654,237	342,798,830	341,371,126	339,943,422	-0.8%	-1.2%	-1.7%
23	Low density edge of settlement houses/flats	3,670	361,983,866	358,889,543	357,342,381	355,795,220	-0.9%	-1.3%	-1.7%
24	Low density edge of settlement houses	3,870	369,752,848	366,655,377	365,106,642	363,536,694	-0.8%	-1.3%	-1.7%
25	New Settlement	9,728	275,478,660	269,062,417	265,820,565	262,538,676	-2.3%	-3.5%	-4.7%
26	New settlement - High density flats and houses	7,335	380,532,381	376,223,666	374,050,281	371,876,896	-1.1%	-1.7%	-2.3%
27	Retail (comparison)	-	14,122,356	14,007,076	13,930,223	13,853,370	-0.8%	-1.4%	-1.9%
28	Retail (convenience)	-	5,034,842	4,948,382	4,890,743	4,833,102	-1.7%	-2.9%	-4.0%
29	Office	-	24,767,215	23,326,215	23,086,048	22,845,882	-5.8%	-6.8%	-7.8%
30	Office	-	37,150,822	34,989,322	34,629,072	34,268,823	-5.8%	-6.8%	-7.8%
31	Industrial (40% plot ratio)	-	3,375,336	3,317,696	3,240,843	3,163,989	-1.7%	-4.0%	-6.3%
32	Warehousing/logistics (50% plot ratio)	-	4,219,170	4,147,119	4,051,054	3,954,987	-1.7%	-4.0%	-6.3%
33	Warehousing/logistics (60% plot ratio)	-	5,063,004	4,976,544	4,861,264	4,745,983	-1.7%	-4.0%	-6.3%
34	Student/co-living development (medium density) 200 beds	-	17,886,416	17,829,565	17,753,766	17,677,967	-0.3%	-0.7%	-1.2%
35	Student/co-living development (medium density) 250 beds	-	24,593,821	24,515,652	24,411,429	24,307,204	-0.3%	-0.7%	-1.2%
36	Student/co-living development (medium density) 300 beds	-	29,512,585	29,418,783	29,293,714	29,168,646	-0.3%	-0.7%	-1.2%
37	Student/co-living development (high density) 200 beds	-	16,097,773	16,046,609	15,978,390	15,910,170	-0.3%	-0.7%	-1.2%
38	Student/co-living development (high density) 250 beds	-	20,122,217	20,058,262	19,972,987	19,887,712	-0.3%	-0.7%	-1.2%
39	Student/co-living development (high density) 300 beds	-	24,146,660	24,069,914	23,967,584	23,865,255	-0.3%	-0.7%	-1.2%
40	Hotel (100 rooms)	-	7,145,453	7,074,391	7,027,016	6,979,642	-1.0%	-1.7%	-2.3%
41	Hotel (125 room)	-	9,824,998	9,727,288	9,662,147	9,597,007	-1.0%	-1.7%	-2.3%
42	Hotel (150 rooms)	-	12,861,815	12,733,903	12,648,629	12,563,354	-1.0%	-1.7%	-2.3%
43	Leisure use	-	-2,205,697	-2,228,024	-2,257,794	-2,287,564	1.0%	2.4%	3.7%
44	Leisure use	-	-2,205,697	-2,228,024	-2,257,794	-2,287,564	1.0%	2.4%	3.7%
45	Leisure use	-	-2,207,081	-2,229,408	-2,259,178	-2,288,948	1.0%	2.4%	3.7%
46	Community use	-	-2,942,775	-2,972,545	-3,012,238	-3,051,931	1.0%	2.4%	3.7%
47	Community use	-	-3,678,469	-3,715,681	-3,765,297	-3,814,914	1.0%	2.4%	3.7%
48	Community use	-	-4,414,163	-4,458,818	-4,518,356	-4,577,896	1.0%	2.4%	3.7%

CAMBRIDGE
CITY COUNCIL

Cambridge City Council

Community Infrastructure Levy

Draft Charging Schedule

January 2026

Charging Authority: Cambridge City Council

Date of Approval: TBC

Date of which the charging schedule takes effect: TBC

Statement of compliance: This draft CIL Charging Schedule has been published in accordance with these Regulations and Part 11 of PA 2008.

Development type/use	CIL rate (per square metre)
Residential houses and flats	£60
Retirement housing	£60
Residential institutions	£60
Student accommodation	£60
Hotels	£50
Shops, restaurants, financial and professional services	£50
Offices and R&D	£175
Industrial use including data centres	£35
All other uses	£0

The proposed levy rates will apply to all land uses across the whole geographic extent of the city of Cambridge.

The chargeable amount to be paid by a development will be calculated in accordance with the formula set out in Regulation 40 of the Community Infrastructure Levy Regulations 2010 as amended from time to time.

In accordance with Regulation 40 the rate shown shall be updated for inflation in accordance with the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors “All In Tender Price Index”.

CAMBRIDGE
CITY COUNCIL

Cambridge City Council

Community Infrastructure Levy

Draft Instalment Policy

January 2026

Instalment Policy

Where no instalment policy is in place, someone has assumed liability and a commencement notice has been submitted (and the authority has not determined a deemed commencement date), then payment is due in full at the end of 60 days after the intended commencement date (see regulation 70(7), and see regulation 7 and section 56(4) of the Town and Country Planning Act 1990, for the definition of 'commencement of development').

Where a charging authority wishes to allow payment by instalments, they must have published an instalment policy on their website (under regulation 69B). Regulation 70 (as amended by the 2012 and 2013 Regulations) provides for payment by instalment where an instalment policy is in place.

The authority has freedom to decide the number of payments, the amount of each payment and the time due. The authority may revise or withdraw the policy when appropriate.

The instalment policy proposed being used by Cambridge City Council is:

		Days after commencement			
Total CIL Liability		120	240	360	420
£0	£49,999	100%			
£50,000	£249,999	50%	50%		
£250,000	£499,999	25%	50%	25%	
£500,000+		25%	25%	25%	25%

Landowners are ultimately liable for the levy, but anyone involved in a development may take on the liability to pay. In order to benefit from payment windows and instalments, someone must assume liability before the development has commenced (see regulation 70).

Where no one has assumed liability to pay the levy, but a commencement notice has been submitted (and the authority has not determined a deemed commencement date), then payment is due in full on the intended commencement date (see regulation 71(1)).
Where no one has assumed liability to pay the levy, the liability will automatically default to the landowners (see regulation 33) and payment becomes due as soon as development commences (see regulation 71(2)).

Where no one has assumed liability and the authority has determined a deemed commencement date, then payment is due in full on the deemed commencement date (see regulation 71(2)).

If instalment terms are broken the authority must issue a demand notice requiring the payment of the full CIL amount immediately.

CAMBRIDGE
CITY COUNCIL

Cambridge City Council

Community Infrastructure Levy

Statement of Representations Procedure

January 2026

Cambridge City Council intends to submit a Community Infrastructure Levy (CIL) Draft Charging Schedule for examination under Section 212 of the Planning Act 2008.

In accordance with the Community Infrastructure Levy Regulations (as amended) the Council has published the following documents for public consultation:

- Infrastructure Statement
- Viability Evidence
- Draft Charging Schedule
- Draft Instalment Policy
- CIL Supporting Statement

The consultation opens on Monday 16 February 2026 and closes at Midnight on Sunday 29 March 2026.

Comments can be submitted electronically at CIL@greatercambridgeplanning.org

Alternatively, comments can be submitted via post to either:

Cambridge City Council
Community Infrastructure Levy Consultation
Greater Cambridge Shared Planning
Madela House
4 Regent Street
Cambridge
CB2 1BY

All documents are also available for inspection during normal office hours at the above offices and online at www.greatercambridgeplanning.org/cil

Representors may request the right to be heard at the examination. Such a request must be made in writing and received within the specified period for making representations.

If you would like to be notified of the submission of the CIL Draft Charging Schedule, receipt of the examiner's report or the approval of the Charging Schedule please indicate this on your comment form.

The Council has published a series of questions to help you frame your comments.

Please note that your response should be supported with actual evidence and examples for the Council and Examiner to be able to fully assess comments that are made.

1. Do you wish to participate in the CIL examination?

2. Do you agree that the Council has demonstrated a funding gap?

3. Do you agree that the Council has used appropriate evidence to inform the proposed rates?

4. Do you agree that the Council has struck an appropriate balance between additional investment to support development and the potential effect on the viability of developments?

5. Do you agree that it is clear how CIL will operate alongside Section 106 Planning Obligations?

6. Do you agree that the draft instalment policy strikes the right balance between income and developer cashflow?

7. Do you agree that the Council has met all regulatory requirements?

8. The Council is allowed to use 15% of CIL receipts to improve the area close to where development took place. This is known as the ‘neighbourhood portion’. Details of how this will work in Cambridge will be worked up over the next 12 months. Do you have any comments on how you feel the neighbourhood portion should be distributed?

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GREATER CAMBRIDGE
SHARED PLANNING

Cambridge City Council and

South Cambridgeshire District Council

Community Infrastructure Levy

Supporting Statement

January 2026

1. Background

Cambridge City Council adopted its Local Plan on 18 October 2018. South Cambridgeshire District Council adopted its Local Plan on 27 September 2018. The plans set out future land use and planning policies for the respective areas until 2031. The plans are intrinsically linked often relying on the same evidence including the infrastructure delivery study.

Both plans state that the provision of facilities and services will be secured via a planning obligation (S106 agreements) when mitigating a site-specific impact or more generally through a Community Infrastructure Levy contribution.

2. The Community Infrastructure Levy

The Community Infrastructure Levy ('CIL') is a charge which can be levied by local authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area.

CIL only applies in areas where a local authority has consulted on, and approved, a charging schedule which sets out its levy rates and has published the schedule on its website. In summary, a charging schedule is prepared and adopted as follows:

1. the charging authority prepares its evidence base to inform its draft levy rates, and collaborates with neighbouring/overlapping authorities (and other stakeholders)
2. the charging authority prepares and publishes a draft charging schedule for consultation
3. representations are sought on the published draft
4. the charging authority must take into account any representations made to it before submitting a draft charging schedule for examination
5. an independent person (the "examiner") examines the charging schedule in public
6. the examiner's recommendations are published
7. the charging authority has regard to the examiner's recommendations and reasons for them
8. the charging authority approves the charging schedule.

The charging schedule specifies what types of development are liable for the levy and the relevant rates for these development types. CIL rates are expressed as pounds (£) per square metre.

In creating the charging schedule, the charging authority should have regard to the actual and expected cost of infrastructure, the viability of development, and other sources of funding.

When deciding the levy rates, an authority must strike an appropriate balance between:

(a) additional investment to support development, and
(b) the potential effect on the viability of developments

CIL has been adopted by more than half of all potential charging authorities. Locally CIL has been adopted by Huntingdonshire District Council, East Cambridgeshire District Council and Peterborough City Council. Uttlesford District Council intend adopting CIL and have consulted on a draft charging schedule.

3. Infrastructure investment

Information on the charging authority area's infrastructure needs should be drawn from the infrastructure assessment that was undertaken when preparing the relevant plan. This should be set out in an infrastructure funding statement which identifies the infrastructure needs, the total cost of this infrastructure, anticipated funding from developer contributions, and the choices the authority has made about how these contributions will be used.

When preparing infrastructure funding statements, authorities should consider known and expected infrastructure costs taking into account other possible sources of funding to meet those costs. This process helps the charging authority identify the infrastructure funding gap and a levy funding target. The CIL examination will not re-open infrastructure planning issues that have already been considered in putting in place a sound relevant plan. Planning guidance recognises that there will be uncertainty in pinpointing other infrastructure funding sources, particularly beyond the short-term. It says that any significant funding gap should be considered sufficient evidence of the desirability of CIL funding, where other funding sources are not confirmed.

The Infrastructure Statement produced by the Councils with input from Cambridgeshire County Council and the Greater Cambridge Partnership explains that CIL receipts would be used to help address the funding gap that exists in delivering strategic transport infrastructure.

The Cambridge and the South Cambridgeshire Local Plans relied on the Transport Strategy for Cambridge and South Cambridgeshire (TSCSC) adopted by Cambridgeshire County Council on 4 March 2014. Around the same time the TSCSC was adopted the Greater Cambridge City Deal was signed to support the delivery of this transport infrastructure through an innovative gain share mechanism.

The City Deal created a framework for the Government providing up to £500 million that will be invested in transport and housing in the Cambridge and South Cambridgeshire area. In signing the deal local partners committed to invest a further £500 million made up from multiple sources including Business Rates, New Homes Bonus, Section 106 planning obligations, and Community Infrastructure Levy receipts. Delivery of the City Deal would be the responsibility of the Greater Cambridge Partnership (GCP).

In 2023 the GCP recognised that, because of external factors including considerable high inflation within the construction industry, the identified gap between funding to expenditure had increased leading to the difficult decision to pause work on several projects.

Budgetary pressures remain and the local contribution has fallen short of the level that was intended being secured. Based on known costs and known income a gross funding gap of £272m can be demonstrated.

4. Development viability

A charging authority should be able to explain how their proposed CIL rate(s) will contribute towards new infrastructure to support development across their area. Viability assessments should be proportionate, simple, transparent and publicly available and should be presented in a document that shows the potential effects of the proposed levy rate or rates on the viability of development across the authority's area.

Where the levy is introduced after a plan has been made, it may be appropriate for a local authority to supplement plan viability evidence with assessments of recent economic and development trends, and through working with developers, rather than by procuring new evidence.

A charging authority should draw on existing data wherever it is available. Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams locally held evidence.

In addition, a charging authority should directly sample an appropriate range of types of sites across its area, in line with planning practice guidance on viability with this sampling exercise providing a robust evidence base about the potential effects of the rates proposed, balanced against the need to avoid excessive detail. A charging authority's proposed rate or rates should be reasonable, given the available evidence, but there is no requirement for a proposed rate to exactly mirror the evidence.

The Councils have commissioned BNP Paribas Real Estate (BNPPRE), a market leader in CIL and Local Plan viability assessments.

5. Section 106 Agreements

CIL is not intended to make individual planning applications acceptable in planning terms. There is still a legitimate role for development specific planning obligations, even where CIL is

charged, to enable a local planning authority to be confident that the specific consequences of a particular development can be mitigated.

The Councils consulted on a joint Planning Obligations Supplementary Planning Document in 2024 and 2025. This explains when contributions are required and how they are calculated. The SPD is proposed being adopted by the Councils in February and March 2026.

In summary a CIL will be used to fund strategic transport projects and Section 106 agreements will continue to be used to fund local infrastructure such as schools, libraries, doctor's surgeries, sports facilities, community centres, and green infrastructure.

Analysis of planning permissions issued since the start of 2022 shows that the value of section 106 agreements for smaller developments typically ranges between £8,000 and £12,000. Larger developments contribute more though this is often in the form of inkind infrastructure. A total contribution equivalent to around £12,000 to £15,000 per dwelling is a good indicator of section 106 agreements completed in Greater Cambridge over the last few years. Because section 106 agreements are used to mitigate the impact of a development the level and nature of contributions can vary across the Council areas. Contributions towards County Council infrastructure (education and transport) varies considerably. Whilst many contributions are not required to contribute anything, other developments have paid the equivalent of £10,000 per dwelling.

The Planning Obligations Supplementary Planning Document is expected to increase the level of contributions developers will pay to reflect the current cost of providing infrastructure. Whilst unlikely, a development could be expected to contribute up to £20,000 per dwelling where none of the local infrastructure (particularly schools) can cope with the additional demand generated by the development. The assessment carried out by BNP Paribas assumes a Section 106 contribution of £25,000 per dwelling thereby providing an additional buffer to any new national policies that may be introduced.

6. The Charging Schedule

The draft charging schedule is proposing the following:

- Industrial, buildings storage buildings, data centres will pay £35 per square metre
- Shops, restaurants, cafes, financial institutions, hotels will pay £50 per square metre
- Houses, retirement homes, student accommodation will pay £60 per square metre
- Offices and lab space will pay £175 per square metre

The regulations provide exemptions to certain types of development based on scale or use.

The following do not pay CIL:

- development of less than 100 square metres, unless this consists of one or more dwelling and does not meet the self-build criteria below
- buildings into which people do not normally go
- buildings into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery
- structures which are not buildings, such as pylons and wind turbines

The following can be subject to an exemption or relief where the relevant criteria are met, and the correct process is followed:

- residential annexes and extensions where an exemption has been applied for and obtained prior to commencement of the development
- 'self-build' houses and flats, which are built by 'self-builders' where an exemption has been applied for and obtained prior to commencement of the development
- social housing that meets the relief criteria
- charitable development that meeting the relief criteria

BNPPRE conclude that the proposed CIL rates will have a relatively modest impact on residual land values in most cases. In exceptional cases where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value, the increase will have a modest impact on affordable housing levels that can be delivered.

The Councils estimate that between £5m and £10m will be generated through CIL each year, equivalent to £25m to £50m over the plan period.

The Councils considered that they have struck an appropriate balance between achieving its aim of meeting needs for affordable housing with raising funds for infrastructure, and ensuring that developments generate acceptable returns to willing landowners and willing developers.

Agenda Item 6

REPORT TITLE: Budget Setting Report and Medium-Term Financial Strategy 2026/27

To: Cabinet 10 February 2026

Report by:
Jody Etherington, Chief Finance Officer
Tel: 01223 458130 Email:jody.etherington@cambridge.gov.uk

Wards affected:
All

1.	**Recommendations**
1.1	It is recommended that Cabinet recommends that Full Council:- **Council tax:** a) *Confirms delegation to the Chief Finance Officer of the calculation and determination of the Council Tax base which is set out at Appendix A(a).* b) *Approves the increase to the city council share of council tax for 2026/27 at 2.99%, and the updated council tax levels as set out at section 10 of the Budget Setting Report 2026/27.* **Housing rents and charges:** c) *Approves an increase in rents for all Social Rent, Social Rent shared ownership and Affordable Rent properties of 4.8% (September 2025 CPI plus 1%), with effect from 1 April 2026.* d) *Agrees to fully implement rent convergence for all Social Rent tenants at a maximum rate of £1 per week from 1 April 2027, then £2 per week from 1 April 2028, in line with recent government announcements, for a period of up to 10 years.*

e) *Approves an increase in rents for Affordable Rent shared ownership properties in line with the maximum permitted in each individual property lease (generally RPI plus 0.5%).*

f) *Approves that garage and parking space charges are increased by up to 4.8%, as set out at section 10 of the Budget Setting Report 2026/27.*

g) *Approves the methodology for calculating Housing Revenue Account service charges and leasehold administration costs as set out at Appendix K, and delegates authority to the Chief Finance Officer to carry out the detailed calculation of 2026/27 charges in line with this methodology, noting that the council will endeavour to limit increases to 4.8% where possible.*

Revenue budgets:

h) *Approves the General Fund revenue proposals shown at Appendix E.*

i) *Approves the Housing Revenue Account revenue proposals shown at Appendix H.*

Capital budgets:

j) *Approves the General Fund capital proposals set out at Appendix F(a) and the revised General Fund capital plan set out at Appendix F(c).*

k) *Approves the Housing Revenue Account capital proposals set out at Appendix I(a) and the revised capital plan set out at Appendix I(b).*

l) *Approves the proposed capital financing plans set out at section 5 (General Fund) and section 7 (Housing Revenue Account) of the Budget Setting Report 2026/27, whilst noting that the constitution delegates all executive decisions on borrowing, investment or financing to the Chief Finance Officer, who is required to act in accordance with CIPFA's Code of Practice for Treasury Management in Local Authorities.*

m) *Notes in particular that the council's ambitious Housing Revenue Account investment programme, including the 10-year new homes programme, will require new borrowing of around £483 million over the next 10 years, as set out at section 7 of the Budget Setting Report 2026/27.*

Risks and reserves:

n) *Notes the key risks to the council financial standing and sustainability, and mitigations in place, as set out at section 8 of the Budget Setting Report 2026/27.*

o) *Notes the impact of the Budget Setting Report 2026/27 on General Fund and Housing Revenue Account reserves, as set out at section 8 of the Report.*

p) *Approves the new allocations to earmarked reserves set out at section 8 of the Budget Setting Report 2026/27, namely:-*

- *£2.5 million to a new Local Government Reorganisation Reserve; and*
- *£1.0 million to the Civic Quarter Development Reserve.*

q) *Sets the 2026/27 prudent minimum balance at £8.059 million for the General Fund, and £6.801 million for the Housing Revenue Account, with a working target balance of 120% of the prudent minimum balance in each case, in line with the advice of the Chief Finance Officer.*

Medium-Term Financial Strategy:

r) *Approves the council's Medium-Term Financial Strategy for the General Fund and Housing Revenue Account as set out at section 9 of the Budget Setting Report 2026/27.*

s) *Notes the key assumptions used in the development of the Medium-Term Financial Strategy at Appendix C, and in particular the sensitivity of the Housing Revenue Account 30-Year Business Plan to changes in these assumptions, as set out in detail at Appendix J.*

Capital and Treasury Management Strategy:

	t) Approves the Capital Strategy attached at Appendix O. *u) Approves the Treasury Management Strategy 2026/27 at Appendix P, including the prudential and treasury management indicators set out at Annexe C.* *v) Approves an increase in the council's authorised limit for external debt to £650 million in 2027/28, £700 million in 2028/29, £750 million in 2029/30, then £850 million in 2030/31 in order to accommodate the borrowing required to support the new build homes programme.* *w) Approves an increase in the deposit limit for enhanced money market funds from £5 million per fund to £10 million per fund, and an increase in the deposit limit for money market funds from £15 million per fund to £20 million per fund, as set out at Annexe A to the Treasury Management Strategy 2026/27 (Appendix P).* **Other:** *x) Delegates authority to the Chief Finance Officer to reallocate budgets between services in relation to corporate and/or departmental restructuring, and any reallocation of support service and central costs in accordance with the CIPFA Service Reporting Code of Practice for Local Authorities (SeRCOP) (including where necessary the recalculation of recharges between the General Fund and Housing Revenue Account).* *y) Delegates authority to the Chief Finance Officer to approve an in-year increase or decrease in the capital budget for Disabled Facilities Grants in any year, in direct relation to any increase or decrease in the capital grant funding available for this purpose, and to determine the most appropriate use of any additional Disabled Facilities Grant funding for the wider benefit of the Shared Home Improvement Agency.* *z) Delegates authority to the Director of Communities to review and amend the level of fees charged by the Shared Home Improvement Agency for Disabled Facilities Grants and repair assistance grants, in line with any recommendations made by the Shared Home Improvement Agency Board.*

	aa) Notes the Equality Impact Assessments undertaken in respect of budget proposals in the General Fund (Appendix S(a)) and Housing Revenue Account (Appendix S(b)). *bb) Approves the schedule of proposed fees and charges for 2026/27 set out at Appendix T(A) and confidential Appendix T(b).* **Section 25 report:** *cc) Notes the Chief Finance Officer's section 25 report, covering the robustness of estimates and adequacy of reserves, included at section 11 of the Budget Setting Report 2026/27.*
2.	**Purpose and reason for the report**
2.1	Under the council's constitution, the Leader and Cabinet, supported by officers, are required to formulate draft plan or strategy decisions in respect of the council's budget and policy framework for submission to Full Council. Full Council will then either adopt these or inform the Leader of any objections or proposed amendments.
2.2	The attached Budget Setting Report (BSR) and appendices set out the council's draft budget proposals for 2026/27, Medium-Term Financial Strategy for the following five years, 30-Year Housing Revenue Account Business Plan, Capital Strategy and Treasury Management Strategy. These items have been integrated into a single report this year following the recent Group Redesign Programme (which brought together the General Fund and Housing Revenue Account Finance functions) and changes to council governance.
2.3	The draft BSR was scrutinised by the Performance, Assets and Strategy Overview and Scrutiny Committee at its meeting on 27 January 2026. In response to comments raised at the meeting, some of the narratives to support budget proposals set out at appendices E, F(a) and H have been expanded to provide more detail. In addition, the Chair of the Committee will provide comments to Cabinet at its meeting on 10 February 2026. The

	Chair of the Housing Advisory Board will also provide comments to Cabinet in respect of items which fall within the Board's remit.
2.4	This budget has been set in the context of the Budget Setting Context 2026-27 Report, which was agreed by Cabinet in July 2025 and set out the council's savings targets and approach to budget setting.
2.5	The draft BSR includes details of the provisional local government finance settlement for 2026/27. The announcement of the final settlement is expected on 9 February. Officers will provide an update to Cabinet at its meeting on 10 February, and the BSR will be updated with any material changes prior to Full Council consideration.
2.6	The final decision on whether to adopt the budget will be made by Full Council at its meeting on 26 February 2026.
2.7	There is an exempt appendix (Appendix T(b)) attached to this report that is not for publication by reason of paragraph 3 of Schedule 12A of Part 1 of the Local Government Act 1972 because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information). The public interest test has been applied to the information contained within this exempt appendix and it is considered that the need to retain the information as exempt outweighs the public interest in disclosing it.
3.	**Alternative options considered**
3.1	To not provide a balanced budget would be contrary to the council's legal responsibilities.
4.	**Updates following recent government policy announcements**
4.1	On 28 January 2026, the day after the Overview and Scrutiny Committee considered the draft budget, the government made several announcements about the future of social and affordable housing, including its plan to implement rent convergence over the next 10 years. These announcements will have a material impact on the council's Housing Revenue Account (HRA) over the life of the 30-Year Business Plan. As such, it has been

	necessary to update the BSR. The most significant announcements are summarised below.
	Rent convergence
4.2	Social rent properties are let with reference to 'formula rent', which in Cambridge is around 40% of market rent. Due to historic below-inflation rent increases, many social tenants are currently paying below formula rent. Government has announced a period of rent convergence to gradually increase rents for these tenants back towards the formula rent level over a number of years. This will ensure greater equity for all council tenants.
4.3	Based on the government's consultation, the draft BSR submitted for scrutiny included an assumption that rent convergence would be implemented at a rate of £2 per week for a 10-year period. The government has now responded to the consultation and decided that rent convergence will be phased in as follows:- • No convergence for 2026/27 • A maximum of £1 per week for 2027/28 • A maximum of £2 per week for 2028/29 and subsequent years (assumed to be up to 2035/36, given the government's preference for a 10-year rent settlement)
4.4	This means that it will take longer for the HRA to realise the benefits of rent convergence. Whereas the original BSR assumed additional rent income of around £2.1 million per year by 2030/31, this figure is now estimated at £1.4 million. This represents a permanent reduction in rental income from that which was previously assumed.
	HRA preferential borrowing rate
4.5	The government has announced an extension to the current preferential PWLB borrowing rate for the HRA for a further year, until 31 March 2027. This will see the HRA continue to be able to borrow at 40bp less than the standard PWLB certainty rate. Since the BSR allows for around £47 million of new HRA borrowing in 2026/27 to support the new-build housing programme, this will lead to a saving in projected interest costs. It is possible that the government could extend this discounted rate further, but since this can not be guaranteed then no further discounts have been modelled beyond 2026/27.

	Right To Buy receipt flexibility
4.6	Although not a new announcement, some further work has been completed to assess the council's projected receipts from the sale of council homes under the Right to Buy (RTB) scheme. Previously, only 40% of the cost of new build properties could be funded from these receipts, but this restriction was recently lifted as part of RTB reforms. In addition, from April 2026, restrictions on combining RTB receipts with other sources of finance (such as Homes England grants) will also be significantly relaxed.
4.7	As such, it has now been assumed that from 2031/32 to 2052/53 inclusive, RTB receipts will fund 50%, rather than 40%, of the future new homes programme (outside of the current 10-year new build programme).
4.8	There may be further opportunities to utilise the council's RTB receipt balances sooner in the capital programme, and this will be examined in more detail prior to submission of the council's bid to Homes England for a strategic partnership under the Social and Affordable Homes Programme (SAHP) – see section 7 of the BSR for more details. If the council can apply RTB receipts earlier, this will have a positive impact on the 30-Year Business Plan by reducing the need to borrow over the next few years.
	Energy efficiency requirements
4.9	Based upon previous government announcements, the draft BSR assumed that the council would have a statutory obligation to improve all of its existing housing stock to at least EPC 'C' rating by 2030/31. The government has now indicated that there may be extensions to the deadline available where the cost per property exceeds £10,000. Further detailed modelling is required to assess how many of the council's properties this may apply to. For the purposes of this BSR the base assumption that the entire stock will need to be improved by 2030/31 has been retained. However, there may be opportunities to defer some of this work to later years should conditions require it, for example if economic conditions worsen from the assumptions made in the BSR.

	Decent Homes Standard
4.10	The government has confirmed its intention to apply a new Decent Homes Standard (DHS) to take effect from 2035. It is too early to fully understand or model the likely financial impact of this change. Therefore, for the time being existing assumptions have been retained. Further work will need to be carried out in this area over the coming years, and mitigations put in place for any adverse financial impacts. From a risk perspective, it is worth noting that 2034/35 is the year in which the HRA's debt headroom begins to increase again as the 10-year new homes programme starts to wind down. This provides a buffer against any additional costs arising from the new DHS. Sensitivity analysis shows that even if currently assumed DHS expenditure were to increase by as much as 50% from 2034/35 onwards, the HRA would still remain financially sustainable based on its key sustainability metric, the interest cover ratio.
	Impact on HRA budget and 30-Year Business Plan
4.11	Following the recent policy announcements noted above, the HRA financial model, the BSR and 30-Year Business Plan have been updated.
4.12	The HRA business model relies upon revenue surpluses being used to fund capital expenditure, to reduce the need for the HRA to borrow for this expenditure. As a result of updating the financial model, the change in the level of revenue surplus available for this purpose is set out in the following table:-

HRA revenue surpluses available for capital financing (£m)	2026/27	2027/28	2028/29	2029/30	2030/31
Original BSR – Revenue contribution to capital financing	**8.641**	**8.756**	**9.133**	**9.511**	**9.563**
Delay to rent convergence – decreased income (net of bad debt provision)	(0.526)	(0.778)	(0.773)	(0.732)	(0.549)
Reduction in net interest cost	0.151	0.151	0.117	0.086	0.059
Other adjustments	-	(0.001)	-	-	-

	Updated BSR – Revenue contribution to capital financing	**8.266**	**8.128**	**8.477**	**8.865**	**9.073**

4.13	In addition, there are changes to the mix of capital funding assumed over the 30-Year Business Plan. Lower rent income, which will increase the requirement to borrow, is mitigated slightly by the increased use of RTB receipts. The capital financing plan can be seen at section 7 of the BSR. In summary, over the next 10 years:- • Projected use of available revenue surpluses has decreased from £104 million to £94 million. • Projected use of capital receipts has increased from £41 million to £46 million. • The projected borrowing requirement has therefore increased from £478 million to £483 million.
	Risk and sustainability
4.14	The key financial sustainability metric applied to the HRA is the interest cover ratio (ICR). This compares the future forecast HRA operating surplus (before interest and revenue financing of capital expenditure) with the future forecast interest costs. An ICR of 1 or greater indicates that the council would have sufficient income to cover future interest costs. However, in order to generate prudent headroom a target ICR of 1.25 has been adopted. This is as recommended by external consultants Savills and is broadly in line with the wider council social housing sector.
4.15	The original BSR showed that the ICR was projected to reach a minimum of 1.29 in 2033/34, at which the council's available debt headroom (to remain within target) would be £22.2 million. The impact of the changes above, including lower rental income and a greater need to borrow, mean that this headroom has been reduced significantly. The minimum projected ICR is now 1.25 in 2033/34, with a minimum debt headroom of £1.4 million.
4.16	Whilst this does increase the inherent risk that the ICR target may be breached in the future, on balance the current HRA plans are still considered affordable, because:- • The use of a target ICR of 1.25, rather than 1, means there is a reasonable degree of

	prudence already built in to the affordability assessment. For comparison, the borrowing headroom against an ICR of 1 would not drop below £143 million over the life of the 30-Year Business Plan. • Commitments of future capital expenditure for new build development and energy efficiency works will be made over a number of years, and the 30-Year Business Plan will be refreshed on at least an annual basis to support the decisions made. Should economic conditions become unfavourable to the extent that the ICR target was likely to be breached, it would be possible to take mitigating actions for example by reducing or slowing future discretionary capital spend.
4.17	Further information on risks and sensitivities is set out at sections 8 and 9 and Appendix J of the BSR.
5.	**Service charges**
5.1	Following the completion of a detailed review of service charges in the HRA, amendments have been made to Appendix K to ensure that the 2025/26 charges quoted reflect those actually being charged in the current year. In all except one case, the changes result in a reduction to the previously quoted range of charges. The only charge which has increased is the alarm charge, which has changed from 84p per week to 86p per week. Note that this represents a correction of the previously reported figures to reflect actual charges – this is not an actual change to charges tenants currently receive. The methodology for calculating 2026/27 charges has not changed.
6.	**Corporate plan and council vision**
6.1	The budget has been set with due consideration to the council's Corporate Plan and vision. Corporate plan 2022-27: our priorities for Cambridge - Cambridge City Council Our vision - Cambridge City Council
7.	**Consultation, engagement and communication**
7.1	A public consultation on the council's Priorities and Budgets 2026/27 was held between

	7 October and 16 November 2025. The consultation was publicised through a number of digital and offline channels, including outward facing artwork at Mandela House, promotion on the council's website, and social media including paid-for posts. The council received 512 responses, and these have been taken into account in formulating budget proposals. More detail is set out at section 3 of the BSR.
8.	**Anticipated outcomes, benefits or impact**
8.1	All budget proposals have a number of anticipated outcomes that can be beneficial to the local community or may adversely affect them. The impact of any decision is contained with the BSR and the relevant Equality Impact Assessments (see Appendices S(a) and S(b)).
8.2	A decision not to approve a revenue bid will impact on managers' ability to deliver the service or scheme in question and could have financial, staffing, equality and poverty, environmental, procurement or community safety implications.
8.3	A decision not to approve a capital or external bid will impact on managers' ability to deliver the developments desired in the service areas.
9.	**Implications**
	Relevant risks
9.1	The significant risks impacting upon the council's financial sustainability are set out at section 8 of the BSR.
	Financial Implications
9.2	Financial implications of budget proposals are set out in detail throughout the BSR.
	Legal Implications
9.3	Approval of the BSR will allow the council to fulfil its legal duty to set a balanced budget.

	Legal implications of budget proposals, where relevant, are summarised in the BSR.
	Equalities and socio-economic Implications
9.4	A consolidated Equality Impact Assessment for the budget proposals is included at Appendix S(a) for the General Fund, and Appendix S(b) for the Housing Revenue Account. Individual Equality Impact Assessments have been conducted to support this where required.
	Net Zero Carbon, Climate Change and Environmental implications
9.5	All budget proposals are assigned a 'climate rating' setting out their impact on climate change – these can be seen alongside each revenue and capital proposal in Appendices E, F(a), H and I(a).
	Procurement Implications
9.6	Any procurement implications are outlined in the BSR.
	Community Safety Implications
9.7	Any community safety implications are outlined in the BSR and the Equality Impact Assessments at Appendices S(a) and S(b).
10.	**Background documents**
10.1	The following background documents have been used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985: • Quarterly Performance Report • Budget Setting Context 2026-27 • General Fund Budget Setting Report 2025/26 to 2029/30 • HRA Budget-Setting Report (BSR) 2025/26 • General Fund Medium Term Financial Strategy 2025/26 – 2034/35 • Housing Revenue Account (HRA) Medium Term Financial Strategy (MTFS) 2024/25

11.	**Appendices**
11.1	Budget Setting Report 2026/27 Appendix A(a) – Calculation of Council Tax base 2026/27 Appendix B – Budget 2026/27 consultation responses Appendix C – Key assumptions Appendix D – General Fund expenditure and funding projection Appendix E – General Fund budget proposals – revenue Appendix F(a) – General Fund budget proposals – capital Appendix F(b) – General Fund capital approvals since BSR 2025/26 Appendix F(c) – General Fund capital plan Appendix G – Housing Revenue Account income and expenditure projection Appendix H – Housing Revenue Account budget proposals – revenue Appendix I(a) – Housing Revenue Account budget proposals – capital Appendix I(b) – Housing Revenue Account capital plan Appendix J – Housing Revenue Account sensitivity analysis Appendix K – Service charges Appendix L – Reserves policy Appendix M – Prudent minimum balances Appendix N – Earmarked reserves Appendix O – Capital Strategy 2026/27 Appendix P – Treasury Management Strategy 2026/27 Appendix Q – MUFG interest rate forecast update Appendix R – Savills Housing Revenue Account 30-Year Business Plan commentary Appendix S(a) – Equality Impact Assessment – General Fund Appendix S(b) – Equality Impact Assessment – Housing Revenue Account Appendix T(a) – Fees and charges 2026/27 CONFIDENTIAL Appendix T(b) – Fees and charges 2026/27
11.2	To inspect the background papers or if you have a query on the report please contact Jody Etherington Chief Finance Officer tel: 01223 458130 email: jody.etherington@cambridge.gov.uk

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Version 2
10 February 2026

Budget Setting Report

Incorporating Medium-Term Financial Strategy and HRA 30-Year Business Plan

2026/27

CAMBRIDGE CITY COUNCIL

Version control

Version no.	Revised version / updates for:	Items for consideration
1	Performance, Assets and Strategy Overview and Scrutiny Committee (27 January 2026)	**Draft** budget proposals for scrutiny
2	Cabinet (10 February 2026)	**Final** budget proposals, incorporating updates relating to housing rent convergence Proposals of the Cabinet
3	Council (26 February 2026)	**Final** proposals to Full Council, incorporating updates relating to: - final local government finance settlement 2026/27; - business rates; and - Council Tax setting following receipt of county council, police, fire and combined authority precepts
3	Council (Final – if required)	Approved Budget Setting Report incorporating: - decisions of Full Council; and - any other final amendments

Key member decision-making dates

Date	Task
27 January 2026	Performance, Assets and Strategy Overview and Scrutiny Committee considers the budget context and budget proposals
10 February 2026	Cabinet reviews the Budget Setting Report (BSR), including the results and implications of the budget consultation, and recommends the final BSR to Full Council
26 February 2026	Full Council approves the budget and sets the Council Tax and the rent increase for 2026/27

Anticipated precept setting dates

Police and Crime Commissioner Cambridgeshire and Peterborough	Cambridgeshire and Peterborough Fire Authority	Cambridgeshire County Council	Cambridgeshire and Peterborough Combined Authority
28 January 2026	12 February 2026	10 February 2026	28 January 2026

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A(b)	Council Tax setting 2026/27 (Full Council Only)
B	Budget 2026/27 consultation responses
C	Key assumptions
D	General Fund expenditure and funding projection
E	General Fund budget proposals – Revenue
F(a)	General Fund budget proposals – Capital
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G	Housing Revenue Account income and expenditure projection
H	Housing Revenue Account budget proposals – Revenue
I(a)	Housing Revenue Account budget proposals – Capital
I(b)	Housing Revenue Account capital plan
J	Housing Revenue Account sensitivity analysis
K	Service charges
L	Reserves policy
M	Prudent minimum balances
N	Earmarked reserves
O	Capital Strategy 2026/27
P	Treasury Management Strategy 2026/27
Q	MUFG interest rate forecast update
R	Savills Housing Revenue Account 30-Year Business Plan commentary
S(a)	Equality Impact Assessment – General Fund
S(b)	Equality Impact Assessment – Housing Revenue Account
T(a)	Fees and charges 2026/27
T(b)	CONFIDENTIAL – Fees and charges 2026/27

Foreword by the Cabinet Member for Finance and Resources

Introduction

This budget confirms the city council remains on a sustainable financial footing. It also demonstrates the value of having an innovative and effective council that is ambitious for the quality of life of its residents, local economy, and enhancement of the environment.

The council's solid finances provide the means to realise our progressive vision for 'One Cambridge, Fair for all,' by delivering Cambridge Labour's pledges to:

- Protect and enhance local services
- Support residents in need and prevent homelessness
- Tackle the climate and biodiversity emergencies
- Build council homes and invest in community spaces
- Be a strong voice for the people of Cambridge

In the face of 14 years of local government defunding, initiated in 2010 by the Conservative / Liberal Democrat Coalition Government, your Labour Council has worked to balance the budget, accommodate new pressures and deliver continuous improvements in the efficiency and effectiveness of services for residents.

To deliver and build on these achievements, the council invests to change the ways services are delivered; empower partnerships with the public, private, voluntary sectors and local communities; and, when things go wrong, deliver solutions. To improve oversight and accountability, the council's new governance model has strengthened the role of evidence-based non-partisan scrutiny of pre- and post-decision making.

This foreword highlights the background to and implications of the interim local government finance settlement, responses to the consultation on budget-making principles, highlights from the current budget and an overview of the budget proposals for 2026/27.

Local government finance settlement

Governments require local authorities to set a balanced budget within the context of a five-year Medium-Term Financial Strategy (MTFS). The Budget Setting Report for 2025/26 identified a requirement for

cumulative annual savings of £7.2 million by 2030/31.

The Council had anticipated this challenge by investing in a service transformation programme to make best value recommendations for service purposes, design and related new ways of working. The recommendations informed decisions last year to reduce recurring dependence on government funding by £4.9 million per year. The results of these decisions coupled with a more favourable than expected local government finance settlement (LGFS) has reduced the budget gap by £5.7 million to £1.5 million by 2030/31. Of this sum, a reduction of £0.4 million will be needed by 2027/28 after which it is proposed a new unitary council will be established.

The main points arising from the interim LGFS are:

- the introduction of a three-year LGFS to provide greater certainty for local government decision making;
- a funding allocation around £1.3 million per year better than anticipated by 2028/29;
- an allocation of £8.4 million in business rates transitional funding over three years which was not previously assumed;
- provision for a 2.99% increase in Council Tax; and
- the prospect of further income from a share of future business rates.

Public consultation

The council thanks those 512 people who responded to the budget consultation on the MTFS which was held between 7 October and 16 November 2025. The consultation invited respondents to answer the following three questions:

1. *How should the council approach its six priorities: spend less, spend more, spend the same?*
    - The priority for 'residents enjoy a high quality of life and exemplar services,' was supported by over 62% of respondents. Respondents gave justified criticism of the priorities as lacking in clarity and measurability.
2. *How important is it for the council to spend money on 12 services: very important, slightly important, not very important, not all important?*
    - Respondents ranked the following priorities as very important: public safety (74%), waste and recycling (68%), and streets and open spaces (66%).

- In the long answer option 119 respondents referred to a county council matter: the poor condition of the roads, pavements and cycle lanes and made repeated calls for urgent repairs, resurfacing and potholes.

- Turning to city council matters, there was a call to focus on the basics that benefit all residents: clean streets, open spaces, public toilets and visible environmental upkeep.

- Housing and homelessness were identified as top priorities with calls for more affordable housing, quicker planning and support for the most vulnerable.

- There is then some consistencies with last year's consultation respondents who identified their:

    - most important priorities for Cambridge as: affordable housing (112); congestion, greener transport, and buses (112); and address poverty and inequality (85);

    - most valued services as: parks, open spaces, trees and nature reserves (156); waste services (99); and community safety including prevention of anti-social behaviour (92).

3. *Bearing in mind the council's share of Council Tax of £232.13 per year per household, how would you rate the council in terms of value for money for Council Tax payers: excellent, good, acceptable, poor, very poor and no answer?*

    - 497 respondents considered the value for money the council delivers to be either excellent/good (41.6%), acceptable (29.9%) or poor/very poor (25.6%).

Residents' responses to budget consultations and comments on the doorstep have informed our previous and current budget proposals:

- **Public safety:** Measures for safer street lighting and for those young people known to the criminal justice system support into employment.

- **Basic services:** New investment to accelerate weed clearance, continued funding for enhanced highway verges and shrub maintenance.

- **Public toilets:** Planned opening of Silver Street toilets, reopening of Quayside toilets and first steps towards renewing Jesus Green toilets.

- **Governance:** A new governance model that is transparent, evidence based and democratic with decision-making processes that are transparent, and subject to effective scrutiny and challenge.

- **Value for money:** The Council works to maximise progressive social, economic and

environmental impacts for the city through prudent stewardship of its budgets and assets and innovative collaborations with public, private, voluntary sector and community partnerships.

General Fund budget 2025/26 highlights

This year's budget is largely business as usual, with the Cambridge Labour council continuing to deliver its five manifesto pledges.

Protecting and enhancing services

- Shared Waste Service: 99.9% bin collection rate.
- Shared Planning Service: an early adopter of AI, winner of the Royal Town Planning Institute Planning Authority of the Year.
- Benefit and Council Tax relief: claims processed on average in two working days.

Supporting residents in need and preventing homelessness

- Discretionary Council Tax relief: provides over £9 million of relief to over 9,000 households in receipt of benefits.
- Discretionary Housing Payments: made 357 awards in 2024/25 with an average value of £471 to help people impacted by welfare reforms (benefit cap, spare room rule and delayed PIP claims) and moving out of temporary accommodation into private rented homes.
- Strategic partnerships: provide three-year unrestricted funding for anchor voluntary organisations, includes Cambridge Sustainable Food which supports community food hubs around the city and Citizens Advice provider of benefits and debt advice and resolution services.

Tackling the climate emergency

- Reduced council's CO2 emissions by 8% in 2025, 52% since 2014.
- Improved air quality through Smoke Control Areas.
- Large scale council homes retrofit programme to reduce emission and heating bills, improve health and quality of life.

Tackling the biodiversity emergency

- Logans' Meadow new nature reserves and nature and urban forest project to increase tree cover and mitigate urban warming.

- Water quality: bathing water designation requires Anglian Water to monitor and improve quality of River Cam.

- Chalk streams: dedicated Chalk Streams Officer, planned restoration of Sheep's Green streams.

Building council homes and investing in community spaces

- Bid for Homes England strategic partnership for 1,340 more new affordable, low energy council homes with secure tenancies as part of ten-year 2,300 homes programme.

- Powering delivery of 304 new homes through £62 million in land acquisition and development finance loans and equity investments.

- Abbey ward: new 3G pitch opened and new community rooms for Abbey People, library, nursery under construction.

Being a strong voice for Cambridge

- Local government reform: Worked with authorities across Cambridgeshire and Peterborough and made a compelling case for a new unitary authority for Cambridge and South Cambridgeshire.

- Greater Cambridge Impact, a social enterprise investor, seeded by the council's £1 million equity investment, has raised £6 million to invest in services to prevent lifelong deprivation among society's most vulnerable, for example, looked after children and those with care experience.

- Infrastructure schemes:

    - Cambridge Heat Network: council leads multi-institution partnership to decarbonise city centre buildings and Parkside Poll

    - Baits Bite and Jesus Green locks: council has brought together stakeholders and provided professional support for Cam Conservators to bring forward proposals to repair the locks.

General Fund budget 2026/27 proposals

This year's budget proposals account for losses and gains in income, new unavoidable pressures and areas of new spending.

i. **Government policies:** New responsibilities attached to: the Renters' Rights Act which will help 17,000 households; food waste collections (additional staff, nine grant-funded vehicles and expansion of Waterbeach Depot); and increasing regulatory demands, including procurement

along with loss of the Rural Payment Agency grant.

ii. **Business and consumer environments:** Loss of crematorium income from new providers and online-direct cremation services; decline in retail rents at Lion Yard; inflation in cleaning contract and electoral registration postage costs; changes to the Folk Festival model; and falling business sponsorship for city events.

The council's existing services, operational and property assets are subject to:

iii. **Additional cost pressures:** New Operational Hub running costs.

iv. **Continuous improvement:** IT upgrades including cloud computing and cyber security, playgrounds repairs and maintenance, asset management, contract management and performance.

v. **Fixed and vehicle assets:** On the operational side, renewal and population-driven expansion of the city council and Shared Waste Services fleets and replacement of the car park entry and exit systems.

The improved budget position enables this Labour Council to respond to residents' priorities to:

i. **Improve the city's appearance and public safety**

- Funding to enhance the basic statutory standards provided by the Liberal Democrat-controlled county council for highway verges and shrub beds maintenance and street lamp brightness from 10.00pm to 2.00am.

    - Additional resources to accelerate weed clearance across streets and open spaces following the first year of the herbicide free weed clearance programme.

ii. **Improve public toilets and leisure facilities**

- Reopening the Quayside toilets in response to representations from residents and Cambridge BID on behalf of neighbouring businesses. This will coincide with the reopening of the Sliver Street toilets.

- The Jesus Green Lido, phase 1 scheme, to build a coalition of community and funding partners to bring forward proposals that will protect the special setting and character of the lido and provide updated facilities, including replacement of the Jesus Green toilets, for consultation and pre-planning.

iii. **Support residents in need**

- The Skill Mill partnership to improve the employability of vulnerable young people who are known to the criminal justice system and not in work, education, employment and training.

- To reinstate the Taxi Card scheme which provides transport for residents who are elderly, have severe disabilities as positive discussions for the CPCA to assume responsibility were not followed through after the Mayoral election.

iv. **Invest to save**

- Funding to enable homeless charities to transition to Registered Provider status which would enable the Council to recover DWP housing benefit subsidies (up to £469,000 pa) and hence sustain provision of housing benefit payments.

Conclusion

Your Cambridge Labour council privileges prudent stewardship of its funds and assets to ensure continuity of statutory services and discretionary services and funding to meet new pressures.

Through this stewardship role, the council works to maximise revenue and capital receipts from fees and charges alongside generous concessions, commercial property assets and external funding.

To maximise available resources for delivering services and meeting residents' wider needs, the council works with the private, public and voluntary sector and communities to build and sustain innovative partnerships.

In turn these partnerships work to maximise progressive social, economic and environmental impacts for the city.

This budget powers this service model, and I recommend it to the council.

Councillor Simon Smith, Cabinet Member for Finance and Resources

Foreword by the Cabinet Member for Housing

The provision of decent, safe and affordable housing to our tenants is of the utmost importance to this council, particularly in the face of continuing cost of living pressures affecting many of those who live within the city.

The Housing Revenue Account, like others up and down the country, continues to face significant financial challenges as a result of increasing regulation, cost inflation and high interest rates.

However, due to our history of strong financial management, we are able to commit in this budget to significant further investment in our housing stock. This will allow us to continue to provide high quality homes to our existing tenants, whilst also undertaking to deliver over 1,300 new council homes within the next 10 years – making us one of the largest housebuilding councils in the country.

New homes

The council recently completed the 1,000th home built through its equal development partnership with Hill, the Cambridge Investment Partnership (CIP). During 2025/26, 126 council flats have been handed over at Aylesborough Court and the Meadows.

Housing regeneration schemes have started on site at Fanshawe Road (84 homes including 45 council homes), East Barnwell (120 council homes), Newbury Farm (150 homes including 60 council homes) and ATS Murketts (70 homes including 28 council homes). Meanwhile further schemes at Hanover and Princess Courts (165 homes including 72 council homes) and Ekin Road (134 homes including 78 council homes) have now been submitted for planning consideration.

The majority of homes in development are designed to CamStandard (a building standard similar to Passivhaus that focusses on excellent insulation and airtight construction so homes stay warm and comfortable using very little energy), showing our commitment to sustainable development. Additionally, at least 5% of new council homes are wheelchair adapted (M4(2)) and every single home is wheelchair accessible (M4(3)).

The new build development programme has contributed to a significant increase in new lettings this year, with 382 homes let in the year-to-date compared to around 300 in a typical year.

Maintenance and repairs

We are committed to improving the delivery of our housing repairs service so that tenants receive a timely and effective response, and this has seen an improvement in productivity and tenant satisfaction. We work closely across the service to identify opportunities to strengthen how repairs are managed, and ensure staff are properly supported and equipped to carry out their roles. This includes ongoing review of our operating systems and processes to improve efficiency and service performance.

This budget provides sustained investment in housing repairs. It will expand the capacity of our in-house repairs service, strengthen contract management to secure best value for tenants, and further improve asset management and compliance performance. It also includes an additional £750,000 per year to address damp, condensation and mould, supporting full compliance with Awaab's Law.

We are proud of the council's reputation and track record on social housing. We will continue to work hard to delivery more affordable, sustainable and attractive homes for all our tenants, to support homeless people and get them into good housing, and to maintain our properties to the highest standards.

Regulatory inspection

We were inspected by the Regulator of Social Housing in the summer of 2025 and were pleased to receive a C2 grading. The Regulator highlighted our fair and respectful approach to tenants, our strong commitment to working with tenants and partners, the strengthening of our compliance function, and the effectiveness of leadership at both officer and member level. The inspection also noted a positive organisational culture, characterised by openness, transparency, and good self-awareness.

The assessment also recognised the significant progress made over the past two years following our self-referral on rent regulation matters. We continue to work constructively with the Regulator to address any identified areas for improvement and to further strengthen our arrangements.

Rent

Setting rent levels for our tenants is one of the most important elements of the budget process. Last year we raised rents by 2.7%. For 2026/27, rents will rise by 4.8%, equivalent to Consumer Price Index inflation plus 1%, in line with the new Rent Standard issued by the Regulator of Social Housing this year.

In line with recent government announcements on Social Rent, we are also setting out our intention to implement a programme of rent convergence for council tenants who are currently paying below formula rent due to historic below-inflation cost capping, to commence in April 2027.

Increasing rents is always a difficult decision, and we are mindful of the financial pressures facing our tenants. However, this action is necessary in order to make rents fairer across all our homes and to continue to invest in high quality housing within the city.

Around 65% of our tenants receive some form of support with their housing costs, and the majority of these will see the full amount of any increase covered through either increased housing benefit or universal credit.

Tenant satisfaction

It was great to see 11 out of 12 of our customer satisfaction scores increase in the annual Tenant Satisfaction Measures with the overall satisfaction score and satisfaction with a well-maintained home seeing the greatest improvements.

I would like to take this opportunity to thank council officers and our tenant and leaseholder representatives for their continued commitment and support.

Councillor Gerri Bird, Cabinet Member for Housing

Section 1
Introduction

Purpose

The Budget Setting Report (BSR) is designed to provide an integrated view of the whole of the council's finances and outlook, covering General Fund and Housing Revenue Account (HRA) revenue and capital spending. It now incorporates the Medium-Term Financial Strategy (MTFS), which sets out the financial strategy for the council in light of local context and external factors and the outlook for public sector funding. The Our Cambridge Transformation Programme has integrated the Housing Finance function within the wider council Finance Team. As part of this integration and to reduce duplication, the HRA budget and 30-Year Business Plan is now also included in this single report.

The Budget Setting Context Report to Cabinet in July 2025 reviewed key assumptions and risks, confirming the framework for detailed budget work for 2026/27 and beyond. The final version of the BSR brings together the detailed budget proposals and context scrutinised at Performance, Assets and Strategy Scrutiny Committee on 27 January 2026, consultation outcomes, business rates and Council Tax calculations and any final adjustments. It sets out detailed recommendations and proposes a budget for the next financial year and indicative budget projections for the following four years. These projections will form the basis for integrating into a new unitary authority following the planned local government reorganisation in Cambridgeshire and Peterborough.

Background

General Fund

The Budget Setting Context Report identified a total net savings requirement for the General Fund of around £3.6 million for the five-year period to 2030/31. This budget gap is significant in the context of the council's current net spending requirement of £27.9 million, and is primarily driven by the following key factors:

- Historic real terms cuts in central government funding over a number of years.

- Changes to local government funding arrangements which will see the council's core spending power reduce by a further 4.1% in cash terms between 2025/26 and 2027/28, with more reductions likely after the next Comprehensive Spending Review.

- New statutory requirements to deliver food waste collection, without full funding from central government for this new burden.

- An expectation that current high levels of income from the council's treasury management investments will significantly reduce over the next two years as the council's excess cash is invested in capital projects, and interest rates continue to fall.

It should also be noted that the council relies heavily upon its own income generation ability to fund services. The 2025/26 budget includes £53.4 million of fees, charges, commercial and investment income, without which the council's net spending requirement would be £81.3 million rather than the current £27.9 million. Whilst this strong income base is a key financial strength of the council, it is often a challenge to increase these income streams in line with inflation. For example, many fees and charges are subject to government regulation and/or market forces, whilst investment and property income is often reliant upon external economic factors.

Against this backdrop, the Budget Setting Context report set revised savings targets with the aim of closing the budget gap on the General Fund by the end of the five-year period, beginning with a target to implement £1.5 million of recurring savings by 2027/28.

Housing Revenue Account

The HRA is the landlord account for the council, operating in the context of a 30-Year Business Plan. The 30-Year Business Plan makes assumptions regarding the level of income available and key risks facing housing service delivery within this timeframe. It shows when current borrowing will be repaid or refinanced whilst delivering the required level of service and is a key tool to assess how much additional borrowing is affordable and sustainable.

The HRA self-financing regime was introduced in April 2012. The council had to take on a significant amount of debt (£213.6 million) in exchange for the right to keep future rental income, replacing the old housing subsidy system. The HRA is now funded through the income received from rents and service charges in relation to its council homes, leasehold properties, garages and a small number of commercial properties. The money is ringfenced to provide all services required by tenants and leaseholders including repairs and maintenance and tenancy management, as well as funding new homes.

The HRA can borrow to invest in housing, but the borrowing must be fully supported by future income

generated, for example rent from new council homes. The HRA must be able to meet the need to service a significant level of housing debt whilst also ensuring the ongoing delivery of housing services. On 1 April 2025, the council's net HRA debt stood at £230.4 million, including £213.6 million of external debt relating to self-financing, and the remaining £16.8 million borrowed internally from council cash balances (on which notional interest is paid).

The outturn position for 2024/25 and budget monitoring during 2025/26 showed that there were significant variances between allocated budgets and actual expenditure within the HRA, with an operating overspend of £2.3 million reported in 2024/25, and a further overspend of £3.1 million forecast for 2025/26. These overspends are reflective of wider national pressures within the housing sector, for example increasing regulatory requirements, and a recent focus on a variety of asset compliance issues including fire safety and damp, condensation and mould. Whilst the council's operational performance in these areas has been satisfactory, as evidenced by a recent inspection by the Regulator of Social Housing, this additional focus has brought with it increased costs which are likely to persist in the longer-term. As part of setting the HRA budget for 2026/27, the council therefore decided to conduct a zero-based budgeting exercise with the assistance of external consultants to completely refresh the HRA budget and 30-Year Business Plan. This budget therefore includes significant ongoing investment in a number of areas, which will ensure the council's ability to continue to provide high quality housing in a sustainable manner.

Summary

General Fund

This Budget Setting Report sets out the council's significant progress to date in meeting the ambitious savings targets it has set.

At the outset, the council set a net savings target of £1.5 million by 2027/28. The measures set out in this BSR will contribute £1.1 million, or 75%, of this target in the first year. The five-year budget gap has now been reduced by £2.1 million, from £3.6 million to £1.5 million, as set out in the table below:-

General Fund savings target (£m)	2026/27	2027/28	2028/29	2029/30	2030/31
Net savings requirement – July 2025	**0.8**	**1.5**	**2.2**	**2.9**	**3.6**
Impact of BSR 2026	(0.8)	(1.1)	(1.4)	(1.8)	(2.1)
Remaining net savings requirement	**-**	**0.4**	**0.8**	**1.1**	**1.5**

It is proposed that the council's band D Council Tax amount increase by 2.99%, from £232.13 in 2025/26,

to £239.07 in 2026/27. This is equivalent to an increase of 13p per week.

Housing Revenue Account

For the HRA, the zero-based budgeting exercise and review of the 30-Year Business Plan has resulted in the identification of ongoing bids and pressures totalling £2.2 million. Whilst these will lead to some efficiency savings of around £0.2 million, the primary purpose of this ongoing investment is to ensure that the council has sufficient revenue budget to continue to deliver high quality housing services in the face of increasing costs and regulatory requirements and a development programme which will see the size of the council's housing stock increase significantly over the next decade.

Much of this investment will be funded through rent convergence, which is expected to generate an additional £1.4 million per year by 2030/31. This will see the rents of households who currently pay less than social formula rent gradually increase (over a number of years) until the correct level is met. Further information is set out in section 2.

From April 2026, it is proposed that Social and Affordable Rents increase by 4.8%, which is equivalent to September 2025 CPI plus 1%, in line with the Rent Standard laid out by the Regulator of Social Housing.

Section 2
National and local policy context

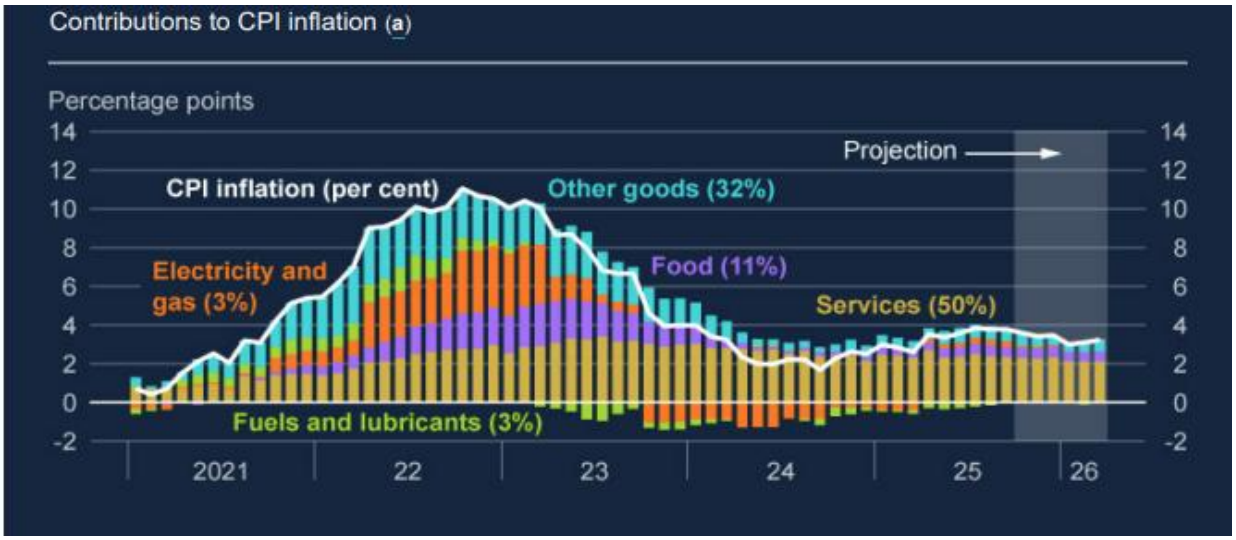
National policy framework

Economic factors

Inflation

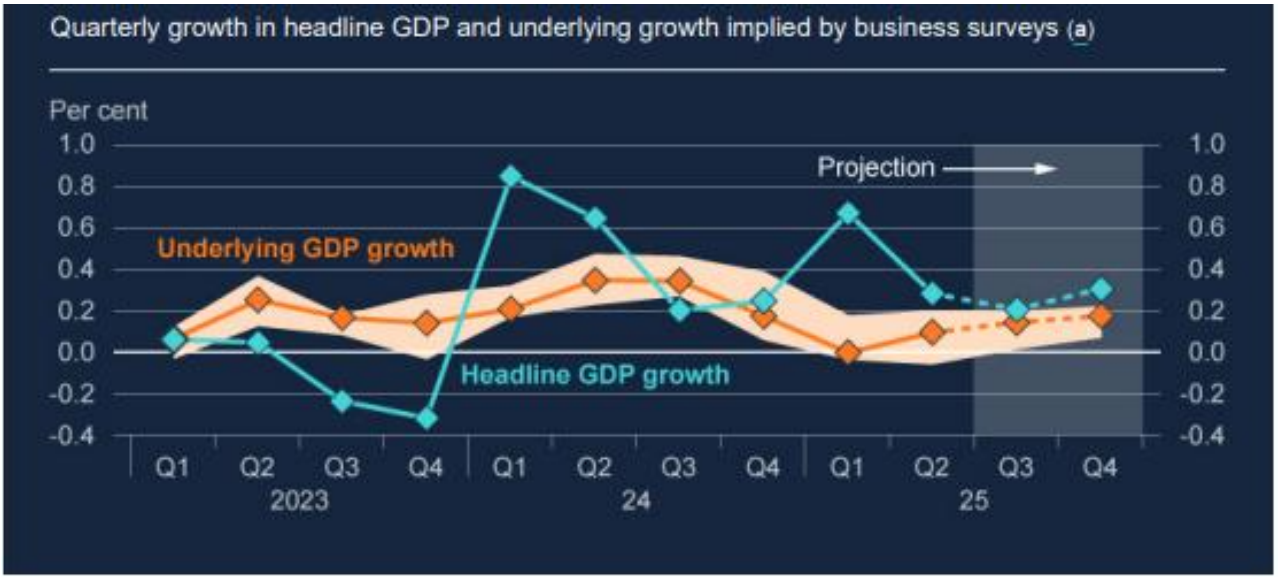
Inflation, as measured by the Consumer Price Index (CPI), has fallen significantly from its October 2022 peak of 11.1%, to a low of 1.7% in September 2024, before increasing to 3.8% by September 2025. Since then, it has been on a new downward trend, falling to 3.2% in November 2025. Domestic inflationary pressures mean that inflation remains above the Bank of England's 2% target.

In its November 2025 Monetary Policy Report, the Bank of England forecast that CPI will continue to decrease. Underlying price and wage pressures have eased, so inflation is likely to fall to close to 3% early in 2026 before gradually returning towards the 2% target over the subsequent year. Some measures announced in the government's Budget, in particular one-off reductions to regulatory costs levied on households' energy bills, and changes to fuel duty, were likely to lower CPI inflation in April 2026 by around 0.5%. The main driver for inflation is now the services sector and pressures in this sector have begun to subside due to lower wage growth. Council budgets are no longer expected to be negatively impacted by substantial energy price rises, which created a severe cost pressure in recent years.



Economic growth

UK gross domestic product (GDP) is projected to have grown by 0.1% in the third quarter of 2025. This reflects weaker-than-expected growth in exports to the US, as well as disruption linked to the Jaguar Land Rover cyberattack. The Bank of England's November 2024 Monetary Policy Report forecast that headline GDP growth is expected to pick up to 0.3% in the fourth quarter of 2025. GDP was flat in October and grew by 0.1% in November, so the economy will need to have grown faster in the final month of 2025. Recent growth has been slow as shown in the chart below:-



The Bank of England's judgement is that activity in the economy is below its potential. This is clear in the UK labour market, where the number of job vacancies has fallen and employment growth has stalled. There is a risk that households and businesses remain cautious about spending and investment, holding back demand and weighing on job prospects further. That could lead to inflation falling below the Bank's target.

Interest rates

The Bank of England has continued slowly to reduce the base rate, from 4.50% in February 2025 to 3.75% in December 2025. The Bank remains clear that its primary concern is meeting its 2% inflation target, and it will not cut interest rates too quickly or too much.

Nevertheless, it is anticipated that interest rates have a little further to fall. The council's treasury advisers, Mitsubishi UFG, are now projecting a Bank of England base rate of 3.25% by the end of 2026, and that this will be the low point for the base rate for the foreseeable future, remaining at this level for the medium term. MUFG forecasts up to March 2029, so the timing of the first eventual increase in rates is expected to be beyond that period and heavily influenced by whether the Bank of England manages to keep to its inflation target.

The Bank of England base rate is only one factor in determining the cost of council borrowing. Local authorities undertake most of their borrowing from the Public Works Loan Board (PWLB), which sets its rates by reference to daily gilt yields. UK gilt yields have remained high throughout 2025 in response to a number of factors, including persistent inflation, government fiscal policy, and US tariffs. The result is that, by September 2025, PWLB lending rates had hit their highest point since 2007, with the interest rate on a 25-year maturity loan peaking at 6.57%. Rates have since declined slightly, but remain much higher than usual, still over 6% for a 25-year loan.

It is expected that gilt yields will fall throughout 2026, and for the purposes of setting this budget we have assumed average borrowing costs for new lending of 5.55% for 2026/27, falling gradually to 5.20% from 2029/30 onwards, based upon projections provided by Mitsubishi UFG. However, should actual rates remain higher for longer, this is likely to result in the council incurring higher borrowing costs to support its capital plan.

As at 1 April 2025, the Housing Revenue Account (HRA) held external borrowing of £213.6 million in 20 maturity loans from the PWLB, with rates ranging between 3.46% and 3.53% depending upon the term of the loan. The loans have varying maturity dates, with the first £10.7 million due to be repaid on 28 March 2038, and the last payment on 28 March 2057.

Whilst current forecasts assume future borrowing from the PWLB, alternative borrowing routes are also being explored, as the council is required to borrow significantly greater sums from 2025/26 onwards, particularly to fund its HRA new build development programme. Consideration will be given to internal borrowing, inter-authority borrowing, market borrowing and institutional investment.

Local government reorganisation

In December 2024, the government set out plans to reorganise local government, by abolishing all 'two-tier' areas in England. Locally, this means that this council, and all other local authorities in Cambridgeshire and Peterborough, will be replaced by two or three unitary authorities from April 2028. These new unitary authorities will cover the full range of council services currently delivered by both tiers of local government, from road maintenance and bin collections to education, planning, social housing, social care, and support with benefits.

The government invited councils locally to submit proposals for local government reorganisation (LGR) in November 2025. In total, four proposals were submitted for the Cambridgeshire and Peterborough area. Three of these four options ('options B, D, and E') have put forward a new unitary authority for Greater Cambridge, across the area currently administered by Cambridge City Council and South Cambridgeshire District Council. These options have the support of six of the seven local councils, including this council.

Cambridgeshire County Council has put forward an alternative option for two unitary councils ('option A'). The southern unitary would include the Greater Cambridge area as well as the area currently administered by East Cambridgeshire District Council. That option is not supported by East Cambridgeshire District Council.

The government will decide which options to take forward to a public consultation in early February 2026. A formal decision about the government's preferred option is expected in the summer. Parliamentary legislation will be required to implement the decision. Based on the current timetable the first elections for the new authorities, in shadow form, are expected in May 2027. The new unitary authorities will 'go live', or become vested, from 1 April 2028, and all existing authorities will be dissolved.

LGR represents the biggest change to local government in Cambridgeshire and Peterborough for over 50 years. However, implementing reorganisation while continuing to deliver vital services will be challenging. There will also be opportunities to improve and integrate services which can deliver better outcomes for our residents, businesses and voluntary sector, and improve the financial sustainability of the local government sector as a whole.

The proposal supported by this council ('option B') is estimated to deliver around £42.8 million of annual savings by 2032/33, achieved through reduced duplication, digital transformation, and preventative approaches that reduce demand.

In the short-term there will be significant one-off transitional costs. For option B, these are estimated to be around £57.4 million across the whole of Cambridgeshire and Peterborough. Of this, initial estimates suggest around £19.0 million would need to be spent by the predecessor councils prior to vesting day, for example on the costs of setting up the shadow authority, programme management and planning, including ICT integration and other costs. These costs will need to be shared across all seven authorities, and the method for doing this has yet to be agreed. As an early prudent estimate of this council's likely required contribution, this BSR sets aside £2.5 million into an earmarked reserve for local government reorganisation.

Further information about LGR is available on the council's website (https://www.cambridge.gov.uk/local-government-reorganisation). This will be updated as new developments come to light.

In the meantime, in the absence of legislation prescribing the dissolution of Cambridge City Council, it is necessary to continue to prepare a balanced budget and Medium-Term Financial Strategy (MTFS) on a going concern basis. This is important to ensure the financial sustainability of a new unitary authority from day one, and also to ensure that this council can continue to provide services on an ongoing basis should LGR for any reason be delayed or aborted.

2026/27 local government finance settlement

The provisional local government finance settlement was published on 17 December 2025. This was the most consequential settlement for many years, as the government have now finally implemented Fair Funding reforms that were first mooted back in 2016, with an emphasis on directing funding to those parts of the country that are most deprived. It also reset the business rates system for the first time since it was introduced back in 2013. The settlement set funding for councils for 2026/27 and indicative funding levels for the following two years, which will help with financial planning. Following consultation, the final finance settlement will be published in February 2026.

Nationally, core spending power (CSP) will increase by 5.7% in 2026/27, an increase of £4.2 billion compared to 2025/26, and is then set to increase by 4.3% and 4.4.% in 2027/28 and 2028/29 respectively. However, the additional funding has been highly targeted at higher-needs councils and those with social care responsibilities.

The settlement broadly follows the approach set out by the government in the two consultations which were held during 2025. Firstly, each council's 'relative need' is calculated by reference to seven individual funding formulae covering the full range of council services. This informs the council's total funding requirement. Then, a deduction is made for the amount of money which can reasonably be generated through Council Tax, recognising that councils in areas with high property values will be able to generate more income in this way.

Through this formula, the council has benefitted from significant population growth since the last funding review, together with the inclusion of 'daytime population' (commuters and visitors) in the formula, and for the first time a separate formula recognising temporary accommodation costs. However, it has lost out through a refresh of national deprivation data (which saw the council move from the 205th most deprived authority in 2019 to the 255th most deprived in 2025), and a resetting of the business rates system which means significant local business rates growth accumulated since 2013 has now been lost.

The net effect of these factors is that Cambridge has seen its fair funding share decrease from 0.0653% of the national total to 0.0476%, representing a reduction in funding of 27%. However, the government has put significant transitional protections in place for councils most affected by funding reform, including phasing the new fair funding allocations in over three years, and applying a 95% cash floor to the council's 2025/26 CSP (excluding ringfenced grants). These measures mean that the actual change in CSP the council will see is -2.5% in 2026/27, -1.6% in 2027/28, then +0.1% in 2028/29. Note that these figures are in cash terms – this represents a real term cut in CSP of around 11.3% over the next three years. However, funding reform has been on the agenda for a number of years now, and the council has planned for this eventuality through

delivering significant savings in recent years, and maintaining healthy reserve balances.

Note that the government has significantly widened the scope of which funding is included within the definition of CSP to include a restructuring of many of the council's ringfenced grants (including those relating to homelessness), and to build historic accumulated business rates growth into the 2025/26 baseline for the purposes of calculating transitional protections. Care should therefore be taken in comparisons with figures quoted in previous reports. The table below compares the CSP in the settlement with the previous year on a like-for-like basis:-

Core spending power (CSP) (£m)	2025/26 Actual	2026/27 Provisional	2027/28 Indicative	2028/29 Indicative
Business rates	15.637	7.144	7.308	7.455
Core government grants	4.374	12.148	10.270	8.309
Ringfenced government grants	2.626	2.064	2.112	2.154
Council Tax	10.615	11.069	11.543	12.036
Transitional protection	-	-	0.665	1.986
Total funding	**33.252**	**32.425**	**31.898**	**31.940**
Change from previous year	11.0%	(2.5%)	(1.6%)	0.1%

The figures in the CSP calculation above are based upon government projections. In setting the budget and the MTFS, we undertake a detailed exercise to forecast future growth in Council Tax base and business rates, therefore the funding figures in the final budget as set out in this report will differ from the above. Any income additional to the above arises from local growth, rather than additional government funding.

Essentially, the reset of business rates has had the effect of converting some of the council's historic business rates growth into future government grant. In the medium term this provides more certainty, although clearly this income remains subject to future government decisions, particularly beyond the current spending review period.

As expected, 2025/26 was the final year of New Homes Bonus payments, though the funding for this scheme has remained within the overall funding allocated to local government (included within 'core government grants' in the table above).

Business rates

As part of the reset of the business rates retention scheme, the council has been given a new business rates

baseline of £7.144 million. This is the amount that the government would expect the council to retain based upon rateable values set by the Valuation Office Agency for all existing business premises as at 1 April 2026. This means that all historic business rates growth has now been reset (and incorporated into the local government finance settlement as set out above), but the council can still benefit for future growth which takes place after 1 April 2026.

However, whilst future growth can be observed and independently verified, the nature of the business rates system means that there can be delays between when a property is first occupied and when it is formally valued for the purpose of determining its liability for business rates. Moreover, the new valuations will result in a large volume of challenges and appeals and the council will need to provide for the impact of successful appeals on its income.

As such, and in the context of the significant uncertainty in the system at present, a decision has been taken not to rely upon anticipated future business rates growth in setting the council's balanced budget or MTFS. Any growth received will be transferred to General Fund reserves, and be subject to future member decisions as to its use.

Collection fund

The business rates collected by the council are distributed between itself, central government, the county council and the fire authority. The council is therefore required to pay all business rates receipts initially into a separate collection fund. Payments are then made out of the collection fund to each of the relevant bodies (including the council's own General Fund), based upon estimates of the amounts due to be received. Surpluses or deficits can arise on the collection fund if the actual business rates receipts are higher or lower than anticipated, and these are again shared proportionally amongst the participating bodies.

As at 31 March 2026, the council's share of the deficit on the business rates collection fund is estimated to be £6.613 million. This comprises £3.756 million brought forward from 2024/25, and a further £2.857 million arising in 2025/26. In the past couple of years, the council has seen significant loss from rating appeals, particularly following the government's deadline for appeals against the 2023 rating list. In anticipation, the council put aside £3.871 million in an earmarked reserve in 2025/26 which will contribute towards meeting this deficit. Going forwards, the provision for business rate appeals has been increased from 2026/27, to around 5% of rateable value, in light of recent experience and the additional uncertainty generated by the 2026 revaluation. This is a relatively prudent position to take, but this will reduce the risk of significant deficits arising again in the future. The position will be kept under constant review as appeals start to come through and get settled, and the provision adjusted again should evidence emerge that this is necessary.

Council Tax

Tax base

Each January, the council is required to estimate its tax base for the following year for the purposes of setting Council Tax. The tax base reflects the number of domestic properties in the city expressed as an equivalent number of band D properties, adjusted for various discounts, exemptions and reliefs. Allowances are made for projected growth in the number of dwellings and an estimated deduction for non-collection.

The tax base for 2026/27 has been calculated as 46,562.0. The calculation is presented at Appendix A(a).

Collection fund

Similar to business rates, the council is required to keep a separate collection fund into which income from Council Tax is received, and out of which the relevant precept amounts set for the year are paid to the council and precepting bodies. The council's share of the deficit on the collection fund in respect of Council Tax as at 31 March 2026 is forecast to be £27,000, which will need to be repaid from the General Fund in 2026/27.

Council Tax thresholds

Under the Localism Act 2011, local authorities are required to hold a local referendum if they propose to increase Council Tax above the relevant limit set by the Secretary of State. For 2026/27, the limit for district councils will be set at 2.99%, or £5 for a band D property, whichever is greater.

It is important to note that the local government finance settlement assumes that all councils will increase their Council Tax level by the maximum permissible amount in each of the next three years. Any decision to apply a lower than maximum increase will result in a further reduction in the council's CSP.

Council Tax level

Financial projections of the Council Tax level made for the July 2025 Budget Setting Context Report assumed a Council Tax income of £11.050 million based on the projected Council Tax base at that time and an increase in Council Tax of 2.99%. Having updated the Council Tax base as part of the budget-setting process, the income from Council Tax in 2026/27 is now estimated at £11.132 million.

Given the financial pressures the council still faces, including a five-year unfunded budget gap of £1.492 million, it is proposed that the council's band D Council Tax level should increase by 2.99%, from £232.13 in 2025/26, to £239.07 in 2026/27. This is equivalent to around 13p per week. Other Council Tax bands will increase in proportion. The full impact on each Council Tax band in set out in detail at section 11.

Housing policy

Rent Standard

Local authority rents, alongside those of housing associations and other registered providers, are regulated by the Regulator of Social Housing. The amount the council can increase rents by is governed by the Rent Standard which is published by the government to ensure all social housing is affordable and a consistent approach is taken.

Rent increases have been limited to an increase of up to CPI plus 1% each year since April 2020 (based upon CPI at the preceding September). This was originally intended to be for a period of five years but was subsequently extended to cover 2025/26.

Following consultation, the government has directed the Regulator of Social Housing to issue a new rent standard to take effect from 1 April 2026. This will once again provide for annual rent increases of up to CPI plus 1% for at least the next five years. For the purposes of the HRA 30-Year Business Plan, it is assumed that this cap will continue for ten years, as is the stated policy intention of government, before reverting to CPI only from 2036/37 onwards.

It is important to remember that, as a statutory ringfenced account, all rent income collected in the HRA can only be used for the provision of services to tenants and leaseholders, including repairs and maintenance, housing management, energy efficiency works and the development of new build housing. It is not possible to use income from outside of the HRA (for example Council Tax) to fund these vital services. As set out elsewhere in this BSR and in the council's Quarterly Performance Report July to September 2025, the HRA is currently experiencing significant pressure as a result of wider sector challenges, including a national focus on asset compliance, fire safety, and damp, condensation and mould. It is therefore essential that the council seeks to raise rents in a responsible manner, balancing the financial impact on individual tenants against the need to ensure that the city's demand for safe and decent social and affordable housing continues to be met.

The HRA 30-Year Business Plan therefore assumes that rents will continue to rise in line with the cap of CPI plus 1% for the next 10 years. This means that the increase for 2026/27 will be 4.8% (as CPI in September 2025 was 3.8%). This follows an increase of 2.7% last year.

Note that for properties let at Affordable Rent, the council is required to rebase (revalue) the Affordable Rent on each occasion that a new tenancy is issued (or renewed) for a particular property, and ensure that the rent remains at no more than 80% of gross market rent (inclusive of service charges) as of the date the property is relet. However, for the purposes of annual rent uplifts for continuing tenancies, the same cap of CPI plus 1% applies.

Rent convergence

Social Rents for any particular property are calculated using a formula set by the Regulator of Social Housing. This is known as 'formula rent', and for Cambridge is generally set at around 40% of market rent. Whenever a Social Rent property is relet, it should be done at this formula rent level (with an additional flexibility of up to 5% on general stock and 10% on supported housing – this council currently applies these flexibilities in full).

However, the application of annual rent caps has created a situation where many social tenants, particularly those who have been in the same home for a long period of time, are paying rent which is below formula rent, as a result of historic decisions taken by the government and/or the council. For example, CPI inflation in September 2022 was 10.1%. This means that formula rent increased by 11.1% in 2023/24. However, the actual impact on tenants was capped by the government at 7%, and then further capped by the council at 5%, in recognition of the significant cost of living pressures faced by households at the time.

This creates two significant issues. Firstly, it leads to a structural underfunding of the HRA, whereby the income it can generate is less than what the Regulator of Social Housing deems necessary for the provision of safe and decent homes. It is currently estimated that there are around 5,600 social tenants within the city paying less than formula rent, with an average difference of £10.53 per week. This represents a loss of income to the HRA of around £3.1 million per year. Secondly, it creates inequality amongst tenants, whereby identical households living in identical homes could be paying vastly different rents depending solely on the date they moved in.

As a solution to this issue, the government have announced a period of 'rent convergence'. This will allow the council to increase rents by an additional annual amount for those currently paying below the formula rent. This amount will be £1 per week from April 2027, then £2 per week from April 2028 onwards. These additional increases will be applied over and above the core increase of CPI plus 1% allowable each year, until formula rent is reached. Note that convergence will only allow rents to be increased to formula rent – the additional 5% rent flexibility (or 10% for supported housing) can still only be applied upon reletting.

The income generated from rent convergence will be of vital importance over the coming years to fund the ongoing maintenance and improvement of the council's existing housing stock, including delivery of energy efficiency measures which will reduce energy bills for tenants. It will also support the council's ambitious new homes programme, which will see over 1,300 desperately-needed council homes built in the city over the next 10 years.

It should be noted that currently 65% of council tenants receive some form of benefit support, with 55% receiving maximum housing benefit or universal credit housing costs. For most of these households, any rent

increase will be fully covered from their benefits, meaning that there will be no net additional cost to the household.

Consumer standards

The Social Housing Regulation Act 2023 significantly enhanced the role of the Regulator of Social Housing and introduced new consumer standards, which came into force on 1 April 2024. The council was inspected by the Regulator during 2025/26 and was given a C2 grading. This is the second highest consumer grade (with C1 being the highest and C4 the lowest), and means that there are some weaknesses in the council delivering the outcomes of the consumer standards and improvement is needed.

Areas for improvement, which the regulator acknowledged have action plans already in place, include:-

- Stock condition surveys: These are property inspections of homes to check their overall condition, identify repairs needed, and plan future maintenance or improvements. The council has already begun to address the backlog and in July 2025, Cabinet approved an acceleration programme to speed up inspections.

- Fire risk assessment remedial actions: The council has been working to further decrease fire risks. The regulator noted the excellent progress the council has made in this area of work to keep tenants safe. Outstanding risks still being addressed are things like clutter in communal areas which can affect fire escape routes, and where there may be missing fire safety signage.

- Data management systems: Some of the technical systems for managing data are slightly outdated. The regulator noted that over the past 18 months these systems have been strengthened. The council has committed to carry out further improvements that will allow data to be managed more efficiently.

The HRA proposals within this BSR have been developed with the above areas in mind and will support the council in ensuring that the necessary improvements are fully delivered.

Awaab's Law

Awaab's Law placed new duties on social landlords with effect from 27 October 2025. The law aims to protects tenants from health risks associated with disrepair issues in social housing, for example relating to damp, condensation and mould. It requires that the council as landlord must:

- complete emergency repairs within 24 hours of them being reported; and

- investigate significant hazards such as damp and mould within 10 working days and start

remedial work within 12 weeks.

This BSR includes extensive investment in the council's housing repairs service which will ensure compliance with this new legislation.

Decent Homes Standard

Following a public consultation in 2025, the government has published a new Decent Homes Standard which will apply to the social rented sector from 2035. However, the sector is still awaiting detailed guidance from the government, and therefore it is still too early to assess the impact which this may have on the HRA 30-Year Business Plan in the future. This will be kept under review, and future iterations of the 30-Year Business Plan updated as further information becomes available.

Right to Buy

The Right to Buy (RTB) scheme allows social housing tenants in England to buy their social homes at a discounted price. In the three years from 2021/22 to 2023/24, an average of 26 homes per year were sold by the council through this scheme.

However, in November 2024 the government announced significant changes to RTB, including a reduction in the maximum discount allowed in Cambridge from £102,400 to £34,000. This resulted in a huge spike in applications immediately prior to the changes, with 167 applications received in 2024/25 (compared with 42 in the previous year). Of these, 48 have now completed, with a further 24 still in the legal process. Note that it is common for over half of applications received to be withdrawn or rejected prior to completion.

As at 31 December 2025, 42 RTB completions have taken place during the 2025/26 year to date, of which 24 relate to applications received in 2024/25 as the backlog is cleared. There are a further 10 new applications currently in the legal process.

Going forward, with discounts back at a level last seen in 2012, it is likely RTB applications will slow considerably in future years. As such, the assumption in the HRA Business Plan has been reduced to 15 sales per year from 2026/27 onwards. However, future sales volumes are uncertain and may continue to fluctuate depending upon government policy, changes in house prices, and also the availability and affordability of mortgages for prospective buyers.

The table on the following page highlights the RTB activity over the last 5 years, detailing the mix of houses, flats and bedsits sold through this process:-

Status	Year	Houses	Flats	Bedsits	Total
Actual	2022/23	12	15	1	**28**
	2023/24	12	3	0	**15**
	2024/25	17	7	0	**24**
Estimate	2025/26	33	18	0	**51**
	2026/27	8	7	0	**15**
	2027/28	8	7	0	**15**
	2028/29	8	7	0	**15**

The receipts generated from RTB sales can only be used for the provision of new homes, either for Social or Affordable Rent, for shared ownership sale, or for sale under the First Homes scheme. Previously, there have been significant restrictions on how RTB receipts can be used, for example it was not possible to combine RTB receipts with Homes England grants. The government has announced that all such restrictions will be lifted with effect from 2026/27, meaning that the council will be free to retain 100% of its receipts, provided that they are spent within five years, and can choose the most effective way to combine these with other funding sources to maximise delivery of new housing.

Welfare reforms

The majority of working age benefit claimants have now transitioned to universal credit in line with government policy. Most working age tenants seeking assistance with their rent for the first time, or currently in receipt of housing benefit but experiencing a relevant change in circumstance, will now need to apply for universal credit through the Department for Work and Pensions (DWP). There are, however, exceptions for tenants placed in temporary accommodation. Furthermore, tenants who have reached state pension age will continue to be entitled to housing benefit for the foreseeable future.

The removal of the spare room subsidy by the previous government (known as the 'bedroom tax') continues to impact residents, with some claimants receiving short-term Discretionary Housing Payments (DHPs) from the council to support them until they are able to gain employment, improve their financial circumstances or move to more suitable accommodation.

Local policy priorities

Council vision

In July 2024, the council adopted a new vision for "**One Cambridge, Fair for All**". The council is committed to working cooperatively with residents and partner organisations to deliver this vision, which includes the following key objectives:-

Residents enjoy a high quality of life and exemplar public services	**Development is sustainable and inclusive**
Decarbonisation and sustainability are central to prosperity	**Arts, sports, and culture are thriving**
Innovation benefits people and planet	**Democratic accountability is genuine and accessible**

Further information is available on the council's website (https://www.cambridge.gov.uk/our-vision).

Corporate Plan 2022-27

The local policy priorities for the council are set out in the Corporate Plan and expanded on in the suite of strategies and policies the council has adopted in recent years. The Corporate Plan, available on the council's website (https://www.cambridge.gov.uk/corporate-plan-2022-27-our-priorities-for-cambridge) sets out the key themes and strategic objectives for Cambridge City Council for the five years from 2022-27. It contains the council's vision and describes how the council is working to deliver these priorities and to transform the council to deliver quality services within a challenging financial context.

The corporate plan sets out four priorities:

- Leading Cambridge's response to the climate and biodiversity emergencies and creating a net zero council by 2030.
- Tackling poverty and inequality and helping people in the greatest need.
- Building a new generation of council and affordable homes and reducing homelessness.
- Modernising the council to lead a greener city that is fair for all.

Review of local factors

Local demographic factors impact on the council's financial strategy in terms of their effect on the level of

demand for services, the specific type and nature of services, and the income available to the council through Council Tax, business rates, and fees and charges.

Cambridge had the fastest growing population of any local authority in England between the last two censuses, increasing by 17.6% from around 123,900 in 2011 to 145,700 in 2021. The Office for National Statistics predicts that the population of the city will further increase to around 165,900 by 2032, which will represent an increase of 33.9% over 21 years.

Whilst new homes generate new Council Tax income for providing services, the increase in student accommodation (with Council Tax exemptions) and the number of inward commuters, plus the particular needs of new residents as they settle into new communities, can present additional service demands and financial pressure. This comes at a time of ongoing financial pressure facing council budgets.

The council is already focused on meeting the needs of new communities and residents through better use of technology, joint services with other local authorities and partnership working (through the Greater Cambridge Partnership (GCP) and the Cambridgeshire and Peterborough Combined Authority) in order to lever in funding for infrastructure improvements.

The council will continue to explore ways to make better use of resources and new technologies (for example, for managing and maintaining new open spaces being created as part of new neighbourhoods), and to enable new communities to become established and thrive on their own.

Climate and biodiversity emergencies

The council recognises the need to act now on the climate and biodiversity emergencies. The importance placed on this is demonstrated by the fact that it is one of the four main priorities within the council's Corporate Plan. The council wants to play a community leadership role on these critical issues and will work to ensure that environmentally friendly choices are available to everyone, not just the more affluent.

The council will work together with the whole city and its partners across Cambridgeshire to deliver a just transition towards its vision of a net zero Cambridge. Working with South Cambridgeshire District Council, the council has recently jointly consulted with communities to help shape its approach for future years, and an updated Climate Change Strategy will be presented for Cabinet approval in March 2026.

Housing Strategy

The Greater Cambridge Housing Strategy 2024-2029 identifies four key objectives with seven priority actions for housing in the Greater Cambridge area:-

Building the right homes in the right places that people need and can afford to live in	Settled lives
Priority 1: Increasing the supply of new homes, including affordable housing, contributing to healthy and sustainable communities Priority 2: Enabling the housing market to meet a wide range of local housing needs and to support sustainable growth	Priority 5: Promoting health and wellbeing, tackling poverty, and promoting equality and social inclusion. Priority 6: Preventing Homelessness.
High quality, low carbon, energy and water efficient homes	**Building strong partnerships**
Priority 3: Mitigating and adapting to climate change through good design and quality of new homes. Priority 4: Improving housing conditions, management, safety and environmental sustainability of homes, and making best use of existing homes.	Priority 7: Working with key partners to innovate and maximise resources.

Housing demand

The council's HRA, alongside other registered providers of social housing, provides accommodation for those on the housing register. As at January 2026, the housing register recorded the following applicants by both bedroom need and priority banding:-

Bedroom need	Band A / Emergency	Band B	Band C	Band D	Band D*	Total
1 bedroom	98	191	705	167	190	**1,351**
2 bedrooms	32	128	108	90	50	**408**
3 bedrooms	69	231	25	53	24	**402**
4 bedrooms	41	43	4	7	5	**100**
5+ bedrooms	3	1	0	0	0	**4**
Total	**243**	**594**	**842**	**317**	**269**	**2,265**

The table shows that the greatest demand for housing remains 1- and 2-bedroom properties, with these representing 78% of the register.

An update to the council's Housing Strategy approved in June 2024 adopted a revised target affordable housing size mix. Council housing delivery is designed according to this overriding target while being informed by housing register data to ensure it meets core needs. Current metrics are noted below as

identified in the adopted housing delivery portfolio:-

Affordable housing mix across 10-year development programme	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
Housing Strategy target	35-45%	30-40%	15-25%	0-10%
Current programme with planning permission	45.7%	39.3%	13.6%	1.4%

Council housing stock

The table below shows the housing stock currently managed within the council's HRA:-

Housing Category	1 April 2025 Actual	1 April 2026 Estimate
General housing – Social Rent	5,980	5,731
General housing – Affordable Rent	966	1,052
Sheltered housing	522	489
Supported housing	14	17
Temporary housing (individual units)	118	123
Temporary housing (HMO's / EA)	21	21
Miscellaneous leased dwellings	18	18
Total rented dwellings	**7,639**	**7,451**
Shared ownership dwellings	80	80
Total dwellings	**7,719**	**7,531**

The number of properties anticipated to be held by 1 April 2026 is lower than the number held at 1 April 2025, due primarily to a number of ongoing redevelopment schemes which will see a temporary reduction as older homes are demolished to eventually be replaced by new builds.

A breakdown of the housing stock by property type is shown in the table on the following page:-

Property Type	1 April 2025 Actual	1 April 2026 Estimate
Bedsits	100	91
1 bedroom	2,019	2,016
2 bedrooms	2,709	2,600
3 bedrooms	2,244	2,211
4 bedrooms	114	113
5 bedrooms	8	8
6-7 bedrooms	3	3
Sheltered housing	522	489
Total dwellings	**7,719**	**7,531**

Transformation

The "Our Cambridge" transformation programme formally concluded in the summer of 2025 after the implementation of the whole council design process, which built on the purpose led approach of the whole programme to create a more efficient, effective and sustainable internal structure.

Our medium-term financial strategy in October 2021 said:

> *"The Our Cambridge programme will make 'One Cambridge - Fair for all' the reality that underpins all of the council's work, by building on the assets that exist and what already works well; but also ensuring that, as the council adapts to the severe challenges that face us, we consistently put people at the heart of what we do. The council's ambition is to create a prosperous and sustainable future where people are able to get the help and support they need, when they need it; out teams feel valued and part of a council that is investing in the future; and where our financial position enables our ambitions as a council and does not hold them back."*

In that 2021 strategy, the target revenue saving had been identified as £4.7 million by 2025/26, and the need to make those savings was the main driver for releasing the one-off funding to run the Our Cambridge programme. As part of that process members agreed that they didn't just want to 'salami slice' to achieve the savings but to use the process to help us modernise and change our culture.

The programme successfully met its core goals of reviewing and updating our internal culture and ways of working, and making a significant contribution to the overall savings target set out at the beginning of the

programme. As part of the updated council ways of working a strengthened permanent change capacity has been included in the new structure, which is supporting an ongoing programme of improvement. In this way, the investment in the Our Cambridge programme has not only delivered on its goals, but left the council in a better place to manage ongoing change. This will become increasingly important over the coming years as the council moves towards local government reorganisation.

In last year's BSR, the council set aside £3.149 million into a Transformation and Reinvestment Fund to support further transformation and modernisation activity. As at January 2026, £2.712 million of this fund has been allocated. Roughly half of this has been spent on one-off restructuring costs arising from the legacy Our Cambridge programme, whilst the remainder has been allocated to new transformation initiatives including £310,000 on asset compliance and management, £300,000 for initial work on LGR, and £215,000 on a review of the council's homelessness services. Full details on how the fund is being used were set out in a report to Cabinet in January 2026.

In December 2025, the council published its first integrated Quarterly Performance Report, bringing together information about finance, performance and risk. Going forward this report will be presented to Cabinet every quarter, supporting effective strategic oversight, considered decision-making, effective scrutiny and public visibility and accountability.

Section 3
Budget consultation

Public consultation

This Budget Setting Report (BSR) has been informed and shaped by the council's public consultation on Priorities and Budget 2026-27, which was carried out between 7 October and 16 November 2025. Public consultation took place earlier in the budget-setting process this year, to ensure that the results of the consultation could contribute meaningfully towards the strategic direction and individual budget proposals set out within the BSR. This meant a slightly different approach to last year, whereby the public were asked more general questions about the council's vision and where it should prioritise its resources, rather than being asked for their opinion on specific pre-determined budget proposals.

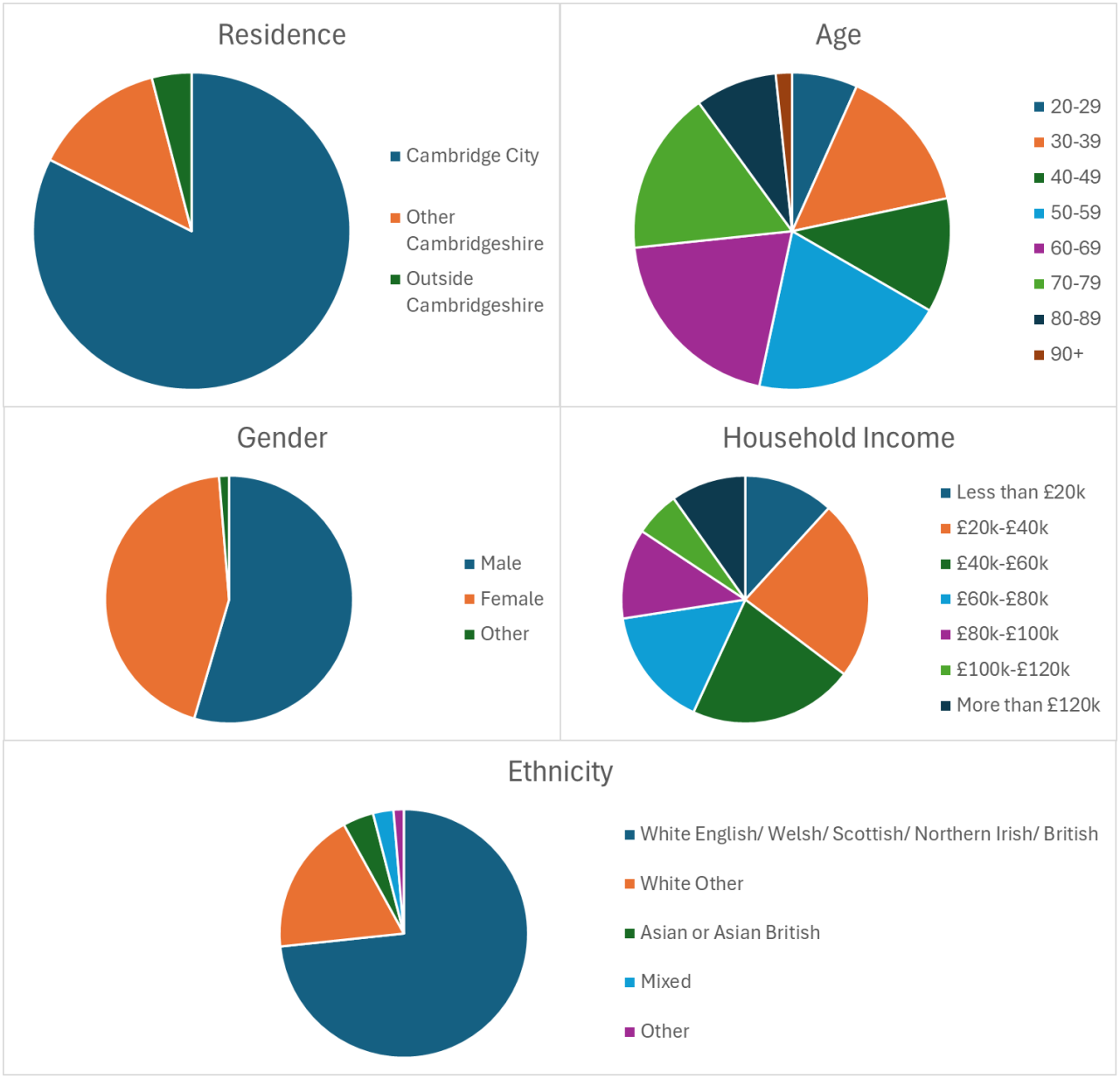
Promotion and participation

The consultation was run on the council's online engagement platform, in accordance with the Code of Best Practice on Consultation and Community Engagement. However, paper copies of the survey were available upon request.

The consultation was promoted heavily in order to encourage wide participation from a diverse range of stakeholders, including residents and local businesses. Examples of ways in which the consultation was promoted include:-

- Emails were sent to all registered subscribers of the council's online engagement platform (over 7,300 individuals), and a further 57 individual business and voluntary sector stakeholders.
- The consultation was promoted at the top of the council website homepage, and on street-facing digital screens at the front of Mandela House, for three weeks.
- An article on the consultation was included in the autumn 2025 issue of Cambridge Matters, which is delivered to every home in Cambridge.
- Social media posts on the consultation were 'boosted' at a cost of £200, achieving a reach of 89,000 individuals.

In total, 512 responses to the consultation were received. The demographic profile of respondents is set out in the following charts:-



Note in each of the above charts, those who opted not to provide the relevant demographic data are excluded.

The above represents a reasonably broad mix of respondents, although it is recognised that there remains a bias towards older age groups, particularly in the context of the city's relatively young population. This will be taken into consideration in planning next year's budget consultation.

Results

The detailed results of the consultation at set out at Appendix B, with key highlights summarised below.

Council vision and services

Participants were asked, for each of the six key objectives in the council vision, whether the council should spend more, less, or the same as other objectives. The results were as follows:-

Key objective	Spend more	Spend the same	Spend less
Residents enjoy a high quality of life and exemplar public services	62%	32%	6%
Decarbonisation and sustainability are central to prosperity	34%	34%	32%
Innovation benefits people and planet	20%	47%	33%
Development is sustainable and inclusive	28%	44%	28%
Arts, sports, and culture are thriving	34%	50%	16%
Democratic accountability is genuine and accessible	26%	54%	20%

The consultation shows a clear preference for the council to prioritise its resources towards the first objective, "residents enjoy a high quality of life and exemplar public services".

In addition, participants were asked for their views on the importance of the council spending money on a variety of its services. The three services with the highest percentage of respondents which rated them as 'very important' were:-

- Public safety (75%)
- Waste and recycling (68%)
- Streets and open spaces (67%)

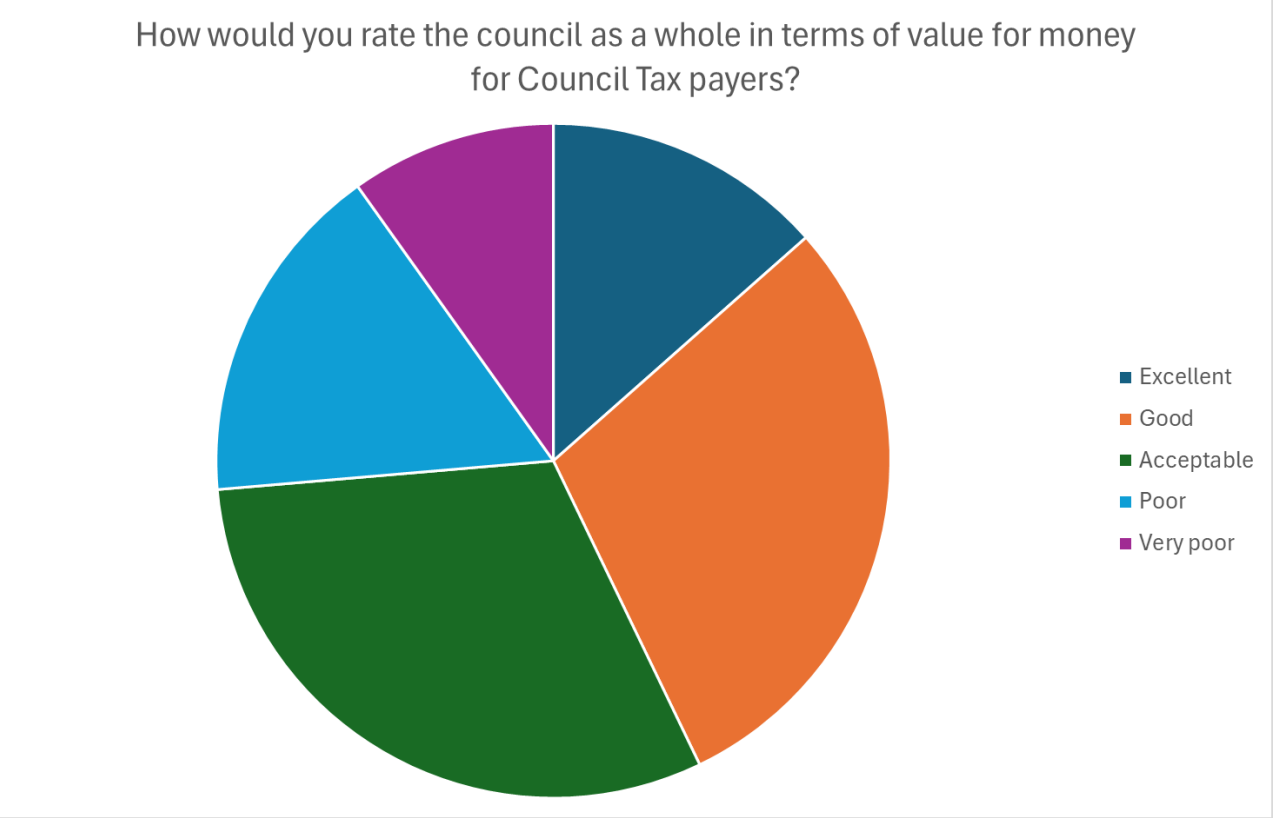
These results have been reflected in this BSR through budget bids to invest in a number of core services, with a clear focus on those of most importance to the public, for example:-

- An ongoing commitment to maintain city street lighting at 80% brightness between 10:00pm and 2:00am, rather than the 60% funded by the county council as the responsible body for street lighting.
- Ongoing investment of £1.387 million per year in the Shared Waste Service, including the introduction of a new food waste collection service.

- An additional £50,000 per year (bringing the total budget to £253,000 per year) towards day-to-day playground maintenance, including the repair or replacement of damaged equipment.
- An additional £80,000 over two years to fund additional seasonal resource to support weed clearance in the city's streets and open spaces during peak growth periods.
- An additional £165,000 per year commitment to maintaining high cleaning standards for key city assets, such as public toilets and the market square.

Value for money

Overall, 42% of respondents rated the council as 'good' or 'excellent' value for money for Council Tax payers, with a further 30% rating the council 'acceptable':-



Section 4
General Fund revenue budgets

2025/26 outturn

As at the end of September 2025, the forecast outturn for the General Fund in 2025/26 is that we will spend £1.742 million more than planned. This includes a £1.076 million shortfall of income on one of the council's commercial properties (Lion Yard), of which £726,000 is a one-off adjustment. It also includes £640,000 of lost housing benefit subsidy as a result of government restrictions on the subsidy that can be claimed in respect of charitable accommodation. Further information is included in the council's Quarterly Performance Report July to September 2025, and budget bids have been included within this Budget Setting Report (BSR) to address both of these issues going forward.

2026/27 budget setting

Amidst rising cost pressures and decreasing government funding, the Budget Setting Context Report approved in July 2025 identified a budget gap of £3.573 million per year by 2030/31, and set out a plan to address this starting with delivery of £1.5 million of recurring savings over the next two years (2026/27 and 2027/28). These savings are to be delivered through a combination of expenditure reductions, efficiencies and increased income from fees and charges.

Given the council's challenging financial situation and need to make savings, budget proposals with a net cost to the council were only considered this year where they were unavoidable (e.g. due to new statutory responsibilities or statutory demand pressures) or met an important policy objective (e.g. support for vulnerable individuals). Where applicable, proposals are supported by business cases. All proposals have been examined and challenged by the Leadership Team and are subject to scrutiny by the Performance, Assets and Strategy Scrutiny Committee. The impact of each individual budget proposal is set out in detail at Appendix E.

The total net impact of all of the measures in this BSR on the council's five-year savings target is set out in the table on the following page:-

General Fund savings requirements (£m)	2026/27	2027/28	2028/29	2029/30	2030/31
Net savings requirement – new each year (July 2025)	**0.750**	**0.750**	**0.700**	**0.700**	**0.673**
Net savings requirement – cumulative (July 2025)	**0.750**	**1.500**	**2.200**	**2.900**	**3.573**
Reverse proposed contributions (to) / from reserves to smooth old savings target	(1.458)	0.062	(0.843)	(0.667)	-
Remove indicative savings and pressures (employer pensions and food waste)	(0.733)	(0.755)	(0.773)	(0.791)	(0.815)
New savings and increased income	(4.808)	(4.442)	(4.150)	(3.916)	(3.728)
New revenue bids and pressures	4.488	4.115	3.603	3.475	3.469
Review of capital programme and financing	2.622	4.605	2.061	(0.030)	(0.486)
Total net pressure/(savings)	**1.569**	**3.523**	**0.741**	**(1.262)**	**(1.560)**
Collection fund deficit (net of funding already set aside)	2.856	-	-	-	-
Changes to core funding assumptions per provisional settlement	(1.356)	(1.363)	(1.264)	(1.304)	(1.476)
Transitional funding	(3.795)	(2.583)	(1.985)	-	-
Changes to business rate growth policy	0.403	1.016	1.500	1.500	1.469
Changes to Council Tax assumptions	(0.082)	(0.100)	(0.101)	(0.100)	(0.099)
Total funding changes	**(1.974)**	**(3.030)**	**(1.850)**	**0.096**	**(0.106)**
Other adjustments and changes to assumptions	(0.491)	(0.961)	0.113	0.086	(0.415)
Contributions to / (from) reserves to smooth current savings target	1.604	(0.719)	0.389	(0.028)	-
Total changes to savings requirements	**(0.750)**	**(1.125)**	**(1.450)**	**(1.775)**	**(2.081)**
Revised net savings requirement – cumulative	**-**	**0.375**	**0.750**	**1.125**	**1.492**
Revised net savings requirement – new each year	**-**	**0.375**	**0.375**	**0.375**	**0.367**

As set out at section 2, the provisional local government finance settlement sees the council around £1.5 million better off than expected in terms of annual core funding by 2030/31, with additional transitional funding of £8.363 million being made available over the current three-year settlement period. The council has been able to apply this transitional funding, together with some historic excess reserve balances, to review its approach to financing its future capital programme. Whilst the previous Medium-Term Financial Strategy (MTFS) anticipated significant borrowing to fund capital expenditure in the future, it is now possible to meet immediate operational commitments over the next few years from revenue reserves. This does result in an increase in the revenue costs associated with the capital programme in the next three years, but over the long term the council will benefit from a reduction in financing costs which can be seen to take effect from 2029/30 onwards.

The net pressures for the years 2026/27 to 2028/29 should therefore been seen in the context of a deliberate approach to reset the council's approach to capital financing, ensuring future borrowing is only undertaken in a targeted way for specific projects where there is a supporting revenue stream (as was the case for the Park Street redevelopment), rather than assuming that borrowing will be required for immediate operational requirements such as asset compliance work or fleet replacement. This is a more sustainable approach to capital financing which will ensure the council continues to live within its means.

The council continues to contribute additional funding for services that are the responsibility of other authorities, e.g. highways grass verge cutting and shrub bed maintenance or street lighting. In this way it can enhance those services for Cambridge residents and visitors beyond the statutory minimum.

As in previous years, the council will use its unallocated General Fund reserves to smooth the delivery of savings targets over time, with a total net contribution to reserves of £1.246 million over the next four years, before allocations for specific projects as set out in section 8 of this report.

Section 5
General Fund capital budgets

Capital strategy

In line with guidance, the council has prepared a separate Capital Strategy for the approval of Full Council alongside the BSR and the Treasury Management Strategy (see Appendix P).

Capital plan

The council's capital plan shows approved expenditure for the next five years, where relevant, for each programme or scheme.

Capital proposals

New capital proposals totalling £11.231 million over the next five years have been put forward as part of this BSR, as summarised in the table below and set out in full detail at Appendix F(a):-

General Fund capital plan spending (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Approved per BSR 2025	**22.725**	**3.003**	**2.223**	**0.865**	**0.865**	**0.865**	**30.546**
Carried forward as part of 2024/25 Outturn Report	55.172	-	-	-	-	-	**55.172**
Approved or amended since BSR 2025 – Appendix F(b)	30.030	0.024	0.112	-	-	-	**30.166**
New proposals – Appendix F(a)	-	5.770	3.394	0.350	0.200	1.517	**11.231**
Total capital plan	**107.927**	**8.797**	**5.729**	**1.215**	**1.065**	**2.382**	**127.115**

The full current capital plan, updated for schemes approved since BSR 2025 and proposals for new schemes, is shown in detail at Appendix F(c).

Capital financing

Capital schemes are funded by a variety of internal and external funding sources. The use of certain funding types is restricted, for example developer and other contributions, grants, and earmarked and specific funds.

Internal funding includes:

- Earmarked and specific funds (e.g. asset replacement reserve)
- Capital receipts
- Internal borrowing (use of council cash balances)
- Prudential (external) borrowing
- Revenue resources

External funding includes:

- Developer and other contributions
- Grants

Where capital expenditure is funded from internal or external borrowing, a Minimum Revenue Provision (MRP) is charged annually in line with the council's MRP policy. This effectively means that the expenditure is financed from revenue resources over the life of the relevant asset. The MRP policy is presented to Council for approval annually in the Treasury Management Strategy Statement (Appendix P). Where external borrowing is undertaken, interest costs will also be incurred which are charged to revenue.

The table on the following page sets out how the capital plan, including the capital proposals listed in Appendix F(a), is planned to be financed. In addition, in 2025/26 it is proposed to make use of £5.837 million in transitional revenue funding to repay historic unfinanced capital expenditure on the Meadows Community Centre, which will avoid the need to borrow for and therefore reduce future interest and repayment costs.

General Fund capital plan funding (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Developer contributions	(2.102)	-	-	-	-	-	**(2.102)**
Other sources	(10.496)	(1.174)	(1.163)	-	-	-	**(12.833)**
Total – External support	**(12.598)**	**(1.174)**	**(1.163)**	**-**	**-**	**-**	**(14.935)**
Direct Revenue Financing	(2.161)	(3.341)	(2.766)	(1.065)	(1.065)	(1.065)	**(11.463)**
Appropriations from General Fund reserves	(6.417)	-	-	-	-	-	**(6.417)**
Earmarked reserves – Capital contributions	(0.146)	-	-	-	-	-	**(0.146)**
Capital receipts and development surpluses	(17.104)	(4.282)	(1.800)	(0.150)	-	(1.317)	**(24.653)**
External borrowing – Park Street redevelopment	(32.797)	-	-	-	-	-	**(32.797)**
Internal and external borrowing – on-lending for capital purposes	(36.704)	-	-	-	-	-	**(36.704)**
Total – Council resources	**(95.329)**	**(7.623)**	**(4.566)**	**(1.215)**	**(1.065)**	**(2.382)**	**(112.180)**
Total funding	**(107.927)**	**(8.797)**	**(5.729)**	**(1.215)**	**(1.065)**	**(2.382)**	**(127.115)**
Capital plan	**107.927**	**8.797**	**5.729**	**1.215**	**1.065**	**2.382**	**127.115**

Where restricted funding is not available, capital receipts are used as the first option to fund capital schemes. The following table shows the availability of this source of funding going forward to meet planned capital expenditure. However, there is a risk that receipts may not be achieved as forecast and that more or less borrowing will be necessary as a result. Note that the figures include both statutory capital receipts from the sale of assets and development surpluses (for example from CIP) which the council has chosen to apply to fund the forward capital plan.

The table on the following page sets out the forecast balance of capital receipts and development surpluses over the next five years:-

General Fund capital receipts and development surpluses available (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Brought forward at 1 April	**14.883**	**4.282**	**-**	**-**	**3.450**	**3.450**
Forecast capital receipts and development surpluses	6.503	-	1.800	3.600	-	-
Used for financing of in-year capital plan expenditure	(17.104)	(4.282)	(1.800)	(0.150)	-	(1.317)
Carried forward at 31 March	**4.282**	**-**	**-**	**3.450**	**3.450**	**2.133**

Section 6
Housing Revenue Account revenue budgets

2025/26 outturn

At the end of September 2025, the forecast outturn for the Housing Revenue Account (HRA) in 2025/26 is that we will spend £2.165 million more than planned. Of this, £1.180 million is for higher than budgeted expenditure on housing repairs, including damp, condensation and mould, and £846,000 is for rectifications of damage caused by fire and other incidents, as set out in council's the Quarterly Performance Report July to September 2025.

The original budget for 2025/26 included a contribution of £1.012 million to the HRA balance. The forecast overspend would mean, without further action, that the HRA balance would decrease by £1.153 million, which would take the balance below its target level. This is due to the way in which the HRA is managed, with unallocated reserves deliberately kept as close as possible to the target level, and any excess used to finance capital investment and therefore reduce the need to borrow. In reality, at year-end, any shortfall in the HRA reserve from its target level will be met by reducing the contribution to capital in-year, and this is taken into account within the projections set out in this Budget Setting Report (BSR) and the HRA 30-Year Business Plan.

2026/27 budget setting

Due to the significant recurring overspends and ongoing pressures in the HRA, together with high projected future borrowing to support the council's ambitious new build programme, in 2026/27 we commissioned an external review of the 30-Year Business Plan with the help of external consultants, Savills. This included a review of key assumptions, and benchmarking against other local authorities.

Benchmarking was carried out based upon 2024/25 outturn data, and showed that the average cost per unit of housing management and maintenance (net of service charges) was £2,509, compared with a national average of £2,886. Despite spend per unit which is 13% lower than the national average, the council has continued to provide high quality housing services, as evidenced by the recent inspection by the Regulator of Social Housing which awarded a 'C2' grade against the consumer standards (the second highest grade in

a possible range of C1 to C4).

Nevertheless, the relatively low cost per unit may also explain some of the reason for recent overspends, as the council tries to deliver against increasing regulatory requirements with insufficient revenue budget to do so.

In this context, budget managers were this year encouraged to take a 'zero-based' approach to budgeting, considering the level of resource actually required to continue to provide quality services to tenants and leaseholders. This has seen a substantial level of budget proposals come through this year, with ongoing bids and pressures totalling £2.222 million having been identified. All proposals have been examined and challenged by the council's Leadership Team and are subject to scrutiny by the Performance, Assets and Strategy Scrutiny Committee. Business cases have been prepared where applicable.

The main purpose of this investment is to bring future budgets in line with the council's spending need on statutory requirements, and its ambitions on level and quality of service, therefore reducing the risk of overspends in the future. However, some of this investment will drive future efficiency savings, and this year's BSR identifies £208,000 of ongoing savings in the HRA, against a savings target set in last year's BSR of £218,000 per year for each of the next five years.

A significant portion of the cost of these proposals will be met through the additional income generated by rent convergence, which is expected to reach £1.419 million per year by 2030/31, with further increases in following years. Further information about rent convergence is set out at section 2 of this BSR. The HRA budget proposals are set out in detail at Appendix H.

Following the investment in this BSR, the council's new budgeted management and maintenance cost per unit will be £3,044. This will fall much closer to the national average, which will be around £3,062 in 2026/27 if the 2024/25 figure is inflated using the council's core budget CPI assumptions.

Following the zero-based budgeting exercise, the previous savings target of £218,000 per year has now been removed, and replaced with more specific phased savings linked to the new investment as set out at Appendix H.

The table on the following page shows the HRA financial position over the next five years. The table demonstrates that the HRA revenue budget will be balanced over the medium term and will accommodate the impact of HRA borrowing and support the capital programme:-

HRA revenue budget (£m)	2026/27	2027/28	2028/29	2029/30	2030/31
Dwelling rents	(55.606)	(59.645)	(64.411)	(69.332)	(73.870)
Other income	(5.819)	(6.035)	(6.397)	(6.612)	(6.786)
Total income	**(61.425)**	**(65.680)**	**(70.808)**	**(75.944)**	**(80.656)**
Repairs and maintenance	15.301	15.658	16.630	17.291	17.865
Management costs	12.865	13.546	13.820	14.443	14.711
Depreciation	12.254	12.563	13.172	13.655	14.079
Bad debt provision	0.561	0.600	0.588	0.573	0.615
Total operating expenditure	**40.981**	**42.367**	**44.210**	**45.962**	**47.270**
Net operating surplus	**(20.444)**	**(23.313)**	**(26.598)**	**(29.982)**	**(33.386)**
Net interest cost	12.309	14.934	17.763	20.920	24.130
Revenue contribution to capital financing	8.266	8.128	8.477	8.865	9.073
HRA (surplus) / deficit	**0.131**	**(0.251)**	**(0.358)**	**(0.197)**	**(0.183)**

A more detailed ten-year projection of HRA income and expenditure is set out at Appendix G.

Rent income

The approach to setting HRA rents is set out in section 10. The 30-Year Business Plan also takes account of the council's historic and anticipated performance on rent arrears, bad debts and voids.

Rent arrears

Rent collection performance was broadly maintained during 2024/25 despite the challenging economic climate, with a collection rate of 98.9%, consistent with the previous year. As a result of rent not collected, total arrears increased during 2024/25, with current tenant arrears of £1.807 million and former tenant arrears of £1.676 million by 31 March 2025. The position in respect of current arrears has worsened in both monetary and percentage terms during 2025/26, and as at 31 December 2025 current tenant arrears stood at £2.360 million and former tenant arrears at £2.060 million. This increase is largely due to ongoing work on resolving

historic rent regulation errors which is taking up significant time and resource. Refunds in relation to the historic rent correction have now started to be processed (funded from a provision put aside when the issue was first identified), and thus efforts can be made to bring tenant arrears back down again. The position in respect of rent arrears is summarised in the table below:-

Date	Current tenant arrears	Current tenant arrears as a percentage of gross rent for the year	Former tenant arrears
31 March 2024	£1,688,582	3.37%	£1,269,270
31 March 2025	£1,807,318	4.24%	£1,676,461
31 December 2025	£2,360,474	5.59%	£2,060,175

The Income Management Team works proactively with tenants and financial support providers to mitigate the impact of rent arrears for both tenants and the council. The team use both the Income Analytics and LIFT software systems, which facilitate improved arrears management and access to financial data sets to maximise receipt of financial assistance for the tenants. Proposed investment in these systems, including the implementation of Voicescape which will replace Income Analytics, is expected to result in a lower level of arrears and bad debts in future years.

Bad debt

Debt that is not realistically collectable is recommended for write-off and provision is currently made in the HRA to write off 89.13% of former tenant debt. Any decision to do this is not taken until all avenues for collection have been exhausted. The annual contribution to the bad debt provision for 2025/26, based on 1% of rent due, was set at £527,000 in the HRA budget approved in February 2025.

The annual contribution to the bad debt provision for 2026/27 is proposed to be set at £566,000 (again c. 1% of rent due) based on previous levels of defaults and write-offs. Rent and service charges are handled proactively by the council, but non-recoverable arrears decrease income, impacting upon important services for residents and the council's ability to deliver new housing. This bad debt provision position will be reviewed periodically, as more tenants transition to Universal Credit and the longer-term impact of pressures on household incomes becomes clearer.

Over time, the investment in housing management set out in this BSR is anticipated to lead to improved performance, therefore within the 30-Year Business Plan it has been assumed that bad debt will be at around 0.9% in 2028/29, then around 0.8% from 2029/30 onwards.

Void levels

Empty properties provide no rental income for the council yet still incur costs to secure and maintain. An increase in void properties will decrease income and resources available for service delivery to council residents.

The council has been working hard to improve its void performance, and last year's 30-Year Business Plan included a reduction in the void loss assumption from 1.1% to 1.0% in 2025/26, then to 0.8% from 2027/28.

Following more detailed modelling, the current 30-Year Business Plan now includes a void assumption of 1.08% for 2026/27 but still anticipates an improvement in performance to 0.8% from 2027/28 onwards. This will be supported by the investment proposed within this BSR in both housing management and repairs.

Interest income

The HRA is entitled to claim a proportion of interest earned on cash balances invested by the council. The average rate of interest assumed for 2026/27 is 3.6%. This is based upon the HRA clawing back interest from the General Fund on investments with minimal risk. This recognises that the General Fund bears the risk, but also benefits from the reward, of the higher risk investments made by the Council.

Section 7
Housing Revenue Account capital budgets

Capital strategy

In line with guidance, the council has prepared a Capital Strategy to be presented to Performance, Assets and Strategy Scrutiny Committee and Full Council alongside the Budget Setting Report (BSR) and the Treasury Management Strategy (see Appendix P).

Capital plan

The Housing Revenue Account (HRA) capital plan is designed to maintain and improve existing stock, as well as to deliver new housing within the city. The plan is funded through a combination of capital grants, capital receipts, reserves, contributions from revenue and borrowing.

The total capital investment over the next ten years is expected to be £866.9 million. As part of the review of the 30-Year Business Plan, the capital plan has been updated taking into account actual expenditure for the current year-to-date, and up-to-date forecasts of spend in future years (including any anticipated over- and underspends where appropriate).

The table below sets out the forecast capital spend in the HRA over the next ten years:-

HRA capital plan spending (£m)	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32-2035/36	Total
Investment in existing stock	26.269	25.920	28.428	33.481	31.565	133.157	**278.820**
Development	59.662	64.939	68.939	65.049	66.968	258.468	**584.025**
Other capital spend	0.399	0.366	0.375	0.385	0.395	2.131	**4.051**
Total capital plan	**86.330**	**91.225**	**97.742**	**98.915**	**98.928**	**393.756**	**866.896**

The table on the following page shows how this capital expenditure will be financed:-

HRA capital plan funding (£m)	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32-2035/36	Total
Major Repairs Reserve	(12.254)	(12.563)	(13.172)	(13.655)	(14.079)	(79.474)	**(145.197)**
Capital receipts	(5.063)	(4.650)	(1.291)	(1.308)	(1.328)	(32.236)	**(45.876)**
Capital grants	(13.665)	(16.464)	(11.999)	(11.227)	(9.315)	(36.865)	**(99.535)**
Revenue contributions	(8.266)	(8.128)	(8.477)	(8.865)	(9.073)	(50.848)	**(93.657)**
Borrowing	(47.082)	(49.420)	(62.803)	(63.860)	(65.133)	(194.333)	**(482.631)**
Total funding	**(86.330)**	**(91.225)**	**(97.742)**	**(98.915)**	**(98.928)**	**(393.756)**	**(866.896)**

Capital proposals

New capital proposals totalling £42,500 are set out at Appendix I(a), while the updated capital investment plan is set out in detail at Appendix I(b). This updated plan takes into account rephasing and updating of budgets for approved projects where required.

Existing stock

Stock condition and Decent Homes Standard

Stock condition surveys ensure the council holds the right information on its homes to inform strategic decision making. This had already been recognised as an area for improvement for the council, and this was also highlighted by the Regulator of Social Housing during our recent inspection.

The council is currently running a procurement process for a contractor to complete both the backlog in stock condition surveys and an ongoing programme of surveys to ensure they are completed every five years.

The Decent Homes Standard ensures that council homes meet the current standards for housing, are safe to live in, are in good repair, have modern facilities and are warm. This standard is being reviewed currently by central government, but under the current standard, 99.5% of the council's homes met the Decent Homes Standard as at 31 March 2025.

Stock investment

Development of an updated HRA five-year Asset Management Strategy has been delayed to allow for both the review of the 30-Year Business Plan and additional data from the stock condition survey programme. It is now the intention to revisit this strategy within the next 12-18 months.

However, the council is continuing to invest in its stock and has a rolling five-year programme of works

ensuring kitchens, bathrooms, windows and doors, boilers, and roofs are replaced in a timely manner. This is typically informed by the age of the item to be replaced but also by stock condition surveys.

The other aspects of the council's stock investment are informed by:

- compliance inspections on the 'big six' areas of fire safety, asbestos, electrical, gas, lifts and water safety;
- damp and mould cases under Awaab's Law; and
- energy efficiency.

Development and acquisitions

New homes programme

The 30-Year Business Plan includes capital expenditure of £584.025 million over the next 10 years on delivering the council's ambitious plans for building new council homes in the city. The council has a strong track record of delivery in this area through its development partnership with Hill – the Cambridge Investment Partnership (CIP). During 2025/26, CIP handed over 56 council flats at the Meadows and 70 more at Aylesborough Court, which included the partnership's 1,000th home.

Housing regeneration schemes have started on site at Fanshawe Road (84 homes including 45 council homes), East Barnwell (120 council homes), Newbury Farm (150 homes including 60 council homes) and ATS Murketts (70 homes including 28 council homes).

Further schemes at Hanover and Princess Courts (165 homes including 72 council homes) and Ekin Rd (134 homes including 78 council homes) have now been submitted for planning consideration. The majority of the homes in development are designed to CamStandard (a building standard similar to Passivhaus that focusses on excellent insulation and airtight construction so homes stay warm and comfortable using very little energy), showing the council's commitment to sustainable development. At least 5% of new council homes are wheelchair adapted with all homes wheelchair accessible.

The council is working with It Takes a City to develop a further four modular homes as part of the council's commitment to dealing with homelessness. There will another bid this year for refugee housing when the new programme opens.

Delivery approach

The council's Housing Development Agency (HDA) manage the delivery of all new homes in the HRA, with a commitment to deliver affordable, sustainable homes which meet tenant expectations. The fees charged by

the HDA are reviewed annually. The proposed level of HDA fees for schemes approved from April 2026 onwards are:

- HRA housing schemes delivered using the Cambridge Investment Partnership – 2%
- HRA housing schemes delivered by the HDA directly – 3%
- HRA S106 or other acquisitions – 1.5%
- An optional 1% can be added to each of the above if the scheme includes community or commercial aspects

Fees are reconciled against actual staffing costs at financial year end and any changes attributed to schemes on a pro rata basis.

When a potential new build scheme is identified, initial feasibility work is carried out, the site is formally identified as a scheme for consideration, detailed feasibility work and formal consultation is carried out and then if applicable a costed scheme is presented to Cabinet for formal consideration and approval. Schemes are then incorporated into the Housing Capital Investment Plan at the next approval opportunity. As the scheme design and planning application progresses, more accurate scheme costs are available, culminating ultimately in a build contract value or affordable housing agreement, which along with any fees and costs to secure vacant possession form the final budget for each scheme. Revised scheme costs are incorporated into the Housing Capital Investment Plan as part of the HRA 30-Year Business Plan updates as each scheme progresses.

Financing

The HRA finances its capital programme from a number of sources, including grants, capital receipts, revenue resources and borrowing.

Homes England funding

The council is currently planning to apply for Social and Affordable Housing Programme (SAHP) partnership status with Homes England. A successful bid would unlock Homes England funding that would enable the council to deliver on its significant ambition to build more council homes between now and 2036.

To be eligible for partnership status, a local authority strategic partnership must deliver a minimum of 800 homes by 31 March 2036 with an initial funding cap of £250 million. Strategic partnership bidding is likely to open in February 2026 and will last for 6 weeks.

The council's Development Team has already identified 535 of the 800 homes that could be eligible, and on this basis this 30-Year Business Plan assumes Homes England funding of £96 million towards the programme. Subject to ongoing financial due diligence, the additional funding would mean the council could deliver a further c. 1,300 council homes which would mean 52% affordable homes on new developments in line with previous commitments.

As set out above, the council has a strong track record of delivering affordable homes. According to Inside Housing, the council was in the top ten of council house builders in the country in 2023 and 2024, and CIP has delivered nearly 75% of all affordable homes in the city of Cambridge in the last few years. Discussions with Homes England have been positive and the Homes England Board have visited Cambridge on a tour of council sites. The council is well positioned to make a strong case for a strategic partnership.

Whilst there is a risk of not securing strategic partnership status, there is a fallback position of applying for funding through other established routes. This would provide less financial certainty and developments would have to progress on a site-by-site basis with no guarantee of grant funding. Should the council not be successful in securing a strategic partnership, the 30-Year Business Plan and new homes programme would need to be reviewed in light of funding constraints.

Other grants and contributions

The council receives other grants and contributions for specific projects. For example, section 106 (S106) monies from developer contributions through the planning system. Unless there are service specific conditions on the use of these contributions, they should be used to support existing council priorities and commitments rather than be allocated to new schemes. Any S106 monies received without a service- or scheme-specific allocation within the planning agreement will be allocated in line with the council's capital scheme priorities.

Capital receipts

Receipts from the sale of HRA dwellings and other assets, including under the Right to Buy (RTB) scheme, can only be used to fund future capital expenditure within the HRA. As explained in section 2, recent government changes to RTB are likely to result in fewer receipts in the future, although this is positive in that it reduces the level of stock lost to RTB. In addition, the government has removed many of the previous restrictions around how RTB receipts could be spent, for example the council is now permitted to utilise these to fund the full cost of building new homes, and from April 2026 will be able to combine them with other funding sources such as Homes England grant which was previously prohibited.

Major Repairs Reserve

The HRA is required to set aside a statutory minimum level of revenue funding for capital expenditure, known as the Major Repairs Reserves (MRR). This must be committed to the upkeep of the existing housing stock and is therefore allocated to fund the planned maintenance programme. The amount required to be allocated to MRR is based on the depreciation calculation for HRA stock. It effectively ensures that a minimum level of investment is made in the existing stock to keep assets fit-for-purpose. If the value of planned maintenance activity is lower than the MRR requirement then the council is permitted to carry forward the balance in the Major Repairs Reserve to fund future works. Over the next 10 years, an average of £14.520 million per annum is estimated to be available for this purpose, but this is subject to updated annual depreciation calculations, which are affected by any changes in asset valuations when they are revalued at the end of each financial year. Note that, where previously the statutory contribution to the MRR was sufficient to cover routine capital works on existing stock, this is no longer the case as a result of recent pressures, sustained high inflation and a need to carry out significant backlog works. Going forward, the shortfall will need to be met from revenue contributions, which will reduce the amount available to support new build development and energy efficiency works.

Revenue contributions

The HRA generates a healthy net revenue surplus each year, budgeted at £8.135 million in 2026/27 (before capital financing). Whilst some of this surplus may be retained in the HRA to ensure the revenue reserve remains above its target level, or earmarked for specific future revenue purposes, the majority is put towards capital expenditure, thus reducing the HRA's need to borrow in the future (and therefore reducing future interest costs).

Over the next 10 years, an average of £9.366 million per annum is estimated to be available for this purpose, but this is subject to future income and expenditure, including rent increases, being in line with the model assumptions.

Borrowing

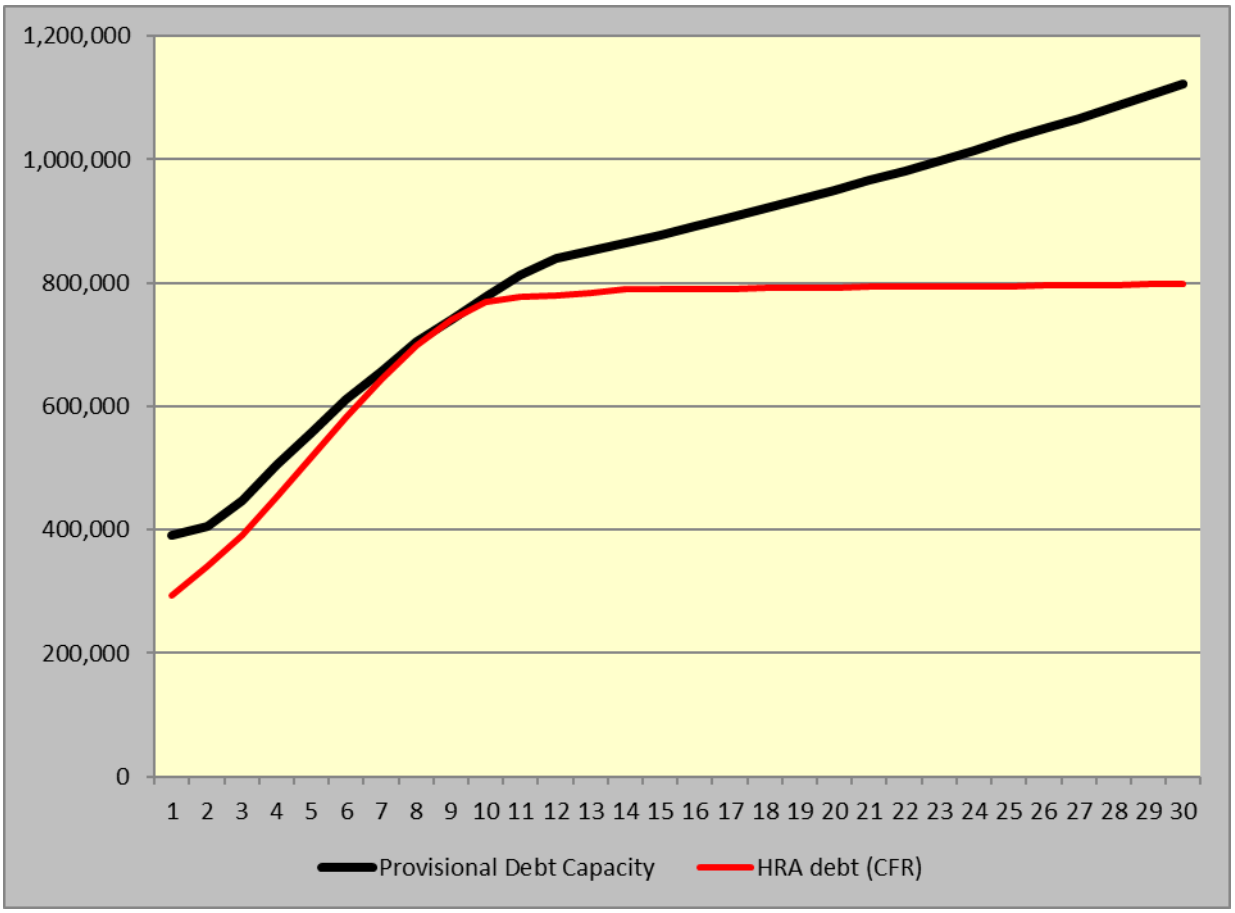
The HRA can borrow to finance its capital programme and not for any other reason. Any capital expenditure not covered through any of the funding streams mentioned above will require borrowing. Borrowing should be undertaken in a sustainable way, with consideration of the HRA's ability to service future interest costs. It stands to reason, therefore, that borrowing should be used primarily for the financing of new housing delivery, where there is an associated additional future rental income stream.

The 30-Year Business Plan currently assumes new borrowing of £482.631 million over the next 10 years, primarily to support the council's £584.025 million development and acquisition programme, but also to

meet the energy improvements required in the existing housing stock. This would result in the HRA having total debt of £798.544 million outstanding by 31 March 2036. Whilst this is a significant amount, modelling by the council's external consultants, Savills, has shown that this level of debt is affordable. However, it is not without risk, which will need to be carefully managed.

Debt affordability is measured by reference to the interest cover ratio, or ICR. This compares the future forecast operating surplus on the HRA (before interest and revenue financing of capital expenditure) with the future forecast interest costs. An ICR of 1 or greater indicates that the council would have sufficient income to cover future interest costs – however in order to generate some prudent headroom a target ICR of 1.25 has been recommended by Savills, which is broadly in line with the wider social housing sector.

The chart below shows the council's projected level of HRA debt over the life of the 30-Year Business Plan (in red), as plotted against the maximum debt permitted to remain above the target ICR of 1.25. This provides assurance that the council's capital plan is affordable – although as above this remains subject to securing the assumed level of external funding through a strategic partnership with Homes England:-



Under the current plans and assumptions, the council's ICR will reach a low point of 1.25 in 2033/34, at which point total debt will be £739.277 million against a calculated maximum debt of £740.979 million, leaving headroom of £1.402 million. After this point, both ICR and headroom will begin to increase again.

Recent government announcements in respect of the delay and gradual phasing in of rent convergence have significantly reduced the headroom from the earlier forecast of £22.155 million, which was based upon an assumption of £2 per week rent convergence commencing in April 2026. The reduced headroom does increase the inherent risk that the ICR target of 1.25 may be breached in the future. However, the programme is still considered affordable because:-

- The use of a target ICR of 1.25, rather than 1, means there is a reasonable degree of prudence already built in to the affordability assessment. For comparison, the borrowing headroom against an ICR of 1 would not drop below £143 million over the life of the 30-Year Business Plan.

- Commitments of future capital expenditure for new build development and energy efficiency works will be made over a number of years, and the 30-Year Business Plan will be refreshed on at least an annual basis to support the decisions made. Should economic conditions become unfavourable to the extent that the ICR target was likely to be breached, it would be possible to take mitigating actions for example by reducing or slowing future discretionary capital spend.

Section 8
Risks and reserves

Risks and mitigation

The table below summarises the main external risks to the financial standing and sustainability of the council, using a High-Medium-Low assessment:-

Risk	Probability	Impact	Overall	Mitigations
Following receipt of local proposals, the government is consulting on options for local government reorganisation (LGR) in two-tier council areas like Cambridgeshire. The council is supporting the option to establish a Greater Cambridge Council. Costs will need to be incurred in preparing for the proposed reorganisation.	High	High	High	Reserve set aside to cover estimated pre-transition costs, monitor developments, maintain prudent reserve balances to cover short-term pressures
The combined effects of inflation, high interest rates and economic stresses may give rise to cost pressures, income reductions, recruitment difficulties, supply issues and other issues that will impact on the demand for and delivery of services	High	High	High	Monitor developments and financial and operational performance, plan delivery of savings and additional income, maintain prudent reserve balances to cover short-term pressures
Assumptions and estimates, such as inflation, pay increases, interest rates, and future growth in Council Tax and business rates, may prove incorrect.	High	High	High	Monitor developments including regular review of Medium-Term Financial Strategy (MTFS) with reference to external data, plan delivery of savings and additional income, maintain prudent reserve balances to cover short-term pressures

Risk	Probability	Impact	Overall	Mitigations
The financial impact of forthcoming waste reforms, including the introduction of food waste collections, is significant. Whilst best estimates have been made, it is possible that actual costs may exceed budget or that further budget bids will be needed in future years. There is also significant uncertainty around the future level of income from Packaging Extended Producer Responsibility payments.	High	High	High	Monitor developments and financial and operational performance, plan delivery of savings and additional income, maintain prudent reserve balances to cover short-term pressures
Future government policy in respect of setting Social and Affordable Rents may differ from the assumptions made.	High	High	High	Monitor developments, annual refresh of HRA 30-Year Business Plan, operate within target interest cover ratio of 1.25 to provide some headroom
The council holds a significant property portfolio including operational and commercial properties and a large stock of council housing. This could give risk to unforeseen expenditure for example due to regulatory changes or the need for major repairs. Despite the rebasing of the housing repairs budget, there is a significant risk that the service continues to overspend to meet statutory pressures.	High	High	High	Senior oversight of asset compliance functions, robust cost control, development of strategic asset plan, monitor developments, hold appropriate level of external insurance
The council may be unable to identify the additional net savings required to meet its savings targets over the next five-years.	High	Medium	High	Robust budget setting process with senior officer challenge and member scrutiny, plan for over-delivery of savings to allow for some new pressures, maintain prudent reserve balances to cover short-term pressures

Risk	Probability	Impact	Overall	Mitigations
Savings plans may not deliver projected savings and/or additional income to expected timescales.	Medium	High	Medium	Proactive budget management, detailed monitoring of financial and operational performance and regular reporting to Cabinet
The council is exposed to several ongoing and potential high-value development projects including the Civic Quarter, district heat network and new homes programme. This comes with inherent risks including cost overruns and project slippage.	Medium	High	Medium	Strong project governance including oversight by Development Board and scrutiny by members, monitoring of financial performance and regular reporting to Cabinet
Despite the three-year local government finance settlement, grants are awarded on an annual basis and there remains a risk that the government could make further funding changes within the settlement period. There is also a high risk of further funding reductions at the end of the three-year period, due to the end of transitional support, and the likelihood of further government efficiency targets.	High	Medium	Medium	Monitor developments, plan delivery of savings and additional income, maintain prudent reserve balances to cover short-term pressures
The government has published a new Decent Homes Standard to apply to social landlords from 2035, but until detailed guidance is published the financial impact of this cannot be reliably estimated.	High	Medium	Medium	Monitor developments, plan delivery of savings and additional income, maintain prudent reserve balances to cover short-term pressures
New legislation, changes to existing legislation, and/or increased demand for services as a result of a fast-growing population may have budgetary impacts.	Medium	Medium	Medium	Monitor developments, maintain prudent reserve balances to cover short-term pressures

Risk	Probability	Impact	Overall	Mitigations
The council is subject to the decisions of the National Joint Council (NJC) in respect of pay and conditions, including the level of future pay awards. Employee costs make up a significant proportion of the council's total expenditure, yet this process is largely outside of the council's control.	Medium	Medium	Medium	Monitor developments, engage with employer side, plan delivery of savings and additional income, maintain prudent reserve balances to cover short-term pressures
The council may be impacted by spending cuts implemented by other agencies.	Medium	Medium	Medium	Monitor developments, engagement with partners, maintain prudent reserve balances to cover short-term pressures

Sensitivity analysis

The budget process addresses these risks by applying the principles of prudence and sustainability throughout. The sensitivity of the budget to estimates and assumptions has been assessed in the Medium-Term Financial Strategy (MTFS) at section 9.

Equality Impact Assessment

As a key element of considering the changes proposed in this Budget Setting Report (BSR), an Equality Impact Assessment has been undertaken covering all budget proposal (see Appendices S(a) and S(b)). Assessing the potential equalities impact of proposed changes to policies, procedures and practices is one of the key ways in which the council can show that it has treated everyone fairly and without discrimination. In addition, all proposals are given climate change ratings, so that the overall climate impact of the proposals can be understood.

Section 25 Report

Section 25 of the Local Government Act 2003 requires that the Chief Finance Officer (CFO) reports to the council, when it is making the statutory calculations required to determine its Council Tax or precept, on the following:

- The robustness of the estimates made for the purposes of the calculations.
- The adequacy of the proposed levels of financial reserves.

This report is presented at section 11.

Reserves

General Fund

The General Fund is a working balance to cushion the impact of uneven cash flows. It acts as a contingency for unexpected emergencies, unforeseen spending or uncertain developments and pressures where the exact timing and value is not yet known and/or within the council's control. The reserve also provides cover for grant and income risk.

The minimum level of the General Fund depends upon the financial risks facing the council, which will vary over time. The prudent minimum balance (PMB) and target level of General Fund reserves have been reviewed and increased this year in the context of the risks currently faced by the council, primarily the uncertainty surrounding local government reorganisation (LGR). The detailed calculations are set out at Appendix M. The proposed levels are set out in the table below:-

General Fund reserve target (£m)	2025/26	2026/27
Prudent minimum balance (PMB)	6.541	8.059
Target level	7.849	9.671

The table on the following page sets out the projected levels of the General Fund for the next five years, assuming that all net savings requirements for 2027/28 and later years are delivered in the year identified:

General Fund reserve projection (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Balance at 1 April	**18.863**	**14.381**	**12.485**	**11.765**	**12.154**	**12.125**
Net transfer to Transformation and Reinvestment Fund	(1.754)	-	-	-	-	-
Transfer to Greater Cambridge Impact Fund Reserve	(0.800)	-	-	-	-	-
Planned use of reserve to fund one-off Folk Festival proposal	(0.075)	-	-	-	-	-
Forecast use of reserve to balance budget in-year	(5.531)	1.604	(0.720)	0.389	(0.029)	-
Use of reserve to finance historic capital expenditure	(5.837)	-	-	-	-	-
Transfer to Local Government Reorganisation Reserve	-	(2.500)	-	-	-	-
Transfer to Civic Quarter Development Reserve	-	(1.000)	-	-	-	-
Current year business rates growth	9.515	-	-	-	-	-
Balance at 31 March before future business rates growth	**14.381**	**12.485**	**11.765**	**12.154**	**12.125**	**12.125**
Indicative future business rates growth (at risk)	-	0.329	1.195	2.033	0.335	1.260
Balance at 31 March including future business rates growth	**14.381**	**12.814**	**13.289**	**15.711**	**16.017**	**17.277**

The table shows that the General Fund balance is forecast to remain above the target level for the next five years, although the headroom has reduced significantly from the previous year's BSR, due largely to allocations made from the General Fund over the next two years, including £5.837 million to be applied from the reserve in 2025/26 to fund historic capital expenditure (currently financed from internal borrowing) associated with the construction of the Meadows Community Centre.

Earmarked reserves

The following allocations are proposed to earmarked reserves in 2026/27:-

- It is proposed to allocate £2.5 million to a new Local Government Reorganisation Reserve. This will support the council's share of the costs which are likely to arise prior to the vesting of a new

unitary authority, as the council prepares to transfer its services. This initial amount has been set aside on the basis that other councils within the Cambridgeshire and Peterborough area will also need to contribute to this process, and there are expected to be significant additional set up and transitional costs arising in the new authority after vesting day.

- It is proposed to allocate a further £1.0 million to the Civic Quarter Development Reserve, with the specific aim of funding revenue costs associated with the temporary closure of the Corn Exchange and/or the provision of alternative facilities should the council decide to do so.

A breakdown of the council's earmarked reserves is provided at Appendix N.

Housing Revenue Account

The Housing Revenue Account (HRA) also has a minimum working reserve balance which is held to help it cover in-year risks. These risks include changes in legislative, statutory and regulatory requirements or inflation and interest rates, unanticipated service needs, rent or other income shortfalls, and emergencies such as uninsured damage to the housing stock. In addition, the reserve may be used to support capital investment and, in the short term, to support revenue spending, for example to spread the impact of savings requirements over more than one financial year or to invest up front in a project that is anticipated to pay back over a period of time or deliver future savings.

Like the General Fund, a prudent minimum balance (PMB) and target level are set for the HRA in light of the risks the council faces, and detailed calculations are set out at Appendix M. The levels set for 2026/27 are set out in the table below – note that the increase this year is largely due to the significant ongoing investment in the HRA (since the reserve targets are significantly dependent upon the level of planned income and expenditure):-

Housing Revenue Account reserve target (£m)	2025/26	2026/27
Prudent minimum balance (PMB)	6.161	6.801
Target level	7.393	8.161

Note that within the HRA the working balance is held deliberately close to the target level, so that any excess balances can be used to reduce the council's need to borrow for future capital expenditure. In the event of a revenue shortfall in any given year, the council would have the option to reduce the contribution to capital in that year in order to maintain the HRA balance at or above the target level. The table on the following page summarises the projected movements on the HRA working balance over the next five years:-

Housing Revenue Account reserve projection (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Balance at 1 April	**7.560**	**8.615**	**8.484**	**8.735**	**9.093**	**9.290**
Projected HRA surplus / (deficit)	1.055	(0.131)	0.251	0.358	0.197	0.183
Balance at 31 March including future business rates growth	**8.615**	**8.484**	**8.735**	**9.093**	**9.290**	**9.473**

Note that the projected surplus for 2025/26 takes into account the latest forecast overspend, but also the need to retain the HRA reserve above the target level going into 2026/27. At year-end, the revenue contribution to capital will be adjusted to ensure that the target reserve level can be maintained.

The HRA also holds earmarked revenue reserves for specific purposes, and the balance on these was £2.688 million as at 1 April 2025. A further breakdown of earmarked reserves can be found at Appendix N.

Financial sustainability and resilience

The MTFS published in October 2024 recognised that, despite the council's healthy reserve levels, there was a significant and growing structural General Fund budget gap (£11.5 million by 2029/30) which needed to be addressed to avoid the council's reserves being entirely depleted in paying for day-to-day services. Through the Our Cambridge transformation programme and other initiatives, the council has taken huge strides in addressing this deficit. The Budget Setting Context Report in July 2025 was able to report that this action had reduced the gap to £3.6 million in 2030/31. Further measures proposed in this budget will reduce the gap to £1.5 million. This is despite new bids and pressures totalling £3.5 million which have had to be absorbed this year.

Nevertheless, the medium-term projection still requires the remaining budget gap to be closed in order for the council to maintain its General Fund balance at or above the target level. In addition, it is likely that further service pressures will arise over the coming years, and significant uncertainty remains in particular about the level of contribution the council will need to make to the costs of LGR.

The current five-year projections are based upon a series of key assumptions (for example future inflation and interest rates) as set out at Appendix C. It is inevitable that actual experience will differ from the assumptions made, and sensitivity analysis within the MTFS (see section 9) considers a range of alternative scenarios with a five-year budget gap of anywhere between £1.5 million and £1.9 million, in addition to the £1.5 million 'best estimate' case. The three-year indicative figures in the local government finance settlement have afforded a greater degree of certainty in formulating the MTFS. The range of outcomes underlines the

inherent risk in setting an MTFS, and the need for an appropriate level of prudence in setting budgets and target reserve levels.

It is important, therefore, that the council continues to work hard to ensure its ongoing financial sustainability and resilience by:-

- maintaining healthy levels of reserves;
- planning and delivering net savings in a controlled and sustainable way;
- identifying early any additional pressures which may arise and seeking opportunities for new funding sources to support these; and
- minimising unplanned overspends through careful financial monitoring and management throughout the year.

Section 9
Medium-Term Financial Strategy

Medium-term context

It is always prudent to have a financial plan for the medium term, which is what the Medium-Term Financial Strategy (MTFS) sets out to do. Although the proposed timetable for local government reorganisation (LGR) will see the council dissolved on 1 April 2028, it remains important to plan for the medium term, both to ensure the ongoing sustainability of council services transferring to a new unitary authority, and also to give that authority a solid baseline from which to begin to develop its own strategy in the longer term.

Central government funding for councils has now been set out indicatively for the next three years. There will be a further government Comprehensive Spending Review in 2028, which will define the funding envelope for local government for the following three years. A general election must be called by August 2029 and any new government may adopt alternative spending plans. Based on the announcements in the local government finance settlement, government funding will increase by an average of 1.8% per year for the rest of this parliament, although as set out at section 2 there are significant variances in how this funding is being distributed, and this council will see its core spending power (CSP) decrease by 4.1% in cash terms over the next three years.

In the 2025 Autumn Budget, the Chancellor announced the creation of a new Council Tax surcharge on homes valued at over £2 million to be levied from April 2028. This will be determined by a revaluation of all properties in Council Tax bands F, G and H by the Valuation Office Agency. At the present time, we do not have sufficient information on the scheme, and on what would be done with the money raised, to estimate its impact. However, it is worth noting that for band H, the most likely to attract the surcharge, there are only 267 properties in the city liable to pay 100% Council Tax, so it is not expected to be a source of significant new income.

The government has also indicated that it plans to introduce more frequent resets of the business rates system, in line with the original intention for the scheme. Periodic resets could take place as frequently as every three years, alongside the existing three-yearly revaluation of all properties for rating purposes. As the council has benefited from high business rates growth, it will be impacted significantly by this proposal. Given the high level of uncertainty, this MTFS does not rely upon any future benefit from business rate growth

within the city when considering the council's budget position over the medium term. Should any benefit accrue, this will be paid into the General Fund and will be subject to future member decisions on how it should be spent.

The council will continue to experience cost pressures due to inflation and the increasing population within the city. It is important to note that the cost pressures in this year's budget proposals, combined with inflation, will increase net service budgets by 4.3% per year on average over four years from 2026/27 to 2030/31.

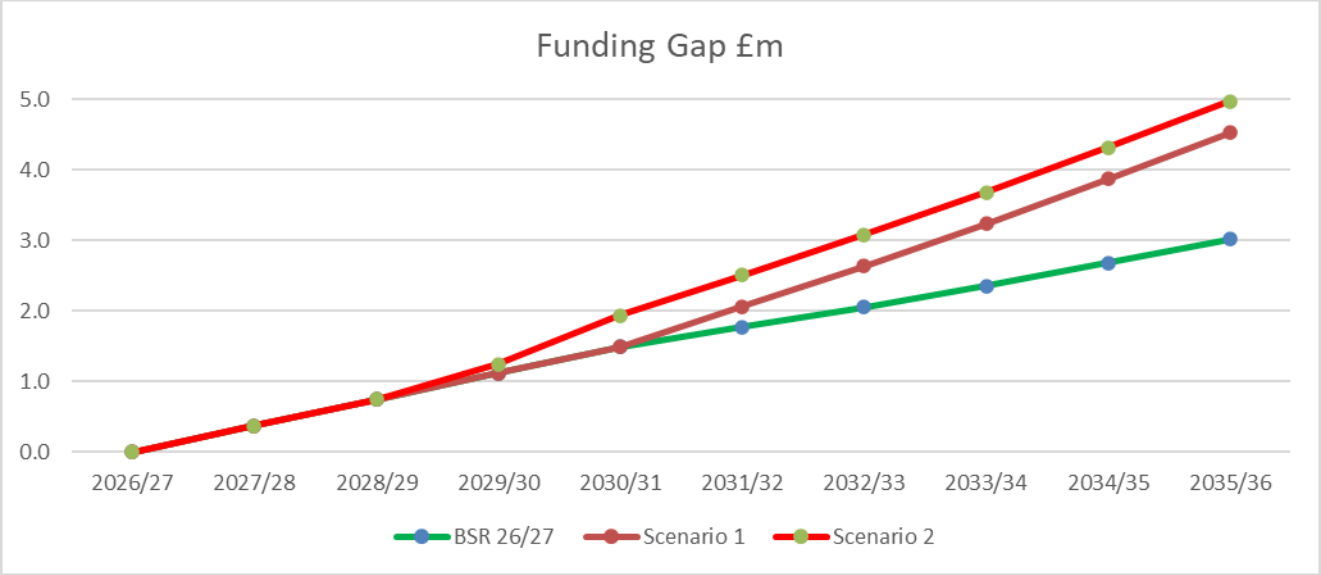
The key assumptions used in setting the budget, the MTFS and the Housing Revenue Account (HRA) 30-Year Business Plan are all set out in Appendix C. This also summarises the impact should assumptions differ from those used.

Future funding scenario modelling

To test the sensitivity of the budget to changes in key variables, two alternative scenarios have been developed for the next 10 years, which are summarised in the table below:-

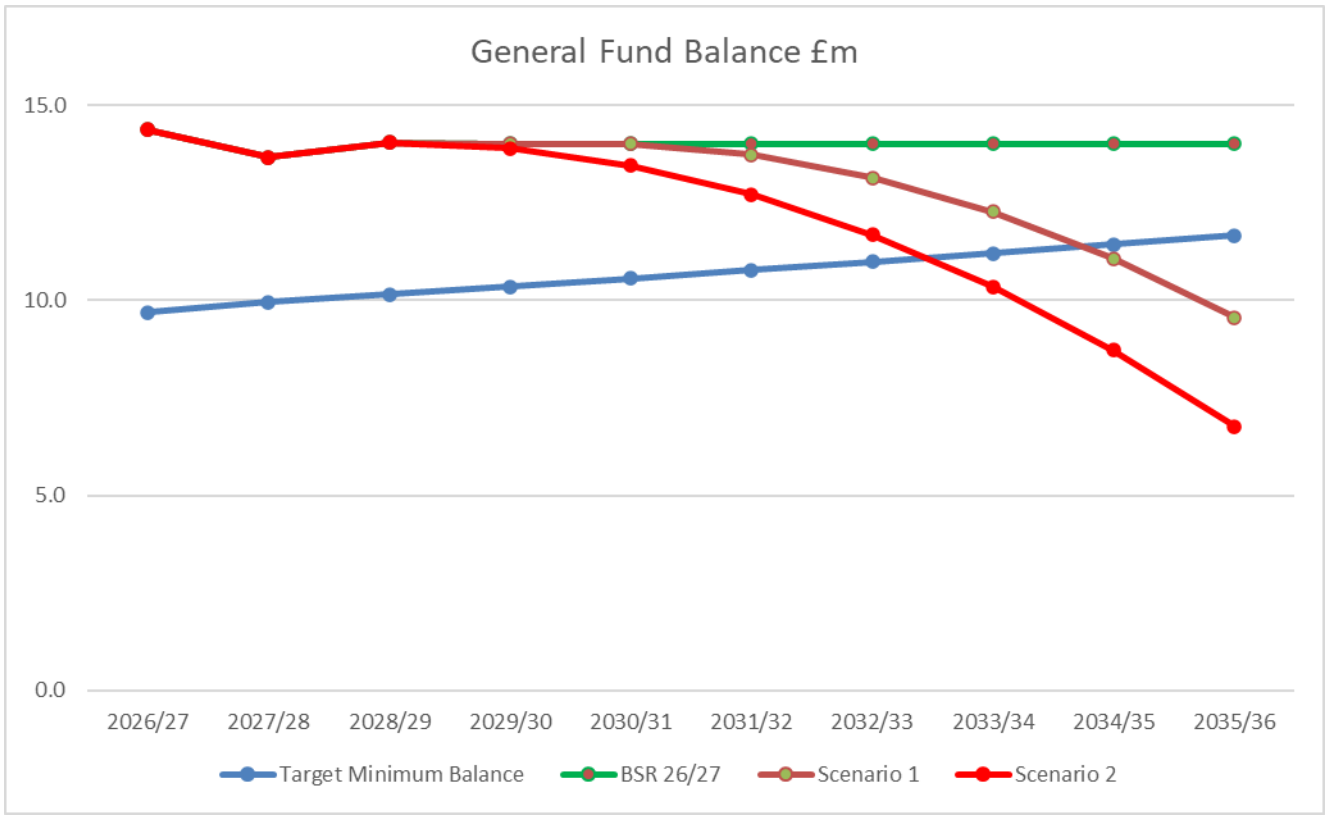
Scenario	Description
Budget 2026/27	The budget figures in the Budget Setting Report (BSR) 2026/27 are projected forward, assuming a 1.8% per year increase in government funding and 4.5% per year increase in cost pressures due to inflation and demographic change. Our working assumption is that business rates are reset every three years and that growth in business rates is in line with the level expected for the coming three years. The detailed projections are set out at Appendix D.
Scenario 1	This scenario assumes that government funding will be frozen in cash terms with effect from 2031/32, a return to 'austerity'.
Scenario 2	This scenario assumes that government funding will be frozen in cash terms at the next spending review, with effect from 2029/30 to give a worst-case scenario.

The impact of each scenario on the gap between funding available and the cost of delivering services are shown in the chart on the following page. The size of the recurring funding gap after five years is between £1.5 million and £1.9 million and by year 10 this increases to between £3.0 million and £5.0 million:-



Projected General Fund balance

The effect of different scenarios on the level of the General Fund Balance is shown in the chart below (assuming all other parameters remain constant and current savings targets are delivered as planned). These are compared to the target minimum General Fund balance. It is assumed that the target balance will increase roughly in line with inflation:-



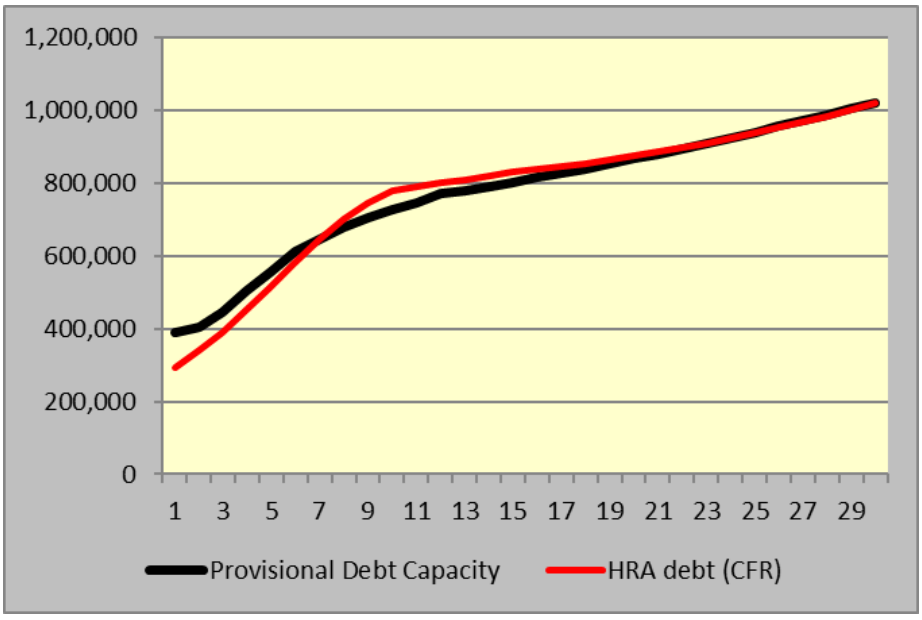
The chart shows that under the base case, the General Fund balance is projected to remain above the target level for the next ten years. This stands to reason, as the council's savings targets are set at a level which is necessary to achieve this. However, under scenario 1 the General Fund balance would fall below the target level in 2034/35, and under scenario 2 this would occur in 2033/34. This highlights the risk which could crystallise should the assumptions made in the development of the MTFS not prove to be accurate. However, in both cases it is noted that the reserves would not fall below the target level until at least three years after the triggering event, which would give time for the council to mitigate the impact, for example through setting and delivering new savings targets.

Housing Revenue Account sensitivity

A similar exercise in modelling different scenarios and their impact on the HRA balance has been carried out by the council's external consultants, Savills, when developing the refreshed 30-Year Business Plan. The outputs of this work are summarised at Appendix J, and Savills' full report can be found at Appendix R.

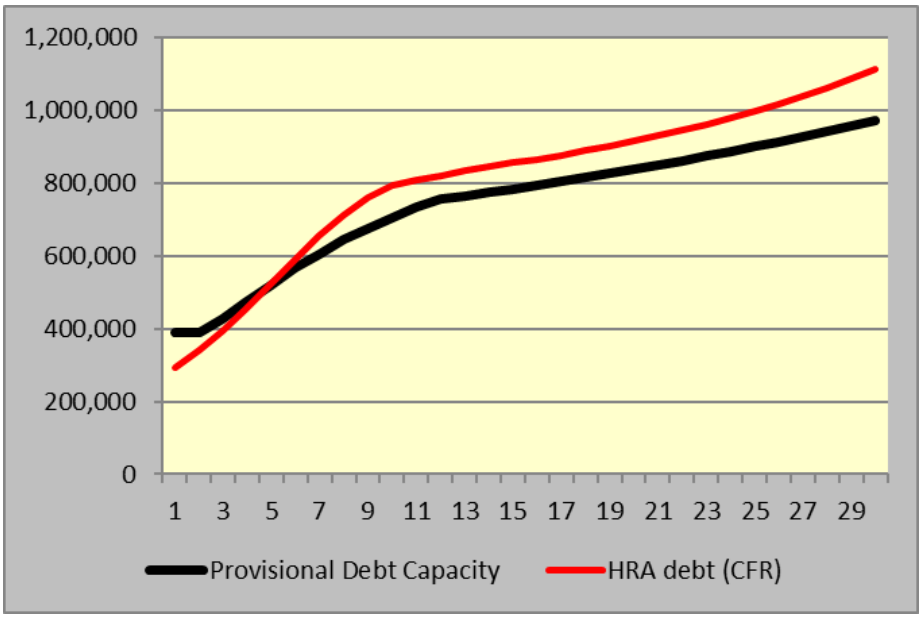
The sensitivities and stress testing carried out highlight that the 30-Year Business Plan (and therefore future financial viability of the HRA) is particularly sensitive to future rent-setting policy, future movements in interest rates, and the level of investment required to meet current and future energy efficiency standards.

By the time the current 30-Year Business Plan ends in 2055, the HRA is projected to hold total debt of £799 million. This is predicated on an assumption of rent increases of CPI plus 1% for the next 10 years. However, were government in the future to return to CPI only after five years, total debt would increase significantly to £1.022 billion. This would also result in the council breaching the target interest cover ratio (ICR) of 1.25 (and therefore its prudent debt capacity) for a number of years. The effect of this is illustrated in the chart below:-



In practice, the council would need to take significant mitigating action, for example by reducing and/or slowing down its capital investment, in particular in its new build development programme and/or energy efficiency works to its existing stock.

The 30-Year Business Plan is also particularly sensitive to an increase in interest rates, due to the significant borrowing which the council is planning to undertake over the next 16 years. A 1% increase in the interest rate for all new borrowing would move the plan into a position where borrowing would be at a level above that considered prudent in risk management terms, as the HRA would risk not being able to generate sufficient surplus to cover the higher level of interest payments.



In this situation, debt would continue to rise throughout the 30-year period, reaching £1.115 billion by 2055. It should be noted that, even in this case, the HRA's ICR would remain above 1 for the whole period, so interest payments would still technically be affordable. However the council would be left with very little contingency within its revenue budgets, so the situation is unlikely to be sustainable in the long term. To avoid this situation arising, interest rates will be monitored very closely over the next few years as the new build programme progresses, and the council will work with its treasury management advisers, Mitsubishi UFG, to ensure an appropriate balance between securing the most advantageous interest rates for the HRA and balancing risk. For example, in current markets, short-term loans are cheaper than long-term loans – however taking too much finance in short-term loans opens the council to the risk that interest rates may spike at the point of refinancing. In reality, a mixed approach to borrowing with a range of maturities is likely to present the best balance of outcomes and risk.

Budget strategy and future savings

Having considered possible scenarios for future funding, there are two major changes proposed to the budget strategy from the last MTFS.

Firstly, given the prospect of business rates resets every 3 years, it is no longer considered prudent to use any business rates growth to balance the budget. Previously, £1.5 million of growth per year was employed to help to balance the budget, but from 2026/27 all estimated future growth will be transferred to the General Fund reserve. This is a prudent approach designed to avoid dependence on an unreliable source of income. However, this will be kept under review and should business rates growth exceed expectations over the medium term, the policy will be revisited.

Secondly, to avoid the need to borrow in a relatively high interest environment, it is proposed that capital expenditure on assets such as IT or vehicles with a relatively short useful life are funded from revenue. This will reduce both the costs of interest and the future minimum revenue provision (MRP) required to repay borrowing. Hence, the capital strategy contains no plans to borrow for the General Fund, only for investment in the housing stock and new housing development within the HRA.

Note that General Fund borrowing is likely to be required in respect of large capital projects which are currently under consideration but have not yet progressed to the formal bid stage, including Civic Quarter and the district heat network. Should these projects go ahead, there will need to be a full business case developed which takes into account the cost of financing. In both cases it is currently assumed that there will be no ongoing negative impact on the council's revenue budget – if this is not the case then additional savings will need to be made elsewhere to compensate.

Future targets for savings to be achieved are set in section 4 of this report. The cumulative savings target is £1.492 million by 2030/31. Whilst these savings are not yet identified, the profile of required savings over four years, starting with £375,000 in 2027/28, means the council has time to consider the best way in which to meet these targets. The council will consider in particular where it can invest to save (as demonstrated by the 2026/27 bid to supporting local housing charities to become Registered Providers, which will reduce the council's housing benefit subsidy loss). It is also likely that a further review of council fees and charges may be necessary in the future.

Section 10
Council Tax and rent setting

Council Tax setting

Legal framework

The Local Government Finance Act 1992 sets out the requirements for setting and administering Council Tax. The council collects this tax on its own behalf, but also on behalf of precepting authorities (Cambridgeshire County Council, Cambridgeshire and Peterborough Combined Authority, the Police and Crime Commissioner Cambridgeshire and Peterborough, and the Cambridgeshire and Peterborough Fire Authority), who must all issue a precept before 1 March each year.

The Localism Act 2011 requires that the council determine whether the increase in its Council Tax for the financial year is 'excessive'. For 2026/27, if the increase from the previous year exceeds 2.99% or £5 for a band D property (whichever is the greater), then a local referendum must be held for the council's electors to agree or reject the proposed increase.

Council Tax 2026/27

In light of the continuing budget gap facing the council, it is proposed to increase Council Tax by 2.99% for 2026/27. This would be an increase of £6.94 per year for a Band D property, equivalent to around 13p per week. No referendum would be required.

Based on this increase and the increased tax base for 2026/27 of 46,562.0, the income from Council Tax in 2026/27 is budgeted at £11.132 million.

If the 2.99% increase is approved, then the council's band D Council Tax for 2026/27 will be £239.07 per year with proportionate increases applied to other valuation bands, as shown in the table on the following page:-

Council Tax band	2025/26 (£)	2026/27 (£)	Increase (£)
A	154.75	159.38	4.63
B	180.55	185.94	5.39
C	206.34	212.51	6.17
D	232.13	239.07	6.94
E	283.71	292.20	8.49
F	335.30	345.32	10.02
G	386.88	398.45	11.57
H	464.26	478.14	13.88

Rent setting

Legal framework

The Housing Act 1985 gives the council power to determine the level of rent it charges to tenants or occupants of its homes. The council is additionally required by the 1985 Act to review rents from time to time and make changes as circumstances requires. The council must set rents in accordance with the Rent Standard issued by the Regulator of Social Housing. The council must act reasonably in relation to rent setting, and the decision maker should therefore be satisfied that the increase is reasonable and justified.

Part 2 of the Housing Act 1985 provides that the council has a legal duty to set a balanced budget each year, bearing in mind its fiduciary duties to the taxpayer, and the Housing Revenue Account (HRA) is not allowed to go into deficit. The council is required to produce and make available for public inspection an HRA annual budget and to review and revise the budget, if necessary, from time to time to avoid any deficit. The council is required by the 1985 Act to notify tenants of variations of rent and other charges at least 28 days before the change takes effect. The council must consult with the tenants before notifying them of variations to the terms of a secure tenancy. The Landlord and Tenant Act 1985 sets the basic rules for setting service charges, including the requirements for consultation with leaseholders.

Social Rents

The council is required to set rents for its council dwellings on an annual basis. As rent is the primary source of income for the HRA, it is essential to the sustainability of the HRA that it is set at a level which is appropriate, with reference to the cost pressures experienced. The assumption made in respect of rent increases is

absolutely critical in terms of business planning, and a small variation in percentage terms makes a significant difference in monetary terms over a number of years.

Since April 2020, rent increases have been limited to an increase of up to CPI plus 1% each year (based upon CPI at the preceding September). This was originally intended to be for a period of five years but was subsequently extended to cover 2025/26.

Following consultation, the government has directed the Regulator of Social Housing to issue a new rent standard to take effect from 1 April 2026. This will once again provide for annual rent increases of up to CPI plus 1% for at least the next five years, with a stated policy objective of 10 years (although this will be subject to future government decisions). For the purposes of the HRA 30-Year Business Plan, it is assumed that this cap will continue for 10 years, before reverting back to CPI only increases from 2036/37 onwards.

It is therefore proposed that Social Rents will increase by 4.8% from April 2026 (being the September CPI figure of 3.8% plus 1%). The table below shows the estimated impact of the proposed increases on average weekly rent per property type:-

Average weekly Social Rent (£)	No. of properties	2025/26	2026/27	Increase	% increase
1 bedroom	2,066	110.33	115.63	5.30	4.8%
2 bedrooms	2,180	127.78	133.92	6.14	4.8%
3 bedrooms	2,144	143.17	150.05	6.88	4.8%
4 bedrooms	93	169.11	177.22	8.11	4.8%
5 bedrooms	7	172.38	180.65	8.27	4.8%
6 bedrooms	2	215.57	225.92	10.35	4.8%
HMO	21	119.93	125.69	5.76	4.8%

The government has also announced a period of rent convergence to commence from April 2027. This will, over time, increase the rent for tenants who are currently benefitting from historic below-inflation rent increases, until it is in line with the calculated 'formula rent' for the property (usually around 40% of the open market rent). The rate of convergence will be £1 per week from April 2027, and £2 per week in subsequent years. Further information is set out in section 2.

The Rent Standard allows councils to charge Social Rents at 5% above the formula rent (10% for supported housing). This flexibility is only applied at reletting, so does not impact current tenants. The council began to apply this flexibility with effect from April 2025, recognising the significant additional investment, and

associated borrowing, required across the housing stock to:

- improve the energy efficiency of council homes and reduce energy bills for residents, by achieving EPC'C' by 2030; and
- meet new requirements set in legislation such as the Building Safety Act 2022 and Fire Safety Order.

Affordable Rents

In respect of Affordable Rent homes for existing tenants, the same inflation rates apply as for Social Rent homes and these are also monitored by the Regulator for Social Housing. Rent convergence

does not apply to Affordable Rent, since rent is set by reference to the open market each time a property is relet. Affordable Rents may be set at up to 80% of market rent, and combine both the rent and non-discretionary service charges levied for any property.

The council has two levels of Affordable Rents being applied to new homes, with rents set at either 60% (or the Local Housing Allowance level if this is lower) or 80% of market rent depending upon the nature of the scheme and the proportion of affordable housing being delivered on the site.

Some of the council's older Affordable Rent housing was based on the pre-COVID Local Housing Allowance, which for existing tenants has been inflated annually. When any of these homes become vacant, they are relet at 60% of market rent or the current Local Housing Allowance, whichever is lower.

The table below shows the proposed average Affordable Rents for 2026/27:-

Average weekly Affordable Rent (£)	No. of properties	2025/26	2026/27	Increase	% increase
1 bedroom	414	179.01	187.60	8.59	4.8%
2 bedrooms	525	202.26	211.97	9.71	4.8%
3 bedrooms	94	225.25	236.06	10.81	4.8%
4 bedrooms	16	290.35	304.29	13.94	4.8%
5+ bedrooms	2	320.01	335.37	15.36	4.8%

Shared ownership rents

There are 80 shared ownership properties in the HRA (of which 63 are at Social and 17 at Affordable Rent). Rent increases for Affordable Rent shared ownership properties are determined by the terms of the lease on

the property. For most properties the annual increase is set at RPI plus 0.5%, based upon RPI at the previous January (yet to be published at the date of this report). The rent on Social Rent shared ownership properties is increased in line with other Social Rent properties.

Service charges

Service charges are levied for services that are provided to some tenants, but not necessarily all, depending upon the type, nature and location of a property. Some of these services are eligible for housing benefit or Universal Credit. Service charges must be set at a level that will cover the cost of the service.

Tenant service charges are not affected by the rent setting policy and should be set with the intention of recovering the full cost of providing the service. Service charges will increase with inflationary pressures and changes in usage, so that tenants can see what they are paying for alongside their core rent. For Affordable Rent homes, the tenant pays a total sum for rent and service charges combined.

Service charges are set at a level to recover the full costs of providing those services, but guidance expects providers to endeavour to ensure that service charge increases do not exceed CPI plus 1% (recognising that costs sometimes unavoidably increase by more than this). Providers are required to consult tenants in respect of the introduction of new services or before making any material change to existing services. Therefore, the 30-Year Business Plan assumes an average service charge increase in 2026/27 of 4.8%, based upon the September 2025 CPI of 3.8% plus 1%. The methodology which will be applied to the uplifting of individual service charges is set out in more detail at Appendix K.

Other income

Garages and parking spaces

The HRA currently owns 1,287 residential garages and 423 parking spaces,and manages a further 16 garages and 6 parking spaces on behalf of the General Fund. A few HRA garages and parking spaces are on sites being explored for potential demolition and redevelopment, and so this number may reduce in the medium term.

Of the total garages and parking spaces managed by the HRA, approximately 26.0% (451 garages and parking spaces) are currently void (compared to 21.9% at this time last year). Of these, 143 are garages which have been vacated as the sites have been approved for redevelopment. The voids figure also includes around 200 vacant parking spaces, but a significant proportion of these are on new build sites, where the scheme residents are offered first refusal to rent the parking spaces before they are offered out more widely to other

tenants, residents or commuters into the city.

It is proposed to increase fees for garages and parking spaces by up to 4.8% in 2026/27. The proposed charges for garages and parking spaces in 2026/27 are set out in the table below:-

Garage and parking space weekly charges (£)	2025/26	2026/27	Increase	% increase
Parking space in standard area (tenants*)	8.68	9.10	0.42	4.8%
Parking space in standard area (other city residents**)	11.46	12.01	0.55	4.8%
Garage in standard area (tenants*)	11.16	11.70	0.54	4.8%
Garage in standard area (other city residents**)	14.74	15.44	0.70	4.7%
Garage or parking space in high value / high demand area (tenants*)	21.30	22.32	1.02	4.8%
Garage or parking space in high value / high demand area (other city residents**)	28.12	29.47	1.35	4.8%
Right to park in high value / high demand area (tenants*)	14.91	15.62	0.71	4.8%
Right to park in high value / high demand area (other city residents**)	25.56	26.78	1.22	4.8%
A premium is added to all base rates above when rented for non-city resident, commuter, business or commercial use	12.00 premium	12.58 premium	0.58	4.8%
Parking space in standard area (non-city resident, commuter or business / commercial use)	23.46	24.59	1.13	4.8%
Garage in standard area (non-city resident, commuter or business / commercial use)	26.74	28.02	1.28	4.8%
Garage or parking space in high value / high demand area (non-city resident, commuter or business / commercial use)	40.12	42.05	1.93	4.8%
* A 30% discount will apply for a council tenant with a blue badge in the immediate household				
** Other city residents include council tenants with a garage in a different ward and more than 1.5 miles from their council home				

Commercial property

The level of rental income from commercial property is dependent upon the timing of lease renewals and

rent reviews for the small portfolio of shops and other business premises that are owned by the HRA. In 2025/26 the gross income generated by the commercial property portfolio is anticipated to be in the region of £610,000. For 2026/27, an income budget of £625,000 is proposed. General occupation of the HRA commercial property portfolio has historically been good, with vacant shop units usually relet within reasonable timescales. However, delays have been experienced in letting the redeveloped shops at Akeman Street, and one unit remains vacant. Rent reviews continue to present challenges, as business owners are facing increased costs across a number of areas.

Section 11
Section 25 report

Introduction

Section 25 of the Local Government Act 2003 requires the council's Section 151 Officer to report to the council when it is considering its budget requirement and consequent Council Tax setting. The report must deal with the robustness of the estimates made for the purposes of the calculations and the adequacy of the reserves allowed for in the budget proposals.

The rationale is to ensure that the estimates are sufficient to cover regular recurring costs plus any reasonable risks and uncertainties and, in the event of unexpected expenditure, there are adequate reserves to draw on. The calculations relate to the budget for the forthcoming year and the legal requirement may, therefore, be interpreted as reporting only on the 2026/27 estimates and reserves up to 31 March 2027.

Economic context

The council is subject to significant market uncertainties that make the estimation of costs and income difficult. CPI inflation remains above the Bank of England's 2% target (3.2% at November 2025) and, whilst interest rates have now begun to come down, the future trajectory remains difficult to predict as a result of sustained high inflation and the wider geopolitical situation. Supply chains and the labour market remain challenging. Many service areas within the council are finding staff recruitment and retention difficult, leading to the need to take on agency staff to maintain service delivery. Furthermore, adverse economic conditions over the past few years have led to an increase in service demands. As a result, estimates in this Budget Setting Report (BSR) should be treated with some caution, and consideration given to the alternative scenarios modelled in the Medium-Term Financial Strategy (MTFS).

Governance and financial management

The council conducts a review of its system of internal control and prepares and publishes an Annual Governance Statement (AGS) each financial year. This demonstrates whether, and to what extent, the council complied with its Local Code of Governance. This process records the council's good practice and supports improvement of governance arrangements. Producing the AGS helps the council meet the requirements of

Regulation 6(1)b of the Accounts and Audit (England) Regulations 2015. It is reviewed and approved by the Civic Affairs and Audit Committee. The council also has a duty under the Local Government Act 1999 to make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness. That duty has grown in importance with the reduction in resources being made available for local authorities over recent years. The AGS 2024/25 concludes that the council has in place strong governance arrangements which it is confident protect its interests and provide necessary assurances to its citizens and stakeholders. It also includes the opinion of the Head of Internal Audit that, taking into account all available evidence, reasonable assurance may be awarded over the adequacy and effectiveness of the council's overall internal control environment during the financial year 2024/25.

Robustness of estimates

The council has well established and robust budget setting processes. These have been followed when compiling the 2026/27 budget and medium-term projections. An appropriately prudent approach has been taken to the estimates and assumptions used in the preparation of the Medium-Term Financial Strategy (MTFS). The MTFS sets out the key estimates and assumptions used, including those relating to future inflation, interest rates on investments and borrowing, government funding, business rates and Council Tax.

Scenario planning and unavoidable revenue pressures

The council follows best practice in undertaking scenario modelling to support the MTFS. The five-year net savings requirements identified in the MTFS ranged from £1.5 million to £1.9 million depending upon the scenario chosen. This represents 5-6% of the council's 2026/27 core spending power (CSP).

Whilst every effort has been made to model future revenue pressures, it is impossible to foresee all eventualities, and it is likely that the council will continue to be impacted by additional future pressures which are as yet unknown. In particular there will be significant additional costs arising from preparations for local government reorganisation (LGR) within Cambridgeshire and Peterborough. This Budget Setting Report (BSR) sets aside £2.5 million for the purpose of covering the council's share of pre-transition costs which is considered to be a prudent estimate – nevertheless an inherent risk remains that this will not be sufficient.

Within the Housing Revenue Account (HRA), a full reset of the budget and 30-Year Business Plan has been carried out this year with the assistance of external consultants, Savills. This review provides some assurance over the medium- and long-term viability of the HRA. However, significant uncertainty remains in respect of future government rent setting policy, and the future costs of maintaining the housing stock in the face of high inflation and increasing regulatory demands. Whilst every effort has been made to set a realistic budget,

the risk of further service pressure in this area cannot be ruled out.

The 30-Year Business Plan also assumes significant ongoing borrowing costs within the HRA as a result of the council's significant new build development programme. The council is planning £867 million of capital investment in both existing housing stock and new development over the next 10 years, of which it intends to fund £483 million through new borrowing. External review of the 30-Year Business Plan indicates that this level of borrowing is affordable, based upon current assumptions. However, if future interest rates differ from these assumptions, this could have a significant impact on the HRA. It will be important for the council to continuously monitor the economic forecasts, and to work with its treasury management advisers to develop a borrowing strategy which appropriately balances seeking low interest rates against future refinancing risk, and to consider the need to reduce, slow or pause its new build development programme should economic conditions deteriorate. Furthermore, should there be a detrimental change in respect of government rent policy, there will almost certainly need to be a reduction in the HRA capital programme over the next 10 years to ensure that debt remains affordable.

Estimation and delivery of savings

The Budget Setting Context report in July 2025 identified a net five-year savings requirement of £3.6 million. This budget includes new savings and increased income measures worth an ongoing £3.7 million from a combination of efficiencies, changes to services, increases to fees and charges, and a review of the council's 10-year capital forecasts. However, new pressures have also been identified and the savings requirement has also been impacted by changes to assumptions around local government funding and future business rates growth. As such, the five-year savings requirement overall has reduced from £3.6 million to £1.5 million as a result of this BSR.

Identifying savings through the budget setting process is only the first step. All proposals are subjected to robust scrutiny by officers and members and are considered achievable – however careful budget monitoring will be required on an ongoing basis to ensure delivery. This will be underpinned by quarterly integrated reporting to Cabinet.

Although the savings target has again been reduced, there remains a further £1.5 million of recurring net savings to be delivered over the next five years. The challenge and risk associated with this should not be underestimated, particularly in the context of the significant savings already made, and the wider context around LGR.

Adequacy of reserves

Section 32 of the Local Government Finance Act 1992 requires billing authorities in England and Wales to have regard to the level of reserves needed for meeting estimated future expenditure when calculating the budget requirement. It is the responsibility of the Section 151 Officer to advise local authorities on the level of reserves that they should hold and to ensure that there are clear protocols for their establishment and use. Reserves should not be held without a clear purpose.

A key mitigation for financial risk is the Section 151 officer's determination of a prudent minimum level of reserves. A risk assessment has been undertaken for the MTFS to determine the level of non-earmarked general reserves required by the council. Section 8 of this report recommends updated levels of reserves. In making this recommendation, the Section 151 officer has followed guidance in the CIPFA Bulletin 13 – Local Authorities Reserves and Balances.

The following table sets out the prudent minimum levels of general reserves, together with the estimated balances at the start and end of the forthcoming financial year:

General (unearmarked) reserves (£m)	General Fund	HRA
Minimum levels (BSR 2026/27)		
Prudent minimum balance (PMB)	8.059	6.801
Target level	9.671	8.161
Forecast levels (BSR 2026/27)		
1 April 2025	14.381	8.615
31 March 2026	12.485	8.484

Within their commentary on the 30-Year Business Plan (see Appendix R), Savills have expressed a view that the target reserve level for the HRA is considered prudent against all metrics, and the council could consider reviewing the reserves policy in future years. Savills have provided a range of alternative benchmarked metrics which would instead see the target level fall somewhere between £5.8 million and £6.9 million. I have carefully considered this advice prior to setting the above target levels. The case for reducing the target level is that it would release reserves for capital investment, thus reducing the HRA's need to borrow and therefore future interest costs. However, it is my opinion that, in the context of the council's unusually large new build development programme and the inherent risks associated with this, the additional prudence afforded by the council's current methodology for calculating the target reserves level is warranted. This will be kept under regular review.

Conclusion

I consider estimates for the financial year 2026/27 to be sufficiently robust and the financial reserves up to 31 March 2027 to be adequate.

However, I draw attention to the fact that:-

- significant uncertainty remains in relation to the impact on the council of local government reorganisation;
- there is significant inherent risk posed by the scale of the council's new homes development programme which will require careful management and mitigation; and
- the council currently does not have detailed plans to meet its five-year savings requirement in full.

Jody Etherington, Section 151 Officer

Appendix A(a) – Calculation of Council Tax base 2026/27

	Band A*	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Total
Dwellings on the valuation list	0	4,443	11,150	20,971	10,681	6,084	4,042	3,257	510	61,138
Dwellings treated as exempt	0	(1,343)	(693)	(1,045)	(829)	(509)	(379)	(422)	(198)	(5,418)
Adjustments for disabled relief (i.e. reduced by one band)	0	(2)	(15)	(63)	(36)	(19)	(22)	(20)	0	(177)
	2	15	63	36	19	22	20	0	0	177
Total chargeable dwellings	**2**	**3,113**	**10,505**	**19,899**	**9,835**	**5,578**	**3,661**	**2,815**	**312**	**55,720**
- where there is a liability to pay 100% council tax	1	1,238	4,436	13,151	7,057	4,160	2,879	2,275	267	35,464
- that are assumed to be subject to a discount or premium	1	1,875	6,069	6,748	2,778	1,418	782	540	45	20,256
Number of dwelling equivalents after applying discounts and premiums	**1.8**	**2,672.5**	**9,074.2**	**18,374.8**	**9,261.7**	**5,284.0**	**3,490.2**	**2,705.3**	**303.0**	**51,167.5**
Allowance for Local Council Tax Support	(0.8)	(532.7)	(1,919.7)	(2,041.6)	(421.7)	(177.5)	(34.5)	(7.1)	(0.2)	(5,135.8)
Number of dwelling equivalents after applying Local Council Tax Support, discounts and premiums	**1.0**	**2,139.8**	**7,154.5**	**16,333.2**	**8,840.0**	**5,106.5**	**3,455.7**	**2,698.2**	**302.8**	**46,031.7**
Ratio to Band D	5/9	6/9	7/9	8/9	9/9	11/9	13/9	15/9	18/9	
Tax base after allowance for Council Tax support – band D equivalents	**0.6**	**1,426.5**	**5,564.6**	**14,518.4**	**8,840.0**	**6,241.3**	**4,991.6**	**4,497.0**	**605.6**	**46,685.6**
									Add estimated net growth in tax base	489.7
									Less assumed loss on collection at 1.3%	(613.3)
									Tax base for Council Tax and precept setting purposes – band D equivalents	**46,562.0**
* Band A properties entitled to disabled relief reduction										

Priorities and Budget 2026-27

How should the council approach its six priorities moving forward?

512/512 - Matrix - required

	1 - Spend more on this	2 - Spend the same on this	3 - Spend less on this
Residents enjoy a high quality of life and exemplar public services	62.3%	32.03%	5.66%
Decarbonisation and sustainability are central to prosperity	33.98%	33.59%	32.42%
Innovation benefits people and planet	19.92%	46.88%	33.2%
Development is sustainable and inclusive	28.32%	43.95%	27.73%
Arts, sports, and culture are thriving	33.79%	49.8%	16.41%
Democratic accountability is genuine and accessible	25.98%	54.49%	19.53%

Do you have any further comments to make regarding the six priorities in the council's vision?

168/512 - Long answer - optional

The most common theme across responses is a strong desire for the council to focus on “getting the basics right” and prioritising essential services. Many respondents repeatedly mention the poor state of roads and pavements, calling for urgent repairs to potholes and better maintenance of public spaces. Cleanliness, street cleaning, graffiti removal, and more bins are also frequently cited as priorities.

Housing is another major concern, with many calling for more social and affordable housing, and action on homelessness. Many link the cost of living crisis directly to unaffordable housing and insufficient public transport.

There is widespread frustration with the vagueness and perceived lack of clarity or measurability in the six priorities, with several respondents saying the statements are too general, ambiguous, or “tick-box” in nature, making it hard to give meaningful feedback or hold the council accountable. Some feel the survey and consultations themselves are poorly designed or biased.

A significant number of respondents express scepticism or outright opposition to spending on environmental and decarbonisation initiatives, describing them as “vanity projects”, “tick-boxing”, or not relevant to the council’s core responsibilities. Others, however, argue that sustainability and nature protection should be central to the council’s work.

Concerns about overdevelopment, population growth, and the impact on natural resources (especially water) are raised by several respondents, who feel the city is being overwhelmed and its character and environment are being damaged.

There is a strong call for the council to focus spending on residents’ needs rather than tourists, students, or businesses, and to address social inequality and inclusivity.

Many respondents want council tax kept as low as possible, with some calling for tax cuts or a freeze, and for the council to “spend less everywhere” or focus only on essentials.

Transport and accessibility are also recurring issues, with calls for better public transport, integrated transport planning, and improved access for residents from surrounding villages.

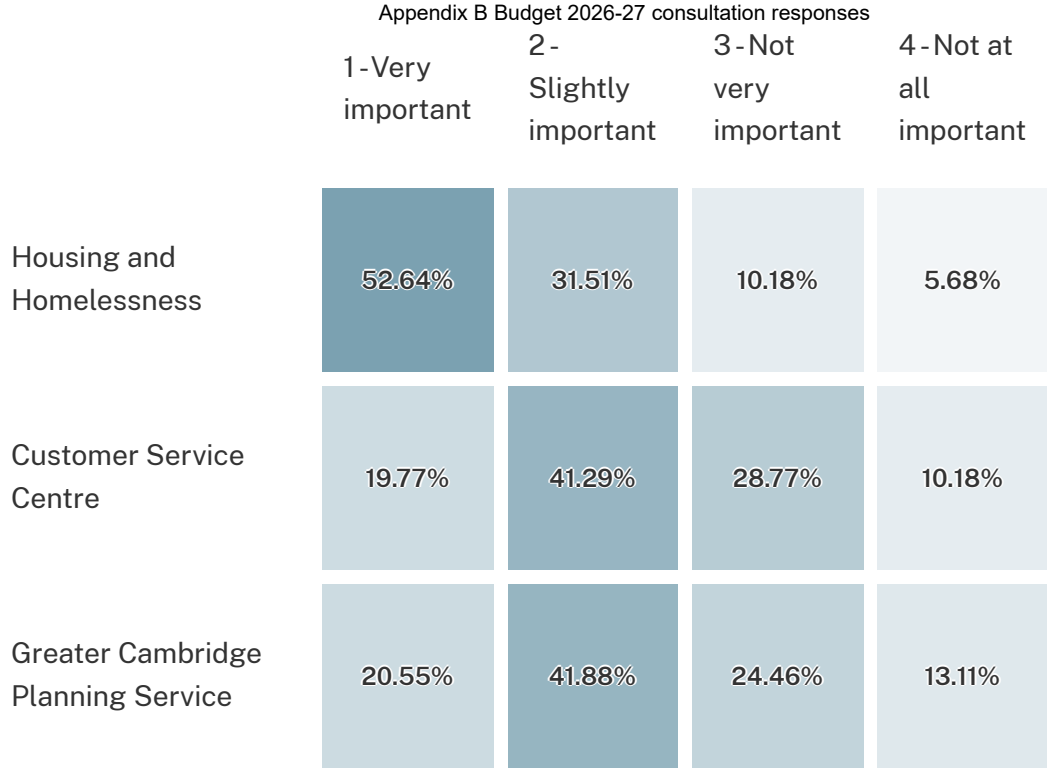
A number of respondents mention the need for more and better public toilets, community facilities, and support for arts, culture, and independent businesses, but these are less frequently raised than the above issues.

In summary, the strongest trends are: a demand for focus on core services (especially roads, cleanliness, and housing), frustration with vague or “utopian” priorities, scepticism about environmental spending, concerns about overdevelopment, and a desire for council spending to prioritise residents’ everyday needs and keep taxes low. Calls for better public transport, addressing inequality, and improved community facilities are also present but less dominant.

How important is it for the council to spend money on these services?

511/512 - Matrix - required

	1 - Very important	2 - Slightly important	3 - Not very important	4 - Not at all important
Public Safety	74.76%	20.74%	3.13%	1.37%
Sport and Recreation	32.09%	49.12%	14.87%	3.91%
Streets and Open Spaces	66.73%	28.77%	2.35%	2.15%
Waste and Recycling	68.49%	27.2%	2.94%	1.37%
Community Centres	30.72%	41.88%	20.35%	7.05%
Community Services	35.23%	39.73%	16.63%	8.41%
Cultural Services	22.7%	43.64%	21.14%	12.52%
Grant Support	22.11%	41.49%	25.44%	10.96%
Environmental Health	52.25%	35.03%	9.59%	3.13%



Do you have any further comments to make on how we spend money on council services?

119/512 - Long answer - optional

The most frequently raised concern is the poor condition of roads, pavements, and cycle lanes, with repeated calls for urgent repairs, resurfacing, and pothole fixing. Many feel cycling is unsafe and that the city is becoming less pleasant for pedestrians and cyclists due to neglect and poor maintenance.

A strong theme is the need to focus on "the basics" – clean streets, open spaces, public toilets, waste collection, and visible environmental upkeep. Many respondents are frustrated by what they see as "vanity projects" or "cosmetic" schemes (such as Market Square changes or landscaping) and want resources redirected to essential services.

Housing and homelessness are repeatedly identified as top priorities, with calls for more affordable housing, quicker planning, and support for the most vulnerable. Some feel planning is too slow or restrictive, making it hard for young people to stay in the city.

There is widespread dissatisfaction with the Greater Cambridge Partnership (GCP), with several calling for it to be scrapped or reformed, citing lack of accountability, waste, and a disconnect from residents' needs.

Concerns about anti-social behaviour, crime, and lack of police presence are common, with some questioning the effectiveness of CCTV and calling for more visible enforcement.

Some want more efficient, transparent, and value-for-money council operations, including better management, less bureaucracy, and more use of technology (such as AI in customer service).

There is a call for more equitable distribution of services across the city, with some feeling that certain areas (especially the north or edges) are neglected compared to the centre or south.

Views on cultural services and events are mixed: some want less spending (especially on fireworks or large events), while others value distinctive community events and want more support for smaller arts initiatives.

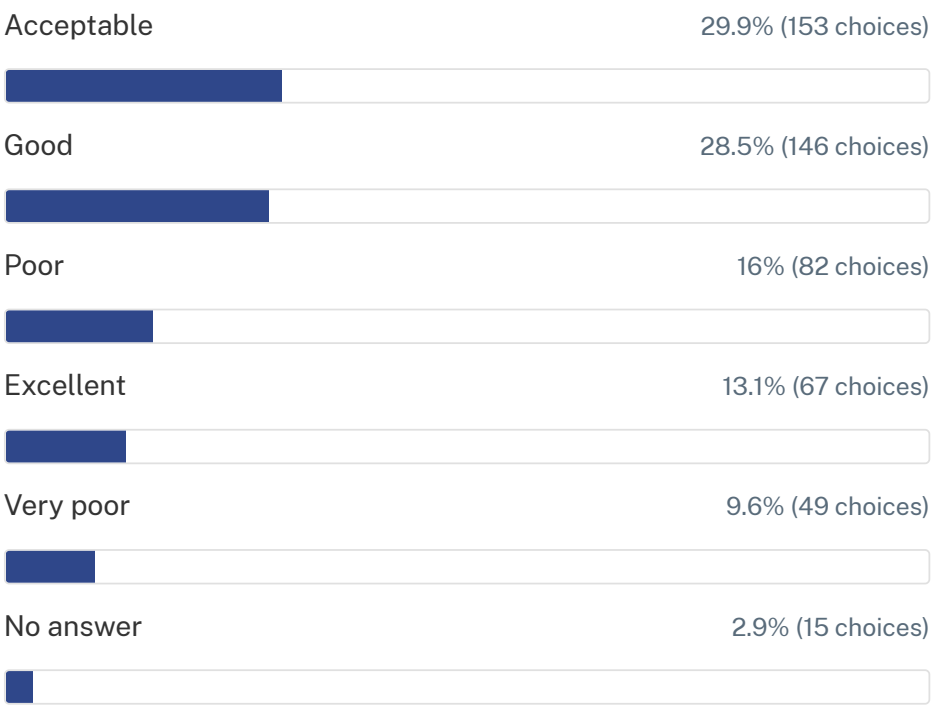
Some respondents suggest charging more for non-essential services, introducing tourist taxes, or making services more self-funding, especially for those who can afford to pay.

A few mention the need for better support for volunteers, youth services, and independent local businesses.

Overall, there is a strong desire for the council to prioritise essential, visible services that benefit all residents, ensure fairness across the city, and avoid wasteful or unpopular projects. Many express frustration with current management, lack of transparency, and a perceived disconnect between council decisions and residents' needs.

Bearing in mind Cambridge City Council's share of Council Tax of £232.13 per year, how would you rate the council as a whole in terms of value for money for Council Taxpayers?

497/512 - Multiple choice - choose one - optional

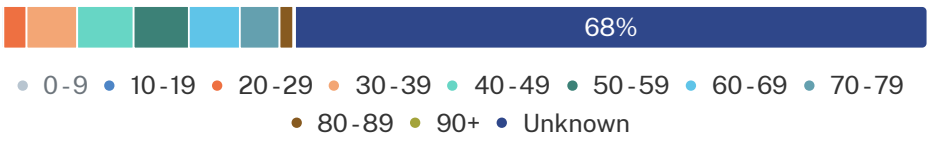


Demographic data

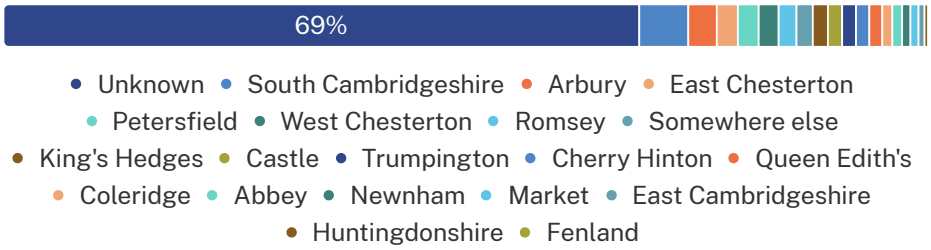
Respondents are invited to share some details about themselves as part of the registration process on our online engagement platform. This helps us better understand how representative the responses are of the people who live and work in Cambridge.

To ensure that the survey is accessible to as many people as possible, we do not make it compulsory to provide this data. The online engagement platform is continually working to improve how it presents this data.

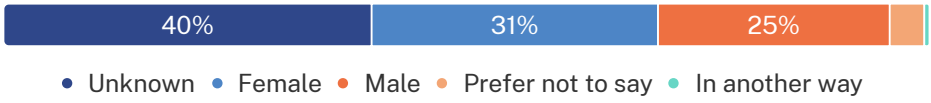
Age



Place of residence



Which of the following describes how you think of yourself? (please select one response from the following)



Appendix C – Key assumptions

Key financial modelling assumptions reflect the economic assessment in section 2 of the Budget Setting Report and other factors specific to the council. These assumptions have been applied to both the General Fund and the HRA except where indicated.

Key area	Assumption	Comment / sensitivity
General inflation	2026/27: 3.5%* 2027/28: 2.6% Subsequent years: 2.0%	Based upon Bank of England forecasts for the next four years, then reverting to the 2% long-term Bank of England target level. This is applied to both general expenditure and fees and charges income, except where better information is available in respect of specific budget lines. *General inflation has only been applied to non-pay expenditure budgets for 2026/27 where it is unavoidable, e.g. there are contracts linked to inflation.
Pay inflation	As general inflation, with specific provision for pay progession on a post-by-post basis	Each additional 1% increase would cost approximately £403,000 per year for the General Fund and £98,000 per year for the HRA.
Building maintenance inflation	2026/27: 3.50% 2027/28: 2.74% 2028/29: 2.59% 2029/30: 2.74% Subsequent years: 2.53%	This is a blended rate applying the Consumer Price Index (CPI) and the Building Cost Information Service (BCIS) All-in Tender Price Index. These have been averaged out on a 50/50 basis to reflect the estimated mix of housing maintenance contracts using these different indices.
New build inflation	2.53% each year	This has been applied on the advice of professional quantity surveyors used by the council.
Social and Affordable Rent Inflation	2026/27: 4.8% 2027/28: 3.6% 2029/30-2035/36: 3.0% Subsequent years: 2.0%	We have assumed that government policy of rents increasing by 1% above CPI inflation will continue for the next 10 years, per the government's stated policy objective. Affordable Rents are reviewed annually in line with rent guidance, ensuring that relets do not breach the Local Housing Allowance, 60% or 80% of market rent, depending upon the tenure.

Key area	Assumption	Comment / sensitivity
Social Rent Relets	Formula Rent plus 5% (10% for supported housing)	Assume 5% flexibility (10% for supported housing) on formula rent is applied at relet recognising the investment required across the portfolio.
Rent convergence	2027/28: £1 per week Subsequent years: £2 per week	This additional annual increase will apply to new and existing tenants who are currently paying less than formula rent, until formula rent is reached, in line with the recent government announcement. It is assumed to continue until 2035/36.
Void Rates	2026/27: 1.08% Thereafter: 0.80%	Assume a general void rate of 1.08% for 2026/27, then 0.8% ongoing, recognising intended improved void performance.
Pension costs	20.7% employer contribution	In line with the latest actuarial valuation to take effect from 1 April 2026. The next actuarial valuation is due to be received in mid-2029, reflecting valuation at 31 March 2028. This will set the contributions to be made for the three year period from 2029/30 to 2031/32. As at 31 March 2025 the pension fund was in surplus, but this cannot necessarily be assumed to continue.
Investment interest rate	2026/27: 3.6% 2027/28: 3.3% Subsequent years: 3.5%	Investment income built into the Medium-Term Financial Strategy and the 30 Year-Business Plan reflects forecast rates on the cash balance held. The core rates used are adjusted for specific investments where better information is available.
Borrowing interest rate	2026/27: 5.55% 2027/28: 5.35% 2028/29: 5.25% Subsequent years: 5.20%	These are based on forecasts of the 25-year Public Works Loan Board (PWLB) certainty rates provided by our treasury management advisors as outlined at Appendix Q. It has not yet been confirmed whether the current 0.4% discount for HRA borrowing will continue after 1 April 2026, therefore this has not been assumed within the 30-Year Business Plan.
Annual council tax increase	2.99%	Annual increases are limited by the government's referendum principles. Each additional 1% increase would generate approximately £108,000.
Council Tax base	Based on local housing trajectory forecasts	A net increase of 1,000 homes in the city would generate additional income for the Council of around £236,000.

Key area	Assumption	Comment / sensitivity
Local government funding settlement	Based upon the provisional multi-year figures issued by the government in December 2025, with subsequent years informed by the council's funding consultants	See section 2 of the BSR for full details.

Appendix D – General Fund expenditure and funding projection

General Fund projection (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Chief Executive Office	2.519	2.901	2.976	3.048	3.078	3.139	3.282	3.430	3.586	3.748	3.918
City Services	0.882	0.987	1.314	1.903	2.440	2.919	3.051	3.190	3.335	3.486	3.644
Communities	10.779	10.279	10.929	11.173	11.431	11.698	12.228	12.783	13.362	13.968	14.601
Corporate Hub	6.968	10.914	11.424	11.307	11.519	11.782	12.316	12.874	13.458	14.068	14.706
Economy and Place	(7.834)	(7.151)	(7.050)	(7.002)	(6.917)	(6.834)	(7.143)	(7.467)	(7.806)	(8.160)	(8.530)
Planning and Building Control	1.648	1.607	1.747	1.788	1.829	1.868	1.952	2.041	2.133	2.230	2.331
Revised net savings requirement	-	-	(0.375)	(0.750)	(1.125)	(1.492)	(1.779)	(2.059)	(2.359)	(2.680)	(3.019)
Net service budget	**14.962**	**19.537**	**20.965**	**21.467**	**22.255**	**23.080**	**23.907**	**24.792**	**25.709**	**26.660**	**27.651**
Capital expenditure financed from revenue	2.310	3.341	6.416	4.715	2.965	2.965	2.965	2.965	2.965	2.965	2.965
Cost of revised capital financing strategy	3.082	2.716	2.792	2.859	2.939	2.911	2.939	2.939	2.939	2.939	2.939
Collection fund deficit	2.247	6.613	-	-	-	-	-	-	-	-	-
Contributions to earmarked funds	5.290	3.866	0.366	0.365	0.365	0.366	0.366	0.365	0.365	0.366	0.366
Net spending requirement	**27.891**	**36.073**	**30.539**	**29.406**	**28.524**	**29.322**	**30.177**	**31.061**	**31.978**	**32.930**	**33.921**
Business rates baseline	(4.750)	(7.144)	(7.271)	(7.398)	(7.525)	(7.652)	(7.788)	(7.926)	(8.067)	(8.212)	(8.363)
Accumulated business rates growth	(8.767)	(0.329)	(1.195)	(2.033)	(0.335)	(1.260)	(2.143)	(0.353)	(1.329)	(2.261)	(0.373)
Non-ringfenced government grants	(4.374)	(12.144)	(10.968)	(10.349)	(8.414)	(8.607)	(8.760)	(8.915)	(9.074)	(9.238)	(9.407)
Council Tax	(10.615)	(11.132)	(11.580)	(12.048)	(12.556)	(13.063)	(13.629)	(14.220)	(14.837)	(15.480)	(16.151)
Appropriations from earmarked funds	(0.711)	(3.757)	-	-	-	-	-	-	-	-	-
Contributions to / (from) reserves	1.326	(1.567)	0.475	2.422	0.306	1.260	2.143	0.353	1.329	2.261	0.373
Total funding	**(27.891)**	**(36.073)**	**(30.539)**	**(29.406)**	**(28.524)**	**(29.322)**	**(30.177)**	**(31.061)**	**(31.978)**	**(32.930)**	**(33.921)**

2026/27 Budget – GF Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
External bids								
Communities								
5411	**Renters' Rights staffing costs**	160,000	160,000	160,000	160,000	160,000	Nil	Claire Adelizzi

The Renters' Rights Act became law in November and, once implemented, will place additional statutory enforcement responsibilities upon local authorities, thereby strengthening the rights of tenants living in private rented accommodation. In anticipation of these additional enforcement responsibilities, as well as an expected rise in demand from private tenants seeking advice about their situation, this bid is for 3 FTE posts – two Tenancy Relations Officers with responsibility for enforcement, and a Housing Advisor who will specialise in working with private sector tenants seeking advice. These measures will benefit c. 17,000 households currently living in private rented accommodation within the city. It is anticipated that the costs of these posts will be met by new burdens funding being provided by central government (see increased income bid II5475), but the council's exact allocation for 2026 onwards is not yet known.

Total external bids	**160,000**	**160,000**	**160,000**	**160,000**	**160,000**

2026/27 Budget – GF Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
Reduced income								
City Services								
RI5343	**Distribution service**	20,060	20,200	20,210	20,120	20,030	Nil	Don Blair

This is a corrective budget bid to remove the income target from a service that is currently closed. Although the service itself is not operating, the display boards continue to provide value – Cultural Services use them to support cultural activity across the city, and there is strong interest from community and voluntary groups to access them. The proposal therefore formalises community use of the boards, ensuring they remain an active cultural asset.

RI5356	**Crematorium reduced income**	300,000	300,000	300,000	300,000	300,000	Nil	Daniel Morgan

Bereavement Services is forecast to deliver a net surplus of £586,000 in 2026/27. The £300,000 recurring bid rebases the budget to reflect this level of actual performance, representing a reduction from the previously assumed surplus of c.£886,000. This assumption has been subject to senior officer scrutiny and reflects a cautious, evidence-based view of future income.

This adjustment reflects intensifying competition in the funerals market, including new providers and online-only direct cremation services, alongside wider cultural and environmental shifts towards lower-cost options. Members should also take account of the associated capital investment set out in bid CAP5441, which focuses on estate and AV improvements and is intended to strengthen the service's overall offer and competitiveness.

There is a draft integrated Bereavement Services Business Plan in development, intended to bring together post-Covid income performance, market positioning, pricing and marketing considerations, alongside the proposed capital investment. Given the increasingly competitive nature of the funerals market, this integrated and explicitly commercial, market-led approach will be important in ensuring that capital improvements are fully aligned to sustaining income and the service's medium-term financial position.

RI5360	**Rural Payment Agency grant**	14,500	15,400	16,000	16,000	16,000	Nil	Guy Belcher

Grazing on the commons is one of the many attractions that makes Cambridge so special and benefits biodiversity when grazing numbers are appropriate for the site and season. The council now receives only £600 grant under the Basic Payment Scheme which has been reducing year on year. The successor replacement Sustainable Farming Incentive Scheme does not currently make payments for common land but, if this changes, an application would be submitted.

Communities

RI5362	**City Events shortfall**	25,000	25,000	25,000	25,000	25,000	Nil	Lewis Anderson

This bid recognises the increasingly competitive sponsorship environment for city events. The new target is to be set at £22,000 for the Out of the Ordinary Festival, Fireworks Night, Mayor's Day Out and Music in the Parks. The fundraising effort will involve sponsorship packages for businesses and the introduction of alternative fundraising initiatives.

2026/27 Budget – GF Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
RI5490	**Folk Festival**	39,760	33,920	26,470	19,610	16,390	Nil	Frances Alderton

As agreed by Cabinet in July 2025, the revised Folk Festival format will now initially target a breakeven position. This budget bid will remove the small net surplus which was previously budgeted for. It is anticipated that, over a relatively short time period, it will be possible to return the Folk Festival to a position where it can operate at a surplus. This will be kept under constant review, particularly with reference to the outturn of the 2026 Festival which will be the first to run under the new format. If appropriate, an increased income bid will be considered as part of next year's budget setting round.

Economy and Place

RI5371	**North East Cambridge commercial properties**	149,040	146,240	143,670	140,900	138,070	Nil	James Blott

Under the agreement to progress phase 1 of the Hartree scheme, the council is exercising its rights under the Landlord and Tenant Act 1954 to obtain vacant possession for demolition of Orwell House and Orwell Furlong. It is expected that full vacant possession will be obtained by 31 March 2026. Notwithstanding the decision to stop the Hartree scheme, demolition is required to avoid legal challenge. It will also save future costs arising from vacant business rates and energy efficiency works required before 2028, which are not currently included in the budget.

RI5397	**Lion Yard ground rent adjustment**	400,000	400,000	400,000	400,000	400,000	Nil	Philip Taylor

The council receives a geared ground rent from Lion Yard Shopping Centre which means the rent varies depending upon a number of factors including head rent income and capital expenditure by the long leaseholder. Rental income has not fully recovered from the pandemic and is now anticipated to settle at a permanently lower level. This bid represents a reduction in anticipated future income from £750,000 per annum to £350,000 per annum.

Total reduced income	**948,360**	**940,760**	**931,350**	**921,630**	**915,490**

2026/27 Budget – GF Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact

Unavoidable revenue pressures

Chief Executive Office

B5402	**Electoral registration**	40,000	40,000	40,000	40,000	40,000	Nil	Vicky Jenner

This bid addresses a number of ongoing pressures within the Electoral Registration service. While we have made significant progress in promoting digital responses and using Council Tax data to reduce unnecessary mailings, we are still required to send printed communications to a large number of households — often with the requirement to include reply-paid envelopes. These mailings are essential to verify residency and ensure the register reflects genuine occupancy. This is impacting on printing and postage budgets, particularly in light of sustained increases in postage costs in recent years. ICT costs are also under increasing pressure due to the ongoing need to support specialist systems and secure, reliable infrastructure for electoral data management.

City Services

B5336	**Agency model for leisure contract**	20,000	20,000	20,000	20,000	20,000	Nil	Ian Ross

The new agency model for the leisure contract was introduced on 1 August 2025. While projected to deliver £180,000 per year of savings, the actual saving is only £160,000 due to a non-recoverable VAT element.

B5340	**Cowley Road Depot and Hub**	50,000	50,000	50,000	50,000	50,000	Nil	Sarah Morrell

Operating costs for the new Operational Hub include business rates, utilities, and owner-related charges. Following occupation, business rates have been formally reset and operating and utility costs are now clearer. These costs represent a planned and expected consequence of bringing the facility into use.

Additional funding is required to meet these ongoing obligations. Without this provision, the Council would be unable to fully meet the essential running costs of the facility. Costs will be apportioned between the General Fund and the Housing Revenue Account (HRA); this bid relates solely to the General Fund share.

B5375	**Waterbeach Depot expansion**	50,000	50,000	50,000	50,000	50,000	Nil	James Elms

As a result of the government's introduction of mandatory weekly food waste collections, Waterbeach Depot has been expanded to accommodate an additional 60 staff members. This expansion also includes the provision of car parking for staff vehicles and space for the new food waste collection vehicles. The upfront capital investment needed for the expansion will be met by the landlord who will recover these costs through an uplift in the cost of the lease agreement in place, which will be shared equally (50/50) between Cambridge City Council and South Cambridgeshire District Council. This bid represents the council's share.

B5376	**Waste service contribution**	1,336,920	1,336,920	1,336,920	1,336,920	1,336,920	Nil	James Elms

This is the planned increase in the council's share of costs to deliver the Greater Cambridge Shared Waste Service from 2026/27. This includes £978,000 of costs directly related to the introduction of a separate food waste collection service which is a new statutory requirement. The government will provide some funding towards the cost of this service within the local government finance settlement – however this will not be separately identifiable and is unlikely to cover the full cost.

2026/27 Budget – GF Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
Corporate Hub								
B5366	**Cambridgeshire and Peterborough Local Resilience Forum (CPLRF) contribution**	16,000	16,000	16,000	16,000	16,000	Nil	Dean Feast

To ensure we have a sustainable CPLRF, this funding will support an additional administrative post, additional training and a strengthened programme of realistic exercises. This will underpin both the council's own capacity to meet its statutory responsibilities as a category one emergency responder under the Civil Contingencies Act 2004, and its capacity to work as part of the wider system across Cambridgeshire and Peterborough. Note that our contribution will be used alongside increased contributions from the other CPLRF members.

B5473	**Housing benefit subsidy loss**	636,000	401,500	167,000	167,000	167,000	Nil	Naomi Armstrong

Bid to reflect housing benefit expenditure which cannot be recovered through subsidy, based upon current experience. Most of this subsidy loss relates to accommodation provided by charitable organisations where the council is required to meet the full rent liability, but the amount which can be reclaimed from DWP is capped at a level determined by the Rent Officer. To remove the barrier to full subsidy recovery, a revenue bid has been made (see bid S5481 below) to help the city's larger charitable organisations to transition to Registered Provider status.

Total unavoidable revenue pressures	**2,148,920**	**1,914,420**	**1,679,920**	**1,679,920**	**1,679,920**

2026/27 Budget – GF Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
Revenue bids								
Chief Executive Office								
B5367	**Members' allowances**	211,710	211,710	211,710	211,710	211,710	Nil	Dan Kalley

This bid brings the budget into line with the members' allowances scheme as approved by Full Council. It accounts for the increase in the basic allowance (£61,570), NI contributions (£64,490) and special responsibilities allowances (£85,650) which recognise members' significant time commitments and responsibilities.

B5381	**Cloud computing for councillors**	30,000	32,000	34,000	-	-	Nil	Dan Kalley

This will fund annual Cloud PC licenses, so that councillors will be able to access a secure, consistent workspace via their own devices.

City Services								
B5335	**Cleaning contracts**	165,450	165,450	165,450	165,450	165,450	Nil	Alistair Wilson

This bid represents an uplifting of budgets for the cleaning of key city public assets to match current spend levels. Over a number of years, annual budget increases in this area have not reflected true inflationary pressures, and this has resulted in a recurring and increasing overspend which has been necessary to maintain service levels. In addition, a key supplier has now introduced a new monthly cost profile, requiring additional funding to maintain current service levels. Without this bid, service quality and compliance with expected standards would be compromised.

B5339	**Nature and Urban Forest Project Lead**	59,000	59,000	59,000	-	-	Positive / Medium impact	Matthew Magrath

The Nature and Urban Forest Project Lead will provide the capacity needed to turn the council's climate, biodiversity and urban forest ambitions into on-the-ground delivery. The role will coordinate programmes such as DiversiTree, Pollinator Planting, Free Trees for Babies and Nature City Accreditation, ensuring they align with the Urban Forest and Biodiversity Strategies and make best use of funding, staff time and partnerships. It will also strengthen community awareness, skills and involvement, with a focus on neighbourhoods with low tree cover and higher climate risk, helping to ensure the benefits of nature are shared more fairly. By building long-term stewardship and volunteer capacity, the role will support environmental, social and health outcomes while reducing future pressure on council services.

2026/27 Budget – GF Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
B5341	**Playground investments**	50,000	50,000	50,000	50,000	50,000	Nil	Ian Ross

Keeping children safe and discharging the Council's duty of care is the primary purpose of this budget bid. The Council's play park estate has continued to grow and now exceeds 100 sites across the city, increasing demand for timely repairs, safety inspections and ongoing maintenance. At the same time, the age and intensity of use of existing equipment has increased, leading to higher levels of reactive repair and replacement.

Bringing this bid forward now ensures that day-to-day maintenance capacity keeps pace with the expanded estate and rising safety obligations. Aligned with the Play Investment Strategy, the funding will allow damaged or unsafe equipment to be repaired or replaced promptly, ensuring parks remain safe, accessible and fully compliant with safety standards. The investment increases routine playground maintenance spending to £253,000 in 2026/27 and is complemented by significant ongoing capital investment in new playgrounds and equipment funded through section 106 contributions.

B5363	**City Services operational health and safety capacity**	37,890	37,890	37,890	37,890	37,890	Nil	James Elms

This bid strengthens public safety, improves organisational resilience and ensures clear accountability for safety-critical operations across City Services. By closing gaps in our operational health and safety model, it ensures risks are properly monitored and controlled and that safe working practices are applied consistently across our frontline teams. A dedicated role will provide the day-to-day capacity needed to manage operational health and safety activity, supporting a wide range of community-facing services where robust safety management directly protects residents and staff. This bid represents a 50% General Fund contribution, with the remaining 50% funded from the HRA.

B5471	**Strengthening Asset and Compliance**	77,890	77,890	77,890	77,890	77,890	Nil	Sean Cleary

This bid provides General Fund funding to determine the most effective and best-value way to strengthen Asset and Compliance capacity, informed by sector best practice and a focused review of functions, roles and workflows. It will support more effective management of the Council's General Fund asset base by improving understanding of investment needs across a growing and increasingly complex property portfolio, and by enabling survey, inspection and audit data to be translated into prioritised, deliverable planned maintenance and capital programmes.

The funding enables options to be properly assessed, including potential changes to team structure, job design or capacity, without predetermining the outcome, ensuring any future investment is targeted, proportionate and aligned to regulatory and statutory compliance requirements.

The bid represents the General Fund contribution of 30% of the total cost and is expected to deliver efficiencies in the region of 8-10% by year 3 through more disciplined asset planning, improved processes, and more effective contract letting and contract management, helping to reduce avoidable reactive spend, improve long-term asset performance, and secure better value for money over the life of the council's assets.

2026/27 Budget – GF Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
B5472	**Ensuring delivery and regulatory assurance**	56,970	56,970	56,970	56,970	56,970	Nil	Brigitte Wilson

This bid strengthens the council's Asset and Compliance capacity within the General Fund, enabling it to manage a growing corporate property portfolio, provide effective oversight of £74 million of contracts recently approved by Cabinet, and respond to increasing regulatory, safety, and assurance requirements. It ensures the council has sufficient professional capacity to turn expanding volumes of survey, inspection, and audit data into prioritised and planned programmes of work. The benefits are organisational and system-wide. Increased capacity improves the quality and reliability of asset data, strengthens oversight of statutory inspections and certifications, and supports earlier, planned intervention rather than reactive response. Enhanced technical and contract oversight reduces the risk of asset failure, non-compliance, and unplanned expenditure, while providing clearer assurance to members and senior officers that corporate assets and contracts are being managed safely, compliantly, and in line with best value principles. This bid represents the General Fund share of around 15% of the total cost, with the remaining 85% to be funded from the HRA and is expected to deliver efficiencies in the region of 8-10% by Year 3.

B5478	**Weed clearance**	40,000	40,000	-	-	-	Nil	Alistair Wilson

This bid provides £80,000 over two years to fund additional seasonal resource (likely to be short-term agency staff) to support weed clearance during peak growth periods. It responds to increased demand and resident feedback by enabling existing arrangements to be flexed at key points in the year, helping maintain agreed standards of appearance and safety. The funding does not represent a change in service model or policy, but a time-limited resource uplift to address seasonal pressure.

B5479	**Quayside public toilets**	25,000	25,000	-	-	-	Negative / Low impact	Don Blair

This bid is for reopening the Quayside public toilets for two years, enabled by the council's better than forecast budget position and in response to representations from local stakeholders. The Quayside area experiences high levels of pedestrian footfall associated with tourism, events, and the evening economy. Reopening the facility would restore a public convenience at a prominent city-centre location, improving amenity provision whilst allowing the council to monitor usage and operational impacts and operating costs to inform any future member decision.

B5480	**Jesus Green Lido phase 1**	80,000	-	-	-	-	Nil	Ian Ross

This bid seeks funding to progress a phase 1 programme for Jesus Green Lido, focused on preparing a viable, deliverable scheme for future investment while protecting the special character and setting of the lido. Phase 1 would focus on building a coordinated partnership approach involving the council, the Friends of the Jesus Green Lido (a registered charity), and other potential community and funding partners. The aim is to bring forward an agreed scope and outline design for updated facilities that can be consulted on and taken through pre-planning, providing a clear and costed basis for any future decisions. The bid would also support work to align and combine available funding streams. This includes accumulated section 106 contributions for new sports and recreation facilities and replacement public toilets, alongside exploration of third-party investment opportunities, such as a café, where this can be shown to be appropriate and compatible with the site. Funding would be used to commission specialist consultancy advice, working jointly with the Friends of the Jesus Green Lido, to assess external funding opportunities and to consider the governance and legal arrangements required to support partnership delivery and future investment. Approval of this bid would not commit the council to a full redevelopment of the Lido. Instead, it would provide the necessary evidence, partnership arrangements, and funding strategy to inform future decisions, ensuring that any subsequent investment proposals are well developed, affordable, and capable of delivering best value while safeguarding the Lido's heritage and community role.

2026/27 Budget – GF Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
Communities								
B5396	**Skill Mill**	15,000	80,000	25,000	-	-	Nil	Keryn Jalli

This bid will bring to the city an innovative and award-winning social enterprise that transforms lives by reducing youth offending and boosting employability for NEET young people known to Youth Justice. The council is working closely with the police and other councils and delivering against the Community Safety Partnership objectives. The council's 30% contribution sits alongside an already guaranteed 70% from other contributors, with positive discussions with partners about sharing the financial cost of the programme further.

B5417	**Folk Festival marketing**	60,000	-	-	-	-	Nil	Frances Alderton

This bid follows consultant's recommendations and a Cabinet decision made in July 2025. This one-off investment will enhance marketing, infrastructure, and local audience and artist development to support the revised Folk Festival format. It is anticipated this will contribute towards the Festival being cost neutral in 2026, and to return to generating surpluses over the medium-term. The timetable for the work started in July 2025 and will be delivered by the 2026 Festival by the Cultural Services team alongside contractors. This investment was set out to support the delivery of a successful reset of the Festival with new audience development and will be measured by both the financial position of the 2026 Festival and audience feedback.

B5420	**Public safety – Street lighting**	28,000	28,000	28,000	28,000	28,000	Nil	Sarah Steggles

This bid is to keep street lighting at 80% of full brightness (instead of 60%) from 10:00pm to 2:00am which the county council, as the responsible body for street lighting, does not fund.

B5424	**LIFT (Low-Income Family Tracker)**	26,000	26,000	26,000	26,000	26,000	Nil	Laura Adcock

The Low-Income Family Tracker (LIFT) is a software platform that layers multiple datasets held within the council, alongside some external datasets from HMRC and DWP, and applies modelling to provide insights down to a household level. It allows us to analyse and use this data to help people maximise their incomes, and to better target our support offerings. Campaigns it could support might include the take up of things such as pension credit, healthy starts, free school meals and reduced water tariffs. In addition, it would enable us to target direct support for those at risk of eviction by identifying people in rent arrears, or at risk of their rent becoming unaffordable. We could also support residents at risk of social isolation by way of signposting to local services and groups, help to target health prevention activity and use data to help support audience development for leisure and cultural activities. Currently, while we do have access to LIFT and have used it for some initiatives over the last two years, the lack of staffing resource has been a barrier in our ability to both run co-ordinated campaigns and to evaluate their success. Colleagues at South Cambridgeshire District Council have been able to demonstrate this very effectively. The cost is expected to be shared across the General Fund and HRA – the above amount represents the General Fund share.

2026/27 Budget – GF Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
Corporate Hub								
B5368	**Procurement Analyst**	17,900	-	-	-	-	Nil	Jane Whiteman-Turl

Request to extend the agreed budget for a fixed term Procurement Analyst to June 2026. This post is supporting a number of critical activities in the context of the new Procurement Act 2023, including the development of a contracts register and repository, the implementation of better tools for budget managers to access real-time spend information, and the ongoing analysis of council spend with a view to delivering cost savings through contract consolidation.

B5377	**Discretionary Housing Payments**	20,000	20,000	-	-	-	Nil	Naomi Armstrong

Discretionary Housing Payments (DHPs) are a crucial tool to support households who experience a shortfall between housing benefit or Universal Credit and their eligible rent. Whilst these are mostly funded by DWP, the council has always spent slightly more than its government allocation. This bid will ensure funding is available to continue supporting claimants impacted by welfare reforms, supporting families out of temporary accommodation into private rental accommodation, and freeing up council homes for families through the use of removal grants. Examples of support provided last year include providing additional support for households affected by the benefit cap and spare room rules, support for a family facing increased food costs whilst they were waiting for a PIP claim to be processed, and short-term support to cover a shortfall in non-dependent contributions where the household is experiencing health issues. In total, 357 DHP awards were made in 2024/25 with an average value of £471, providing invaluable time-limited support to struggling households at a time of exceptional need, whilst also significantly reducing the risk of homelessness which would likely lead to increased costs for the council.

B5379	**Managed Security Operations Centre (SOC)**	60,000	60,000	60,000	60,000	60,000	Nil	Jane Wilson

Cyber security is currently a significant inherent risk for all public bodies. 3C ICT have recommended that each partner council invests £60,000 annually to access round-the-clock expert monitoring, rapid breach response, and formal risk tracking to enable stronger cyber assurance and faster progress than relying solely on in-house resources.

B5481	**Housing benefit subsidy**	60,000	20,000	-	-	-	Nil	Naomi Armstrong

This bid is to provide administrative, financial and legal support for homeless charities to transition to Registered Provider status. Such status would enable the Council to reduce the £636,000 per annum of housing benefit subsidies which cannot currently be recovered from DWP (see unavoidable revenue pressure bid B5473). Dedicated expert support is required to help the charities through the registration pathway.

B5482	**Taxi Card**	44,850	44,850	-	-	-	Nil	Clarissa Norman

This bid is to continue provision of this service that provides transport for residents who are elderly, have severe disabilities and ill health for a further two years.

2026/27 Budget – GF Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
Economy and Place								
B5483	**City centre and visitor economy**	65,000	65,000	-	-	-	Nil	Jemma Little

Additional resource to take forward work mandated by council motion 'A Thriving City Centre for All' to develop a shared vision and associated plans (balanced, inclusive, vibrant, accessible, clean, safe and efficiently managed), including capacity to engage stakeholders, as well as associated work to support the development and delivery of a Local Visitor Economy Partnership, Destination Management Plan for Cambridgeshire and Peterborough, the government's plans for a visitor levy and capacity for the existing Destination Management Organisation (Visit Cambridge).

Total revenue bids	**1,230,660**	**1,099,760**	**831,910**	**713,910**		**713,910**

Total pressures and bids	**4,487,940**	**4,114,940**	**3,603,180**	**3,475,460**	**3,469,320**

2026/27 Budget – GF Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
Savings								
Corporate Hub								
S5477	**Employer pension contributions**	(1,280,140)	(1,280,140)	(1,280,140)	(1,280,140)	(1,280,140)	Nil	Matthew Fernandez-Graham

Savings from a reduction in employer pension contribution rate as agreed with the actuary following triennial valuation. This has arisen as the pension fund is currently overfunded.

Total savings	**(1,280,140)**	**(1,280,140)**	**(1,280,140)**	**(1,280,140)**	**(1,280,140)**	

2026/27 Budget – GF Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
Increased income								
City Services								
II5474	**Extended Producer Responsibility for Packaging (pEPR)**	(1,828,930)	(1,463,140)	(1,170,510)	(936,410)	(749,130)	Nil	James Elms
	Starting from 2025/26, the council now receives income from the Extended Producer Responsibility for Packaging scheme which is used to support the efficiency and effectiveness of dry materials recycling collections. Note that this income is highly variable depending upon the volume and type of waste produced, therefore future income is very difficult to predict accurately – however income is likely to decline as producer behaviour changes. Current assumption is for a year-on-year reduction of 20% up to 2030/31.							
II5355	**Car park income**	(1,400,000)	(1,400,000)	(1,400,000)	(1,400,000)	(1,400,000)	Nil	Daniel Morgan
	Car parks continue to generate income above forecast, supported by the annual price increase. This overachievement provides additional revenue to the Council.							
Communities								
II5475	**Renters' Rights new burdens funding**	(160,000)	(160,000)	(160,000)	(160,000)	(160,000)	Nil	Claire Adelizzi
	New burdens funding assumed in respect of Renters Rights Bill (see linked external bid 5411).							
Economy and Place								
II5398	**Cyrus Way Commercial Rent**	(139,040)	(139,040)	(139,040)	(139,040)	(139,040)	Nil	Philip Taylor
	New lease for 10 years with Construction Industry Training Board (CITB).							
Total increased income		**(3,527,970)**	**(3,162,180)**	**(2,869,550)**	**(2,635,450)**	**(2,448,170)**		
Total savings and increased income		**(4,808,110)**	**(4,442,320)**	**(4,149,690)**	**(3,915,590)**	**(3,728,310)**		
Total revenue proposals		**(320,170)**	**(327,380)**	**(546,510)**	**(440,130)**	**(258,990)**		

2026/27 Budget – GF Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
Capital bids								
City Services								
CAP5337	**Car park entry and exit systems**	50,000	1,800,000	150,000	-	-	Nil	Daniel Morgan

This bid supports the replacement of the council's parking management infrastructure, reflecting a planned, once-in-a-decade renewal aligned with asset management plans, sector best practice, and the safe and effective operational lifespan of the existing equipment. The current infrastructure underpins an important income-earning asset for the council, and continued reliability is essential to maintaining income collection, service continuity and public confidence. Much of the existing equipment is approaching the end of its economic and functional life, increasing the risk of system failure, service disruption and escalating maintenance intervention.

The replacement programme is expected to run over a two-year period from inception through to delivery and will be supported by specialist consultancy to advise on available technologies and the most appropriate and compliant route to market. This approach will ensure the Council adopts a solution that is resilient, future-proofed and proportionate to operational and income-protection needs.

While the primary objective is to maintain a safe, reliable and resilient parking service and protect income generation, modernised systems have the potential to reduce ongoing maintenance requirements, ticketing costs and staff time associated with fault resolution, manual intervention and legacy processes. Any efficiencies achieved will depend on final system design and procurement outcomes, but the renewal will place the service on a more sustainable and robust footing for the next operational cycle.

CAP5349	**St Andrews Church closed churchyard wall repairs**	75,000	-	-	-	-	Nil	Don Blair

Replacement of historical/protected wall which is unsafe. Requires specialist works, not covered by existing budget.

CAP5351	**Hand-arm vibration equipment**	17,000	-	-	-	-	Nil	Don Blair

This investment protects our frontline workforce — from our street cleansing teams using mechanical tools to manage weed growth to garage colleagues operating workshop equipment to maintain our waste fleet— by ensuring they have safe, modern and compliant monitoring systems. New hand-arm vibration monitoring equipment will replace obsolete kit, meet statutory health and safety requirements, and significantly reduce the risk of ill-health, employee claims and HSE enforcement.

CAP5353	**Fleet replacement programme**	2,000,000	-	-	-	-	Positive / High impact	Sean Cleary

The evidence base for an estimated £8 million fleet renewal programme will be reported to Cabinet in July 2026. This will include third-party condition assessments of the existing vehicles and replacement profiling, informed by detailed financial, cost, and environmental analyses. This approach is intended to ensure that any future investment decisions are proportionate, evidence-led, and represent best value. In advance of this work, a bid of £2 million for 2026/27 is proposed to address the most immediate operational and asset risk issues. This targeted provision would mitigate the highest risks associated with vehicle failure, service disruption, and escalating maintenance costs, while avoiding premature commitment to the wider programme ahead of the full evidence and Cabinet decision.

2026/27 Budget – GF Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
CAP5405	**Waste vehicle replacement programme**	2,026,000	1,394,000	-	-	1,317,000	Positive / High impact	James Elms

The Shared Waste Service is seeking to purchase 27 new vehicles during the years 2026/27, 2027/28 and 2030/31. These will comprise: 16 replacement refuse vehicles; 2 additional refuse vehicles to support housing growth; and a further immediate requirement to purchase 9 new vehicles for the new weekly food waste collection service. The total programme cost of £7.324 million will be funded from a £1.266 million DEFRA grant for the food waste collection vehicles, £1.321 million slippage and a new allocation of £4.737 million. To support the council's commitment to achieving its net zero target, all new vehicles will operate using either electricity or hydrotreated vegetable oil (HVO). To secure best value, the expenditure will be profiled in line with a replacement and servicing plan. This will draw together condition assessments of the existing vehicles, replacement profiling informed by detailed financial, cost, and environmental analyses, the availability of the WREN scheme to charge electric vehicles and housing growth data to confirm when the two additional vehicles will be required.

CAP5441	**Bereavement service deferred capital works**	1,000,000	-	-	-	-	Positive / Low impact	Daniel Morgan

This investment programme will modernise and safeguard our Bereavement Services estate, addressing the most urgent health and safety risks while supporting the service to grow income and remain financially sustainable. The programme prioritises works that protect visitors and staff — such as repairs to roofs, paths, lighting and car parks — alongside improvements that enhance the customer experience and enable future income, including upgraded audio-visual systems and memorial grounds improvements.

Communities

CAP5422	**Planned maintenance works at community centres**	436,000	200,000	200,000	200,000	200,000	Nil	Richard Brown

Capital works identified through Potter Raper through to 2026/27 and not identified in any existing capital programme (excluding any decarbonisation projects). This work across older community facilities would cover general planned works, including fire doors and heating systems. The annual recurring capital budget is to cover ongoing maintenance across a now large portfolio of community facilities, for which there is currently no provision in the budget.

Corporate Hub

CAP5427	**Geographic Information System (GIS) upgrade**	10,000	-	-	-	-	Nil	Jane Wilson

An upgrade to the corporate Geographic Information System (GIS), powered by ESRI. The total cost is £30,000 split between the three partner councils within the 3C ICT service.

CAP5428	**Corporate application upgrade**	6,000	-	-	-	-	Nil	Jane Wilson

A number of corporate systems will require upgrading during 2026/27. Systems and vendors covered by this bid are NEC, Idox and TLC.

2026/27 Budget – GF Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
CAP5429	**Datacentre mid-life update**	30,000	-	-	-	-	Nil	Jane Wilson

The 3C datacentre is reaching mid-life. This bid seeks to secure budget for continued operation after its initial funded five years, and funding for 2026/27 for upgrades. Sizing for the datacentre was planned on static growth, with some resources moving to cloud, but assessment of usage now sees an increase in resource usage of the hosted systems and this bid seeks to address that with some investment in processing.

CAP5431	**Cloud backup**	70,000	-	-	-	-	Nil	Jane Wilson

To implement a cloud-based backup solution for Microsoft 365 services – covering emails, documents, SharePoint, OneDrive, and Teams.

CAP5432	**Multifunction Devices (MFD)**	50,000	-	-	-	-	Nil	Jane Wilson

The current MFD contract ends in 2026. The new contract will need to consider transition of our print servers to the cloud among other improvements.

Total capital bids	**5,770,000**	**3,394,000**	**350,000**	**200,000**	**1,517,000**	

Appendix F(b) – General Fund capital approvals since BSR 2025/26

Capital approvals since BSR 2025/26 (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Loans to CIP to progress schemes at Newbury Farm, Histon Road and Fanshaw Road	23.177	-	-	-	-	-	**23.177**
Development of the Civic Quarter	4.400	-	-	-	-	-	**4.400**
Warm Homes: Local grant	1.834	-	-	-	-	-	**1.834**
Food waste implementation programme	0.464	-	-	-	-	-	**0.464**
Other minor projects, individually less than £250k	0.155	0.024	0.112	-	-	-	**0.291**
Total capital approvals	**30.030**	**0.024**	**0.112**	**-**	**-**	**-**	**30.166**

Appendix F(c) – General Fund capital plan

General Fund capital plan (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Park Street development	32.797	-	-	-	-	-	**32.797**
Loans to CIP to progress schemes at Newbury Farm, Histon Road and Fanshaw Road	23.177	-	-	-	-	-	**23.177**
Loan to CIP to purchase land south of Cambridge	13.527	-	-	-	-	-	**13.527**
Development of the Civic Quarter	6.417	-	-	-	-	-	**6.417**
Waste vehicle replacement programme	1.374	2.026	1.394	-	-	1.317	**6.111**
Sustainable Warmth Grant - Home Upgrade Grant 2	4.638	-	-	-	-	-	**4.638**
East Barnwell new centre	3.449	0.677	0.172	-	-	-	**4.298**
Operational Hub	3.495	-	-	-	-	-	**3.495**
Mandatory Disabled Facilities Grants	1.148	0.808	0.808	-	-	-	**2.764**
Administrative buildings maintenance	0.587	0.400	0.400	0.400	0.400	0.400	**2.587**
Commercial property repair and maintenance	0.527	0.300	0.300	0.300	0.300	0.300	**2.027**
Car park entry and exit systems	-	0.050	1.800	0.150	-	-	**2.000**
Fleet replacement programme	-	2.000	-	-	-	-	**2.000**
Warm Homes: Local grant	1.834						**1.834**
Clay Farm remedial works	1.669	-	-	-	-	-	**1.669**
WREN solar project at Waterbeach	1.482	-	-	-	-	-	**1.482**
Planned maintenance works at community centres	-	0.436	0.200	0.200	0.200	0.200	**1.236**
Subtotal carried forward to next page	**96.121**	**6.697**	**5.074**	**1.050**	**0.900**	**2.217**	**112.059**

General Fund capital plan (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Subtotal brought forward from previous page	**96.121**	**6.697**	**5.074**	**1.050**	**0.900**	**2.217**	**112.059**
Decarbonisation works at Abbey Pool and Parkside Pool	1.156	-	-	-	-	-	**1.156**
Bereavement Service deferred capital works	-	1.000	-	-	-	-	**1.000**
Structural repairs at car parks	0.165	0.165	0.165	0.165	0.165	0.165	**0.990**
Repairs assistance	0.522	0.195	0.195	-	-	-	**0.912**
Domestic energy efficiency and low carbon heating	0.905	-	-	-	-	-	**0.905**
Essential repairs to Jesus Green riverbank	0.845	-	-	-	-	-	**0.845**
3G artificial pitch at Abbey Leisure Complex	0.839	-	-	-	-	-	**0.839**
Development of land at Clay Farm	0.804	-	-	-	-	-	**0.804**
Recommended maintenance at Abbey Pool and Parkside Pool	0.367	0.175	-	-	-	-	**0.542**
Food waste implementation programme	0.464	-	-	-	-	-	**0.464**
Redevelopment of Silver Street toilets	0.382	-	-	-	-	-	**0.382**
Laptop and desktop replacement	0.109	0.100	0.100	-	-	-	**0.309**
Decarbonisation programme phase 1	0.027	0.111	0.160	-	-	-	**0.298**
Environmental Improvements Programme (EIP) options	0.285	-	-	-	-	-	**0.285**
Other minor projects, individually less than £250k	4.936	0.354	0.035	-	-	-	**5.325**
Total General Fund capital plan	**107.927**	**8.797**	**5.729**	**1.215**	**1.065**	**2.382**	**127.115**

Appendix G – Housing Revenue Account income and expenditure projection

Housing Revenue Account projection (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Dwelling rents	(52.758)	(55.606)	(59.645)	(64.411)	(69.332)	(73.870)	(79.012)	(84.225)	(88.622)	(93.168)	(97.880)
Other rents	(1.471)	(1.504)	(1.544)	(1.697)	(1.731)	(1.766)	(1.801)	(1.837)	(1.874)	(1.912)	(1.950)
Service charges	(2.885)	(3.030)	(3.173)	(3.355)	(3.510)	(3.621)	(3.789)	(3.961)	(4.064)	(4.170)	(4.277)
Other income	(1.269)	(1.285)	(1.318)	(1.345)	(1.371)	(1.399)	(1.427)	(1.456)	(1.485)	(1.514)	(1.545)
Total income	**(58.383)**	**(61.425)**	**(65.680)**	**(70.808)**	**(75.944)**	**(80.656)**	**(86.029)**	**(91.479)**	**(96.045)**	**(100.764)**	**(105.652)**
Repairs and maintenance	15.985	15.301	15.658	16.630	17.291	17.865	18.660	19.480	20.192	20.925	21.679
Management	11.956	12.865	13.546	13.820	14.443	14.711	15.361	16.032	16.601	17.188	17.791
Bad debt provision	0.557	0.561	0.600	0.588	0.573	0.615	0.663	0.712	0.753	0.794	0.837
Depreciation	12.254	12.254	12.563	13.172	13.655	14.079	14.869	15.368	15.880	16.407	16.949
Total operating expenditure	**40.752**	**40.981**	**42.367**	**44.210**	**45.962**	**47.270**	**49.553**	**51.592**	**53.426**	**55.314**	**57.256**
Net operating surplus	**(17.631)**	**(20.444)**	**(23.313)**	**(26.598)**	**(29.982)**	**(33.386)**	**(36.476)**	**(39.887)**	**(42.619)**	**(45.450)**	**(48.396)**
Net interest cost	7.915	12.309	14.934	17.763	20.920	24.130	27.392	30.411	32.880	34.748	35.741
Revenue contribution to capital financing	8.661	8.266	8.128	8.477	8.865	9.073	8.979	9.369	9.543	10.503	12.453
HRA (surplus) / deficit	**(1.055)**	**0.131**	**(0.251)**	**(0.358)**	**(0.197)**	**(0.183)**	**(0.105)**	**(0.107)**	**(0.196)**	**(0.199)**	**(0.202)**

2026/27 Budget – Housing Revenue Account Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact

Unavoidable revenue pressures

City Services

B5464	**Damp, condensation and mould (DCM) repairs**	750,000	750,000	750,000	750,000	750,000	Nil	Peter Gale

This bid seeks a recurring annual allocation of £750,000 to align the damp, condensation and mould (DCM) repairs budget with the sustained increase in demand observed since October and following the introduction of Awaab's Law. It does not represent a service expansion, but a rebasing of the budget to reflect actual delivery pressures now being experienced. The forecast is grounded in live operational data, including the volume, duration and complexity of DCM cases managed to date, which show a materially higher and more resource-intensive workload than previously assumed. Given the complexity of dealing with DCM, this function will be delivered by a third-party provider and forms part of the procurement pipeline. While there is some inherent risk around the ongoing spending pressure given the evolving regulatory and compliance environment, the evidence available supports the level of provision proposed. For tenants, this investment will support faster responses, more thorough investigation, and earlier preventative intervention, improving living conditions, reducing long-term damp and mould issues, and supporting better health and wellbeing across the housing stock.

B5467	**Increased gas servicing of sustainable energy appliances**	34,080	34,080	34,080	34,080	34,080	Nil	Peter Gale

This bid requests an annual uplift of £34,080 to reflect the higher servicing costs associated with the increasing number of sustainable energy appliances being installed in new build council homes. These technologies, while supporting the council's carbon reduction objectives, require more frequent and specialised servicing than traditional gas systems and therefore create an unavoidable upward pressure on revenue budgets. The proposed adjustment ensures statutory compliance, maintains safety standards, and provides the resources needed to service a modernising asset base without adverse impact on tenants or operational delivery.

B5468	**Building Assessment Certificates**	125,000	125,000	-	-	-	Nil	Peter Gale

This bid proposes a two-year allocation of £125,000 per annum to meet new statutory duties under the Building Safety Act 2022, which requires all landlords to obtain Building Assessment Certificates for high- and medium-rise residential buildings. Due to the specialist expertise required to carry out this work safely and in compliance with statutory deadlines, the council will need to commission external contractors. The proposed funding ensures full compliance, safeguards residents, and prevents legal and regulatory exposure, with no adverse service impact.

B5469	**External wall insulation (EWI) inspections**	60,000	80,000	100,000	100,000	100,000	Nil	Peter Gale

This bid introduces a recurring budget to meet the council's warranty obligations for external wall insulation (EWI), which require regular inspections to ensure system integrity, safety, and continued warranty validity. No budget currently exists for this activity, despite the expansion of EWI across the housing stock. The proposed phased allocation of £60,000 in 2026/27, rising to £100,000 per annum from 2028/29 onward, provides a realistic provision for ongoing inspection cycles and the specialist expertise required. Regular inspection not only protects the council's assets and avoids future remediation liabilities but also underpins the performance of EWI systems that are critical to the council's carbon-reduction objectives. Well-maintained insulation reduces heat loss, lowers energy consumption, and supports tenants with warmer, more efficient homes, reinforcing the council's wider sustainability commitments.

2026/27 Budget – Housing Revenue Account Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
B5470	**Cowley Road Depot and Hub**	50,000	50,000	50,000	50,000	50,000	Nil	Sarah Morrell

Operating costs for the new Operational Hub include business rates, utilities, and owner-related charges. Following occupation, business rates have been reset and operating and utility costs are now clearer. These costs represent a planned and expected consequence of bringing the facility into use.

Additional funding is required to meet these ongoing obligations. Without this provision, the council would be unable to fully meet the essential running costs of the facility. Costs will be apportioned between the General Fund and the Housing Revenue Account (HRA); this bid relates solely to the HRA share.

Total unavoidable revenue pressures	**1,019,080**	**1,039,080**	**934,080**	**934,080**	**934,080**

2026/27 Budget – Housing Revenue Account Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
Revenue bids								
City Services								
B5442	**City Services operational health and Safety Capacity**	37,890	37,890	37,890	37,890	37,890	Nil	James Elms

This bid strengthens public safety, improves organisational resilience and ensures clear accountability for safety-critical operations across City Services. By closing gaps in our operational health and safety model, it ensures risks are properly monitored and controlled and that safe working practices are applied consistently across our frontline teams. A dedicated role will provide the day-to-day capacity needed to manage operational health and safety activity, supporting a wide range of community-facing services where robust safety management directly protects residents and staff. This bid represents a 50% HRA contribution, with the remaining 50% funded from the General Fund.

B5443	**Strengthening Asset and Compliance**	181,740	181,740	181,740	181,740	181,740	Nil	Sean Cleary

This bid provides funding to determine the most effective and best-value way to strengthen Asset and Compliance capacity, informed by sector best practice and a focused review of functions, roles and workflows. It will support more effective asset management by enabling the council to better understand the investment needs of a growing property portfolio, and to translate increased survey, inspection and audit data into prioritised, deliverable planned maintenance and capital programmes. The funding allows options to be properly assessed, including potential changes to team structure, job design or headcount, without predetermining the outcome, ensuring any additional investment is targeted, proportionate and aligned to regulatory demand. The bid reflects the HRA share of 70% of the total cost, with the remaining 30% funded from the General Fund, and is expected to generate efficiencies in the region of 8–10% by year 3 through more disciplined asset planning, improved processes, and more effective contract re-letting and contract management, helping to reduce avoidable reactive spend, improve long-term asset performance, and secure better value for money over the life of the stock.

B5444	**Ensuring Delivery and Regulatory Assurance**	398,190	355,370	312,540	312,540	312,540	Nil	Brigitte Wilson

This bid strengthens the council's Delivery Assurance Team (DAT) to provide the governance, contract management, data quality and regulatory assurance required across the housing and public buildings portfolio. Enhanced capacity is essential to meeting RSH Consumer Standards, Health and Safety Executive requirements, DCM obligations and Awaab's Law. For tenants, the impact is direct. A stronger DAT will improve oversight of safety certifications, contractor performance, and the governance of planned and reactive works. Better data and controls will also enable more effective management of damp, condensation and mould, supporting quicker action, higher quality repairs, and reduced recurrence. This leads to safer, healthier homes and greater regulatory protection. The bid reflects the HRA share of around 85% of total cost, with the remaining 15% from the General Fund, and is expected to generate 8-10% efficiencies by year 3.

B5445	**Housing Repairs function**	103,220	206,440	206,440	206,440	206,440	Nil	Peter Gale

For tenants, the investment protects the reliability and responsiveness of day-to-day repairs. Without it, the service faces increasing risks of slower response times, reduced satisfaction, heavier use of external contractors, and less capacity for supervision, quality assurance, and proactive maintenance. Strengthening the base budget ensures the council can maintain consistent repair standards, reduce delays, and continue to provide a dependable service as the housing portfolio expands. This bid provides an additional £206,440 per year (with 50% in the first year to allow time for recruitment) to ensure the Housing Repairs service is properly resourced following a 7% increase in council housing stock over the past five years. The size and complexity of the asset base have grown and this bid matches staffing, reducing the pressure on the in-house team.

2026/27 Budget – Housing Revenue Account Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
B5465	**Housing disrepair claims and compensation costs**	197,200	-	-	-	-	Nil	Peter Gale

This bid seeks a one-off £197,200 budget uplift in 2026/27 to align provision with the current volume and cost of housing disrepair claims. It does not represent a headcount increase or a service expansion. The level of provision is based on recent actual claims experience, including the number of live and settled cases, average settlement values, and associated legal costs incurred to date. Claims are currently estimated at around 40 cases per year, with an average exposure of £5,000–£10,000 per claim. While the Council has become more successful in defending and winning cases, overall expenditure has continued to rise due to significant escalation in legal costs incurred by both parties and increased activity from claims management companies encouraging tenants to pursue claims, rather than any underlying service failure. The uplift provides a realistic provision for these pressures while improvement work continues to strengthen record-keeping, enhance first-time fixes, and embed more robust processes. These measures are expected to reduce the number and severity of future claims over time, but not immediately, making a one-year adjustment necessary to maintain financial control without impacting service delivery.

B5466	**Increased cost of void repairs**	393,510	300,000	200,000	100,000	-	Nil	Peter Gale

This bid seeks an increase to the 2026/27 void repairs budget to align provision with current, evidenced costs. It does not represent a headcount increase or service expansion. The uplift is driven primarily by sustained inflationary pressures on construction materials, plant and labour, which have materially increased the cost of bringing void properties back into lettable condition. This is evidenced by recent actual void repair costs and contractor pricing, compounded by higher levels of disrepair at tenancy termination. Aligning the budget to this level supports the timely turnaround of empty homes, helping to reduce waiting times and maintain standards for incoming tenants and maximising rental income into the HRA by reducing void periods. The planned stepped reduction in funding in later years reflects anticipated moderation of inflation and expected savings from procurement improvements, standardised specifications, strengthened contractor performance, and increased in-house delivery secured through related bids. Without this rebasing, structural overspends would persist, undermining financial control and service reliability.

Communities

B5453	**Housing Management Teams**	338,250	538,250	538,250	538,250	280,250	Nil	Anna Hill

Benchmarking data indicates we have significantly less Housing Management (Tenancy and Income Management) employees that other similar housing providers. Our Housing Officers manage an average patch of 1,500 homes, with the industry standard being 700-800 homes. Benchmarking also shows that the council is well below other housing providers in cost per unit for its provision of resident involvement resource. The team faces rising demand and complexity due to economic pressures, reduced external support, and the final phase of Universal Credit migration, all requiring more intensive casework. Housing stock growth and new regulatory obligations, such as fire safety plans and enhanced resident engagement have further added to the workload. Expanding tenancy audits to 20-25% annually, and shifting legal work in-house, would also increase operational demands, alongside a proactive approach to arrears prevention and fraud detection. Without extra resources, the team risks service delays, non-compliance, higher arrears, and staff burnout, making additional staffing essential to maintain resilience and deliver statutory and strategic objectives.

This bid will increase staffing balanced across general housing management and tenancy sustainment. This will include enhanced capacity to deliver a larger programme of tenancy audits in the short to medium term to better understand our tenants. Once we have developed a full understanding of the needs of all of our tenants, it is anticipated that the level of resource required to maintain this understanding will decrease from year 5.

2026/27 Budget – Housing Revenue Account Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
B5454	**Universal Credit Bot**	36,750	36,750	36,750	36,750	36,750	Nil	Anna Hill

Bid to implement a robotic process automation (RPA) system (UC Bot) through Enterprise in collaboration with Orchard MRI. The bot will automate Universal Credit (UC) rent verifications (as required by DWP), validate details, update housing systems, and process alternative payment arrangements without human intervention. The current manual verification process for UC rent claims is highly time-consuming, costing thousands of pounds annually and diverting staff from critical tasks. With claim volumes expected to rise significantly due to managed migration, automation will save time, reduce errors, and improve customer service by preventing delays during peak periods.

B5455	**Voicescape**	88,500	88,500	88,500	88,500	88,500	Nil	Anna Hill

A bid to implement a digital platform called Voicescape Caseload Manager which is designed to support Income Officers in improving rent collection and reducing arrears. It does this through automation, streamlined workflows and earlier engagement with tenants. This will enable us to target high arrears cases which up until now have had limited action. Financially, it delivers strong returns through reduced arrears, fewer evictions, and lower administrative costs (see s below). Case studies of the system show significant impact. This bid is for the ongoing revenue licensing cost – there is a separate capital bid for one-off implementation costs of £17,500 (see CAP5458).

B5456	**MRI Customer Central**	55,000	55,000	55,000	55,000	55,000	Nil	Anna Hill

The council's Housing service currently lacks a dedicated CRM system, resulting in fragmented customer data and inefficient processes. MRI Customer Central provides a single source of truth, enabling staff to access real-time customer information, collaborate effectively, and manage cases with clear action plans. Its dashboards and analytics improve service delivery, ensure GDPR compliance, and support mobile working, ultimately enhancing tenant satisfaction and operational efficiency. Some of the cost of this bid will be recovered through a saving in Income Analytics (see saving S5487 below).

B5459	**Locata case management module**	33,000	33,000	33,000	33,000	33,000	Nil	Anna Hill

The current system (MRI Orchard) does not support robust case management, leading to duplication, reliance on spreadsheets, and poor audit trails. The Locata HRS module offers integrated case recording, automated workflows, and outcome tracking, improving visibility and compliance. Leveraging existing Locata infrastructure reduces costs and enables future integration, while dashboards and reporting tools enhance operational oversight and strategic planning. This bid is for the ongoing revenue licensing cost – there is a separate capital bid for one-off implementation costs of £25,000 (see CAP5460).

B5461	**LIFT (Low-Income Family Tracker)**	42,000	42,000	42,000	42,000	42,000	Nil	Anna Hill

LIFT helps identify financially vulnerable households early, preventing crises such as debt and homelessness. Continued investment enables proactive outreach and benefits campaigns, delivering strong return on investment (up to £400 per £1 spent) and reducing demand for costly reactive services. Beyond financial gains, LIFT promotes social equity and resilience by ensuring families receive entitled support, improving life chances and reducing inequalities across Cambridge.

B5463	**City Homes Legal Costs**	14,000	14,000	14,000	14,000	14,000	Nil	Anna Hill

Increased legal costs due to more complex cases. Recent secured tenancies are increasing need for a higher legal budget. Requirement to support city services with non-access services, and also refocus on income related enforcement.

2026/27 Budget – Housing Revenue Account Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
B5462	**LGR Planning**	150,000	-	-	-	-	Nil	Sam Scharf

Bid for resource to support the early phases of planning for the future of the HRA after local government reorganisation (LGR).

Total revenue bids	**2,069,250**	**1,888,940**	**1,746,110**	**1,646,110**	**1,288,110**

Total pressures and bids	**3,088,330**	**2,928,020**	**2,680,190**	**2,580,190**	**2,222,190**

2026/27 Budget – Housing Revenue Account Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
Savings								
City Services								
S5486	**Efficiencies for increased capacity**	(313,920)	(439,000)	(65,160)	(65,160)	(65,160)	Nil	James Elms

The increased capacity within Asset and Compliance (see bid B5443), the Delivery and Assurance Team (see bid B5444) and Housing Repairs (see bid B5445) will drive efficiencies in a number of areas. This includes improved turnaround of certification and asset performance monitoring, improved contract control and risk management, better scheduling of inspections and works with reduced duplication, improved document management, improved data management to support planned asset programme, improved repair turnaround times, reduced contractor call-off, lower average cost per repair through increased productivity and in-house delivery, and sustained cost avoidance and improved asset condition through timely repairs and planned maintenance integration.

Communities								
S5487	**Income Analytics**	(22,630)	(22,630)	(22,630)	(22,630)	(22,630)	Nil	Anna Hill

The implementation of Voicescape (see bid B5455) will allow the decommissioning of Income Analytics.

Corporate Hub								
S5488	**Debt recovery**	-	-	(58,200)	(118,420)	(120,340)	Nil	Samantha Shimmon

Investment in Housing Management capacity (see bid B5453), along with technology such as Voicescape (see bid B5455), will allow the council to reduce the level of non-recoverable debt over time.

Total savings	**(336,550)**	**(461,630)**	**(145,990)**	**(206,210)**	**(208,130)**

2026/27 Budget – Housing Revenue Account Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
Increased income								
Communities								
II5489	**Rent convergence**	-	(238,160)	(678,900)	(1,071,800)	(1,419,040)	Nil	Samantha Shimmon

Additional rental income to be generated from convergence of current rent back to formula rent at a rate of £2 per week for affected properties, in line with government policy. This recognises the fact that there are currently inconsistencies between the rent paid by tenants depending upon when they moved into their property, caused by historic below-inflation caps on rent increases. Convergence will, over time, restore rents to their 'correct' formula rent levels, whilst protecting tenants through a cap on how quickly this can be achieved. It is necessary to converge rents in this way to ensure that funding is available to support the significant investment required to maintain a high-quality housing stock, as set out in the revenue budget proposals above.

Total increased income	**-**	**(238,160)**	**(678,900)**	**(1,071,800)**	**(1,419,040)**
Total savings and increased income	**(336,550)**	**(699,790)**	**(824,890)**	**(1,278,010)**	**(1,627,170)**
Total revenue proposals	**2,751,780**	**2,228,230**	**1,855,300**	**1,302,180**	**595,020**

2026/27 Budget – Housing Revenue Account Proposals – by Type

Reference	Item Description	2026/27 Budget £	2027/28 Budget £	2028/29 Budget £	2029/30 Budget £	2030/31 Budget £	Climate Rating	Contact
Capital bids								
Communities								
CAP5458	**Voicescape**	17,500	-	-	-	-	Nil	Anna Hill

A bid to implement a digital platform called Voicescape Caseload Manager which is designed to support Income Officers in improving rent collection and reducing arrears. It does this through automation, streamlined workflows and earlier engagement with tenants. This will enable us to target high arrears cases which up until now have had limited action. Financially, it delivers strong returns through reduced arrears, fewer evictions, and lower administrative costs (see associated saving above). Case studies of the system show significant impact. This bid is for the capital implementation cost – there is a linked revenue bid for the ongoing licensing cost of £88,500 per year (see B5455).

CAP5460	**Locata case management module**	25,000	-	-	-	-	Nil	Anna Hill

The current system (MRI Orchard) does not support robust case management, leading to duplication, reliance on spreadsheets, and poor audit trails. The Locata HRS module offers integrated case recording, automated workflows, and outcome tracking, improving visibility and compliance. Leveraging existing Locata infrastructure reduces costs and enables future integration, while dashboards and reporting tools enhance operational oversight and strategic planning. This bid is for the capital implementation cost – there is a linked revenue bid for the ongoing licensing cost of £33,000 per year (see B5459).

Total capital bids	**42,500**	**-**	**-**	**-**	**-**	

Appendix I(b) – Housing Revenue Account capital plan

Housing Revenue Account capital plan (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Decent Homes												
Kitchens	2.012	0.703	1.311	1.175	2.977	2.977	2.977	2.977	2.977	1.962	1.963	**24.011**
Bathrooms	1.215	0.182	0.112	0.343	0.459	0.459	0.459	0.459	0.459	0.526	0.526	**5.199**
Central heating / boilers	2.226	2.309	1.333	1.656	2.693	2.693	2.693	2.693	2.693	2.360	2.360	**25.709**
Insulation / energy efficiency / wall finishes	0.257	0.834	0.072	1.034	0.570	0.570	0.570	0.570	0.570	0.897	0.897	**6.841**
External doors	0.956	0.072	0.017	0.083	0.188	0.188	0.188	0.188	0.188	0.170	0.170	**2.408**
PVCU windows	2.981	0.380	0.316	1.092	0.999	0.999	0.999	0.999	0.999	1.200	1.200	**12.164**
Wall structure	1.239	0.119	0.564	0.781	0.998	0.998	0.998	0.998	0.998	0.912	0.912	**9.517**
External painting	0.408	0.382	0.382	0.382	0.382	0.382	0.382	0.382	0.382	0.382	0.382	**4.228**
Roof structure	0.320	0.300	0.300	0.300	0.300	0.300	0.300	0.300	0.300	0.300	0.300	**3.320**
Roof covering (including chimneys)	2.564	0.699	1.037	0.770	0.704	0.704	0.704	0.704	0.704	0.657	0.657	**9.904**
Electrical / wiring	0.607	0.258	0.004	0.019	0.882	0.882	0.882	0.882	0.882	1.912	1.912	**9.122**
Sulphate attacks	0.109	0.109	0.109	0.109	0.109	0.109	0.109	0.109	0.109	0.109	-	**1.090**
HHSRS contingency	0.678	0.107	0.107	0.107	0.107	0.107	0.107	0.107	0.107	0.107	0.107	**1.748**
Other health and safety works	0.053	0.053	0.053	0.053	0.053	0.053	0.053	0.053	0.053	0.053	0.053	**0.583**
Capitalised officer fees - Decent Homes	0.540	0.540	0.540	0.540	0.540	0.540	0.389	0.389	0.389	0.389	0.389	**5.185**
Decent Homes backlog	5.610	6.800	6.799	6.278	6.279	6.279	-	-	-	-	-	**38.045**
Decent Homes planned maintenance contractor overheads	1.521	0.699	0.629	0.870	1.257	1.257	1.257	1.257	1.257	1.274	1.262	**12.540**
Subtotal carried forward to next page	**23.296**	**14.546**	**13.685**	**15.592**	**19.497**	**19.497**	**13.067**	**13.067**	**13.067**	**13.210**	**13.090**	**171.614**

Housing Revenue Account capital plan (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Subtotal brought forward from previous page	**23.296**	**14.546**	**13.685**	**15.592**	**19.497**	**19.497**	**13.067**	**13.067**	**13.067**	**13.210**	**13.090**	**171.614**
Decent Homes new build allocation	2.431	-	-	-	-	-	-	-	-	-	-	**2.431**
Total Decent Homes	**25.727**	**14.546**	**13.685**	**15.592**	**19.497**	**19.497**	**13.067**	**13.067**	**13.067**	**13.210**	**13.090**	**174.045**
Other spend on existing stock												
Garage improvements	0.107	0.107	0.107	0.107	0.107	0.107	0.107	0.107	0.107	0.107	0.107	**1.177**
Asbestos removal	0.053	0.053	0.053	0.053	0.053	0.053	0.053	0.053	0.053	0.053	0.053	**0.583**
Disabled adaptations	0.928	0.830	0.830	0.830	0.830	0.830	0.830	0.830	0.830	0.830	0.830	**9.228**
Communal areas uplift	0.103	0.103	0.103	0.103	0.103	0.103	0.103	0.103	0.103	0.103	0.103	**1.133**
Communal electrical installations / fire systems / communal lighting	0.917	0.156	0.156	0.156	0.156	0.156	0.156	0.156	0.156	0.156	0.156	**2.477**
Communal entrance / enclosure doors and glazing	0.446	0.130	0.128	0.146	0.151	0.151	0.151	0.151	0.151	0.177	0.177	**1.959**
Fire prevention / fire safety works	0.855	0.052	0.052	0.052	0.052	0.052	0.052	0.052	0.052	0.052	0.052	**1.375**
Hard surfacing - health and safety works	0.231	0.231	0.231	0.231	0.231	0.231	0.231	0.231	0.231	0.231	0.231	**2.541**
Communal areas floor coverings	0.107	0.107	0.107	0.107	0.107	0.107	0.107	0.107	0.107	0.107	0.107	**1.177**
Lifts and door entry systems	0.121	-	-	0.040	0.016	0.016	0.016	0.016	0.016	0.008	0.008	**0.257**
Estate Investment Scheme	1.072	-	-	-	-	-	-	-	-	-	-	**1.072**
Capitalised officer fees - other existing stock spend	0.122	0.122	0.122	0.122	0.122	0.122	0.122	0.122	0.122	0.122	0.122	**1.342**
Other spend on existing stock planned maintenance contractor overheads	0.480	0.190	0.194	0.201	0.198	0.198	0.198	0.198	0.198	0.196	0.196	**2.447**
Subtotal carried forward to next page	**5.542**	**2.081**	**2.083**	**2.148**	**2.126**	**2.126**	**2.126**	**2.126**	**2.126**	**2.142**	**2.142**	**26.768**

Housing Revenue Account capital plan (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Subtotal brought forward from previous page	**5.542**	**2.081**	**2.083**	**2.148**	**2.126**	**2.126**	**2.126**	**2.126**	**2.126**	**2.142**	**2.142**	**26.768**
Energy (stock to EPC 'C')	8.402	9.815	9.815	9.815	9.815	-	-	-	-	-	-	**47.662**
Net zero carbon contribution	-	-	-	-	-	7.200	7.200	7.200	7.200	7.200	7.200	**43.200**
Total other spend on existing stock	**13.944**	**11.896**	**11.898**	**11.963**	**11.941**	**9.326**	**9.326**	**9.326**	**9.326**	**9.342**	**9.342**	**117.630**
New build / redevelopment												
Kendal Way	0.007	0.372	0.081	-	-	-	-	-	-	-	-	**0.460**
Meadows and Buchan Street	1.133	0.004	-	-	-	-	-	-	-	-	-	**1.137**
Colville Road phase III	0.215	-	-	-	-	-	-	-	-	-	-	**0.215**
Aragon Close	0.037	-	-	-	-	-	-	-	-	-	-	**0.037**
Sackville Close	(0.074)	-	-	-	-	-	-	-	-	-	-	**(0.074)**
Alvesborough Close	3.933	0.008	-	-	-	-	-	-	-	-	-	**3.941**
St Thomas's Road	0.002	1.196	0.511	0.001	-	-	-	-	-	-	-	**1.710**
Paget Road	0.006	1.254	0.508	0.002	-	-	-	-	-	-	-	**1.770**
Fanshawe Road	4.363	3.286	0.108	-	-	-	-	-	-	-	-	**7.757**
Princess and Hanover	4.535	7.533	5.646	4.685	0.006	-	-	-	-	-	-	**22.405**
Eddeva Park	2.404	1.072	4.892	-	-	-	-	-	-	-	-	**8.368**
East Barnwell	12.454	13.383	6.590	11.092	6.792	-	-	-	-	-	-	**50.311**
Newbury Farm	10.234	4.283	1.470	-	-	-	-	-	-	-	-	**15.987**
ATS, Histon Road	4.440	2.266	0.386	0.004	-	-	-	-	-	-	-	**7.096**
Ekin Road	3.481	5.016	7.896	7.894	1.579	0.024	-	-	-	-	-	**25.890**
Stanton House	1.833	2.195	4.809	1.094	0.002	-	-	-	-	-	-	**9.933**
Davy Road	1.876	5.858	6.449	2.571	0.024	-	-	-	-	-	-	**16.778**
Subtotal carried forward to next page	**50.879**	**47.726**	**39.346**	**27.343**	**8.403**	**0.024**	**-**	**-**	**-**	**-**	**-**	**173.721**

Housing Revenue Account capital plan (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Subtotal brought forward from previous page	**50.879**	**47.726**	**39.346**	**27.343**	**8.403**	**0.024**	**-**	**-**	**-**	**-**	**-**	**173.721**
Kingsway / Arbury Court	0.629	6.556	9.256	16.599	18.450	17.237	12.485	-	-	-	-	**81.212**
Acquisition (incl. for new build)	1.610	-	-	-	-	-	-	-	-	-	-	**1.610**
Compensation costs	0.148	-	-	-	-	-	-	-	-	-	-	**0.148**
10-year new homes programme (unallocated)	0.045	3.606	12.768	18.782	30.664	40.283	42.925	43.557	33.276	23.243	7.750	**256.899**
Future new homes programme (unallocated)	-	-	-	-	-	-	8.750	8.750	8.750	8.750	8.750	**43.750**
Total new build / redevelopment	**53.311**	**57.888**	**61.370**	**62.724**	**57.517**	**57.544**	**64.160**	**52.307**	**42.026**	**31.993**	**16.500**	**557.340**
Other capital spend												
Orchard replacement / mobile working	0.072	-	-	-	-	-	-	-	-	-	-	**0.072**
Corporate IT investment	0.024	0.024	0.024	0.024	0.024	0.024	0.024	0.024	0.024	0.024	0.024	**0.264**
Shared ownership repurchase	0.600	0.300	0.300	0.300	0.300	0.300	0.300	0.300	0.300	0.300	0.300	**3.600**
Commercial and administrative property	0.133	0.032	0.032	0.032	0.032	0.032	0.032	0.032	0.032	0.032	0.032	**0.453**
Voicescape	-	0.018	-	-	-	-	-	-	-	-	-	**0.018**
Locata case management module	-	0.025	-	-	-	-	-	-	-	-	-	**0.025**
Total other capital spend	**0.829**	**0.399**	**0.356**	**0.356**	**0.356**	**0.356**	**0.356**	**0.356**	**0.356**	**0.356**	**0.356**	**4.432**
Total capital spend at base year prices	**93.811**	**84.729**	**87.309**	**90.635**	**89.311**	**86.723**	**86.909**	**75.056**	**64.775**	**54.901**	**39.288**	**853.447**
Inflation allowance and stock adjustment for future years	2.455	1.601	3.916	7.107	9.604	12.205	15.165	15.455	15.577	14.952	11.678	**109.715**
Total capital spend	**96.266**	**86.330**	**91.225**	**97.742**	**98.915**	**98.928**	**102.074**	**90.511**	**80.352**	**69.853**	**50.966**	**963.162**

Appendix J – Housing Revenue Account sensitivity analysis

Sensitivity analysis on key assumptions is carried out to demonstrate that short-term risks and shocks can be managed, and to show the potential impact on HRA resources (and ability to deliver services and capital programmes) of changes to assumptions over the 30-Year Business Plan.

Area	Assumption	Key sensitivity modelled	Financial impact compared to baseline (over 30 years)
General Inflation	2026/27: 3.5% 2027/28: 2.6% Subsequent years: 2.0%	Assume inflation is higher from 2027/28: 2027/28: 3.0% 2028/29: 3.0% Subsequent years: 2.0%	Borrowing increases by £24 million by the end of the 30-Year Business Plan.
Social and Affordable Rent Inflation	CPI plus 1%, i.e. 2026/27: 4.8% 2027/28: 3.6% 2028/29-2035/36: 3.0% Subsequent years: 2.0%	Government policy changes and limits rent increases to CPI only from year 6 of the plan rather than year 11	Borrowing increases by £224 million by the end of the 30-Year Business Plan.
Borrowing interest rate	2026/27: 5.15% 2027/28: 5.35% 2028/29: 5.25% Subsequent years: 5.20%	Borrowing rates are 1% higher for all new borrowing from 2026/27 onwards.	Borrowing increases by £316 million during the life of the plan.

Appendix K – Service charges

Charge description	Range of charges 2025/26	Charge basis	Category
General stock			
Caretaking charge	£4.86 to £6.71	Per Week	A
Building cleaning	£1.83 to £3.16	Per Week	A
Window cleaning	£0.01 to £0.61	Per Week	A
Estate Services Champion	£0.27 to £0.82	Per Week	A
Door entry	£0.08 to £4.42	Per Week	A
Passenger lifts	£0.20 to £3.38	Per Week	A
Digital TV aerial charge	£0.27	Per Week	A
Grounds maintenance	£0.06 to £3.65	Per Week	A
Communal electricity	£0.37 to £6.73	Per Week	A
Disabled adaptation charge	£2.38 to £10.40	Per Week	A
General sheltered schemes			
Premises charge	£1.83 to £50.49	Per Week	A
Communal heating / lighting	£1.20 to £16.71	Per Week	A
Individual heating / lighting	£11.29 to £54.36	Per Week	A
Water	£1.53 to £12.89	Per Week	A
Grounds maintenance	£0.06 to £3.65	Per Week	A
Sheltered support charge	£6.54 to £8.13	Per Week	B
Alarm charge	£0.86	Per Week	A
Landlord emergency contact	£0.53	Per Week	A
Sheltered Hall Hire**	£10.00 (Mon-Fri) £20.00 (Sat/Sun)	Per Hour	C
**Reduced hourly rate of £5.45 for events which council sheltered residents can attend			

Charge description	Range of charges 2025/26	Charge basis	Category
Ditchburn Place			
Premises charge	£1.83 to £50.49	Per Week	A
Flat cleaning / laundry charge (1 person)	£43.26	Per Week	A
Communal heating / lighting	£1.20 to £16.71	Per Week	A
Individual heating / lighting	£11.29 to £54.36	Per Week	A
Water	£1.53 to £12.89	Per Week	A
Catering (1 person)	£35.95 to £134.38	Per Week	A
Grounds maintenance	£0.06 to £3.65	Per Week	A
Sheltered support charge	£6.54 to £8.13	Per Week	B
Alarm charge	£0.86	Per Week	A
Landlord emergency contact	£0.53	Per Week	A
Launderette – wash / dry / iron	£10.00	Per Load	C
Cleaning	£10.00	Per 30 Mins	C
Temporary Accommodation			
Premises charge	£24.40 to £76.13	Per Week	A
Individual heating / lighting	£11.29 to £54.36	Per Week	A
Water	£1.53 to £12.89	Per Week	A
Grounds maintenance	£0.06 to £3.65	Per Week	A

Charge description	Range of charges 2025/26	Charge basis	Category
Leasehold charges for services (quoted exclusive of VAT which is charged at the prevailing rate where applicable)			
Solicitors' pre-sale enquiries	£150.00	Per Request	C
Copy of lease / document provision	£30.00	Per Request	C
Remortgage enquiry / copy of insurance schedule	£30.00	Per Request	C
Notice of assignment / notice of charge	£100.00	Per Request	C
Deed of variations administration plus council solicitor fee and own solicitor fee	£50.00 £580.00+	Per Request	C
Home improvement administration	£30.00	Per Request	C
Home improvement survey	£125.00	Per Request	C
Retrospective consent for improvements	Above +£25.00	Per Request	C
Registering sub-let details	£75.00	Per Request	C
Advice interview for prospective purchasers	£50.00	Per Request	C
Legal fees			
Right of first refusal – s156a certificate	£160.00	Per Request	C
Deed of postponement	£200.00	Per Request	C
Lease extensions			
Legal costs (unless matter becomes protracted)	£600.00	Per Request	C
Valuation fee	£750.00	Per Request	C
Surveyor's fee	£250.00	Per Request	C
Housing fee	£100.00	Per Request	C
Other charges for services			
Land acquisition enquiry fee	£100.00	Per Request	C

Category	Basis for Setting Charges
A	Proposal to recover the full estimated cost of providing these services in 2026/27, recognising the council should endeavour to limit increases to 4.8% where possible (equivalent to September 2025 Consumer Price Index plus 1%).
B	Charges levied for support activities will be reviewed to recover the full estimated cost of providing these services in 2026/27, after taking into account any services being funded through the support service for older people with the county council.
C	Charges for 2026/27 to remain the same as 2025/26. To be reviewed annually.

Appendix L – Reserves policy

Introduction

This policy establishes a framework within which decisions will be made regarding the level of reserves held by the council and the purposes for which they will be used and maintained.

Sections 32 and 43 of the Local Government Finance Act 2003 require local authorities to have regard to the level of resources needed to meet estimated future expenditure when calculating the annual budget requirement.

Regard should be had to the best practice guidance published by the Chartered Institute of Public Finance and Accountancy (CIPFA) in CIPFA Bulletin 13 Local Authority Reserves and Balances.

Definitions

Reserves are sums of money held by the council to meet future expenditure. There are two principal types of reserves: -

- General – non-specific reserves which are kept to meet short-term, unforeseeable expenditure needs and to enable significant changes in resources or expenditure to be properly managed over the period of the council's Medium-Term Financial Strategy (MTFS). The council's general revenue reserves are held in the General Fund reserve balance. The Housing Revenue Account (HRA) general balance is ringfenced and is available for use only by the HRA.

- Earmarked – held for specific purposes and which are established either by statute or at the discretion of the Council. They remain legally part of general reserves.

A summary of all reserves, including in-year movements and year-end balances are contained in the council's Statement of Accounts.

General Fund and Housing Revenue Account reserves

The council's Financial Regulations state that it is the responsibility of the Chief Finance Officer to advise Cabinet and Full Council on prudent levels of reserves for the council.

The council will maintain an adequate level of General Fund and HRA reserves to:

- Provide a working balance to cushion the impact of uneven cash flows and avoid unnecessary

short-term borrowing.

- Provide a contingency to cushion the impact of unexpected events or emergencies.
- Plan for potential major items of expenditure.

The appropriate level of reserves for this purpose will be determined by the council's MTFS, which will be reviewed annually and will be subject to approval by Full Council. However, the council will not maintain levels of general reserve and HRA balances that are excessive compared with appropriate minimum levels. In this context, "excessive" will be assessed and reviewed annually in the MTFS with regard to:

- the projected level of General Fund balance at the end of the MTFS, less the appropriate minimum level;
- the projected level of HRA balance in the 30-Year Business Plan;
- the annual planned use of reserves in each year of the MTFS and HRA 30-Year Business Plan; and
- the impact of sudden large changes in the annual use of balances on services, tenants and leaseholders, rents or Council Tax levels.

The adequacy of the general reserve balance and the HRA balance will be determined by assessing the financial risks associated with meeting continuing obligations to provide services. This risk assessment will be reviewed annually.

CIPFA provides guidance on the factors which should be taken into account in determining the overall level of reserves and balances. These are:

- assumptions regarding inflation and interest rates;
- estimates of the level and timing of capital receipts;
- treatment of demand-led pressures;
- treatment of planned efficiency savings / productivity gains;
- risks inherent in any new partnerships, major outsourcing arrangements or major capital developments;
- the financial standing of the council, including the level of borrowing, debt outstanding, and

capacity to manage budget pressures;

- the general financial climate to which the council is subject; and
- the impact of major unforeseen events and the likely level of government support following such events.

The general reserve and HRA balances will be reviewed and projections on future balances will be made at key points during the financial year, namely as part of the budget setting process and update of the MTFS. In exceptional circumstances, the actual level of the council's balance may fall below the level which is considered appropriate. This is consistent with the need to meet short-term unforeseen expenditure. However, the actual level will be monitored against balances outlined in the MTFS. If the balance falls below the agreed target level, a plan will be agreed by the council to restore balances to the appropriate level.

Earmarked reserves

Earmarked reserves are not available to the council for use in setting its ongoing base budget. They are required for specific purposes and are a means of building up funds to meet known or predicted liabilities or future commitments.

Creation of such reserves must be approved by the Chief Finance Officer, with Full Council approval required for major policy led funds (see below).

Each earmarked reserve will have a clear protocol setting out:-

- the reason for / purpose of the reserve;
- how and when the reserve can be used; and
- procedures for the reserve's management and control.

Balances should be reasonable for the purpose held and must be used for that purpose only. Reserves will be reviewed annually for continuing relevance and adequacy. If the reserve is no longer required for its original purpose, or no longer required at its current level, the balance will transfer to the General Fund reserve balance, following approval.

Earmarked reserves are analysed as follows: -

Type of earmarked reserve	Reason for holding
Major policy-led funds	Established to manage corporate priorities including transformation and cross-group policy issues
Asset replacement funds (R&R)	Funds set aside for specific asset renewal and replacement
Statutory and accounting reserves	As required, for example to hold the unspent balance of specific revenue grants or any surplus / deficit on services which are required to break even over time
Shared / partnership funds	Retained for use by shared services / partnerships
Other	As required for specific issues – limited time reserves to be closed once committed balances are spent

Appendix M – Prudent Minimum Balance

General Fund

Operational risk			
Description	**Level of risk**	**Amount at risk (£)**	**Risk (£)**
Employee costs	Low	40,285,590	80,571
Premises costs	Medium	10,744,350	48,350
Transport costs	Medium	724,150	4,345
Supplies and services	Medium	28,452,530	85,358
Grants and transfers	Low	29,467,060	29,467
Grant income	Low	43,554,720	43,555
Other income	Variable	42,653,351	1,141,744
Total one-year operational risk			**1,433,390**
Allowing three years cover on operational risk (rounded)			**4,300,000**
General and specific risks	**Amount (£)**	**Probability (%)**	**Risk (£)**
Unforeseen events	1,000,000	30%	300,000
Legal action - counsel's fees	100,000	50%	50,000
Data protection breach	500,000	30%	150,000
Capital project overruns	750,000	50%	375,000
Project failure / delays to savings realisation	4,800,000	33%	1,584,000
Cover for lower level of earmarked and specific reserves	1,000,000	30%	300,000
Local government reorganisation uncertainty	4,000,000	25%	1,000,000
General and specific risks			**3,759,000**
Prudent Minimum Balance (PMB)			**8,059,000**
Target (PMB + 20%, rounded)			**9,671,000**

Housing Revenue Account

Operational risk			
Description	**Level of risk**	**Amount at risk (£)**	**Risk (£)**
Employee costs	Medium	9,761,880	43,928
Premises costs	High	12,207,580	976,606
Transport costs	Low	287,660	575
Supplies and services	Medium	8,155,170	24,466
Grants and transfers	High	147,930	5,917
Other income	High	64,847,270	648,473
Support services	Medium	5,646,430	25,409
Total one-year operational risk			**1,725,374**
Allowing three years cover on operational risk (rounded)			**5,176,000**
General and specific risks	**Amount (£)**	**Probability (%)**	**Risk (£)**
Unforeseen events	1,000,000	30%	300,000
Insurance loss	250,000	50%	125,000
Legal action - counsel's fees	100,000	50%	50,000
Data protection breach	500,000	30%	150,000
Capital project overruns	10,000,000	10%	1,000,000
General and specific risks			**1,625,000**
Prudent Minimum Balance (PMB)			**6,801,000**
Target (PMB + 20%, rounded)			**8,161,000**

Appendix N – Earmarked reserves

General Fund

General Fund earmarked reserves (£m)	Balance at 1 April 2025
Civic Quarter reserve	21.778
Development reserve	7.509
Transformation reserves (including Our Cambridge)	1.604
A14 mitigation fund	1.500
Insurance fund	0.729
Climate change and energy funds	1.320
Depot relocation programme	1.000
Greater Cambridge Impact Fund	0.180
Total major policy-led funds	**35.620**
Asset replacement funds (R&R)	**0.148**
Specific revenue grants	7.961
Collection fund deficit reserve	3.871
Other statutory and accounting reserves	0.561
Total statutory and accounting reserves	**12.393**
3C Building Control	1.445
Shared planning reserves	0.607
Other shared / partnership funds	1.188
Total shared / partnership funds	**3.240**
Other – to be closed once committed balances are spent	**0.889**
Total earmarked General Fund reserves	**52.290**

Housing Revenue Account

Housing Revenue Account earmarked reserves (£m)	Balance at 1 April 2025
Asset replacement funds (R&R)	**2.619**
Other – to be closed once committed balances are spent	**0.069**
Total earmarked Housing Revenue Account reserves	**2.688**

Appendix O – Capital Strategy 2026/27

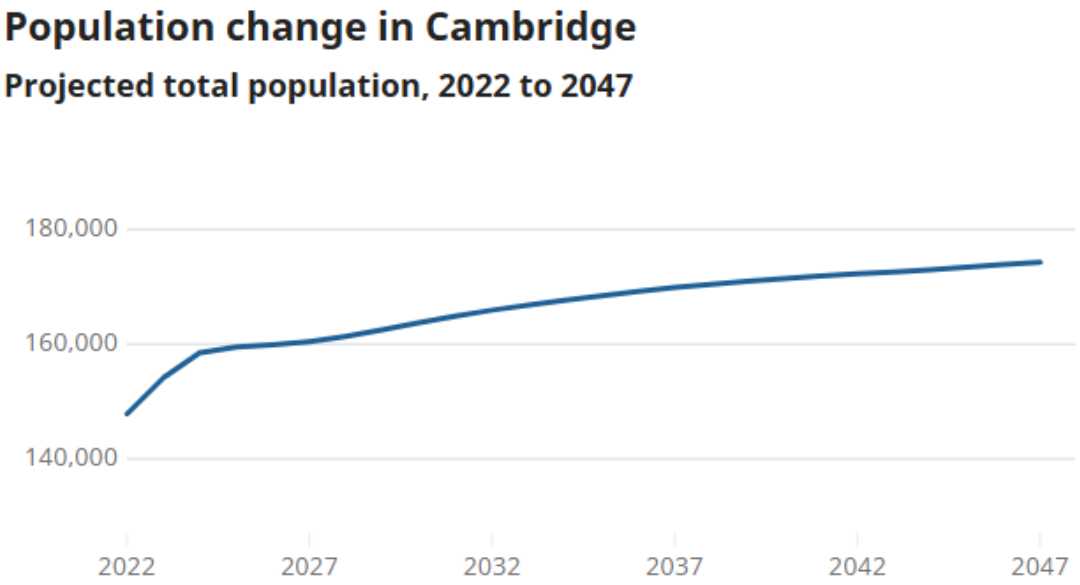
Introduction

The CIPFA Prudential Code for Capital Finance in Local Authorities 2021 ('the Prudential Code') requires that councils have a Capital Strategy that demonstrates that the council takes capital expenditure and investment decisions in line with organisational priorities and takes account of stewardship, value for money, prudence, sustainability and affordability. The Strategy should set out the long-term context in which capital expenditure and investment decisions are made and give due consideration to both risk and reward and the impact on outcomes.

As local authorities become increasingly complex and diverse it is important that those charged with governance understand the long-term context in which investment decisions are made and the financial risks to which the council is exposed.

The Strategy maintains a strong and current link to the council's priorities and to other key strategy documents including the Treasury Management Strategy, the Medium Term Financial Strategy ('MTFS') and the council's Vision and Corporate Plan.

By its very definition the Capital Strategy is a document developed in the context of a long-term planning horizon. The population of Cambridge is one of the fastest growing in the U.K. and has now reached around 150,000. The success of our universities means that we welcome 15,000 new residents each year with a similar number moving out of the city.



In our city centre and on its outskirts, substantial inward investment has contributed to a dynamic and vibrant local economy with specialisms in technology and biological sciences. Working with its partners across the private and public sectors, the council is well-placed to continue to benefit from this investment through local taxation and the provision of income generating services. However, we are conscious of the expectations that accompany such investment, and the effort needed to maintain economic competitiveness.

Despite the city's economic success, the benefits of economic growth and private sector investment have not been evenly distributed. Addressing inequality and poverty through investment in high-quality affordable housing and as part of initiatives such as community wealth building are key corporate priorities.

Ongoing transformational change is enabling the council to respond to regeneration opportunities in the city in a more agile and streamlined manner. In particular, our Housing Development Agency now has an expanded remit which enables housing and wider property issues to be considered together as part of the potential redevelopment of existing sites.

More broadly, the council continues to engage with central government on the future growth of the city, which has been identified as a vital contributor to the economic growth of the UK, particularly through investment in the technology and science sectors. In order to unlock this growth, there will need to be significant provision of new housing, including affordable housing, within the city and on its fringes.

The local economic context in which the council operates continues to evolve. Over the medium term the council will invest its own resources to redevelop assets it already owns and increase the provision of housing through its Housing Revenue Account (HRA). The council will also continue to work to facilitate investment in the city by the public and private sectors. Whatever form these investments take they will ultimately impact service provision. The council will need to understand and forecast that impact whilst at the same time reviewing its approach to service delivery to achieve the savings required to close the budget gap identified in the MTFS.

Continued capital investment in the council's priorities will leave the city well placed in the face of forthcoming local government reorganization in 2028, and allow the council to pass on a strong legacy to the successor unitary authority.

Objective

The objective of the Capital Strategy is to provide a framework for understanding the governance procedures and organisational structure relevant to how the council makes decisions relating to capital expenditure and capital resources. The Strategy outlines how stewardship, value for money, prudence, sustainability and affordability will be secured. The strategy also articulates how the current arrangements have been developed

to enable the organisation to achieve its corporate objectives.

Scope

The Capital Strategy specifically focusses on the key areas of:-

- Capital expenditure
    - Investments for service purposes
    - Investments for commercial purposes
- Debt, borrowing and treasury management
    - Investments for treasury management purposes

It also considers:

- Other long-term liabilities
- Knowledge and skills

Capital Expenditure

Capital expenditure (or investments) may be for service or commercial purposes. The CIPFA Prudential Code defines these as follows:-

- **Investments for service purposes** (or service investments) are taken or held primarily and directly for the delivery of public services (including housing, regeneration and local infrastructure) or in support of joint working with others to deliver such services. Service investments may or may not involve financial returns; however, obtaining those returns will not be the primary purpose of the investment.
- **Investments for commercial purposes** (or commercial investments) are taken or held primarily for financial return and are not linked to treasury management activity or directly part of delivering services. This includes non-financial assets such as commercial property, where they are held primarily for financial return. Commercial in this context refers to the purpose of the investment. Commercial investments are not taken to meet treasury management cash flow needs, and do not result from treasury risk management activity to prudently manage the risks, costs or income from existing or forecast debt or treasury investments. They are additional investments voluntarily taken primarily to generate net financial return or profit.

Decisions regarding all types of capital investment are informed by an understanding of how the proposed investment will support the council to achieve its corporate objectives.

Service delivery within the council is split across a range of models including services provided exclusively by partners, shared services and services delivered in-house. The council has a specific priority requiring it to focus its activities on 'modernising the council to lead a greener city that is fair for all'. The nature of each service and the model applied determines the dependency on and extent of capital investment required to provide the service. Changes in the needs and expectations of our residents and technological developments can alter the dependency on capital investment. Consequently, assumptions regarding the need and extent of future investment to sustain and enhance service delivery are subject to regular challenge and revision.

The council embraces its 'place-making' responsibilities. The most specific articulation of this responsibility is reflected in its priorities of 'building a new generation of council and affordable homes and reducing homelessness' and 'tackling poverty and inequality and helping people in the greatest need'. Taken together, these objectives will often necessitate capital investment which involves acquiring, improving or creating assets. The financial and non-financial impact of such investments are appraised through the budget-setting process based on the type of proposal under consideration. There is an expectation that future investment in existing property assets to modernise, develop and, in some cases, repurpose those assets could be significant over the medium term.

The council acknowledges that local authorities are no longer permitted to make new investments in commercial property primarily for yield although investment in an existing portfolio is permitted. The council retains a significant portfolio of investment properties which were funded from council resources without the need for specific external borrowing. Existing capital plans acknowledge the need for specific and periodic investment in these assets to retain tenants and deliver against the council's priority to achieve net zero by 2030 and its vision to support a thriving local economy in which businesses can develop and provide local employment and training opportunities for the city's residents. The sale of individual properties would generate one-off capital receipts that postpone the need to borrow externally to fund the council's overall capital programme. However, disinvestment of this nature may inhibit the achievement of the council's long-term vision and associated priorities.

Local authorities are permitted to treat as capital various types of expenditure which do not create or enhance council-owned assets provided that spending creates an asset which would be classified as capital expenditure in another entity's accounts. The council has used these powers to deliver against its priorities by establishing joint ventures, making loans available to enable other entities to undertake capital investment and providing capital grants to individuals and third parties. In the case of shared services such flexibility can involve the council contributing to the cost of assets being constructed by third parties, which the council

will benefit from. Examples include the Waterbeach Renewable Energy Network (WREN) facility which South Cambridgeshire District Council is constructing using contributions from its own resources, the city council and Cambridgeshire and Peterborough Combined Authority.

The establishment of entities such as the Cambridge Investment Partnership, a joint venture with Hill Residential, has combined private sector expertise and commercial acumen with public sector ambition and resources. This has successfully facilitated investment in housing in the city which might not otherwise have been possible. Likewise, Cambridge City Housing Company Ltd, a wholly owned subsidiary, has enabled the provision of housing to meet the needs of those who would be unable to access housing provided by the private sector.

Debt, Borrowing and Treasury Management

The CIPFA Prudential Code includes the following definition:-

- **Investments for treasury management purposes** are those investments that arise from the organisation's cash flows or treasury risk management activity and ultimately represent balances that need to be invested until the cash is required for use during business. Treasury investments may include an allowance for a reasonable level of short-term investment to provide access to liquidity.

The council has both external borrowing from the Public Works Loan Board (PWLB) and commercial loans, and 'internal' borrowing from cash balances. This borrowing is managed alongside the investment of cash balances as part of the council's treasury management function.

The council has a cautious approach to the management of cash balances. Mitsubishi UFG (MUFG) is the council's appointed treasury management advisor. The arrangement with MUFG ensures that the creditworthiness of potential counterparties is closely monitored using a sophisticated modelling approach, utilising credit ratings from the three main credit rating agencies (Fitch, Moody's and Standard & Poor's), and relevant market data including Credit Default Swaps (CDS) and Credit Watches. More details can be found in the council's Treasury Management Strategy which is reviewed and approved annually.

The council holds an investment for treasury management purposes in a pooled property fund. This investment was originally undertaken to provide diversity within the portfolio, mitigating interest rate risk without exposing the council to undue risks relating to the liquidity and security of the amounts invested. In accordance with CIPFA guidance, the composition of the portfolio and the rationale supporting the use of pooled property funds is subject to regular review and scrutiny to ensure it is justified in the context of the council's medium-term and long-term financial strategy.

The council has borrowed £85 million in total from a financial institution to fund the redevelopment of the Park Street multi-storey car park. The option to use similar types of financing will continue to be examined as an avenue which might be available to the council. The learning gathered from securing funding for Park Street will assist the council in exploring non-PWLB sources of finance for other projects.

Decisions regarding external borrowing are undertaken with reference to the Prudential Code which requires that capital expenditure be 'affordable, prudent and sustainable'. In practice, the council recognises that this means that without other sources of finance it may not be possible to achieve its corporate priorities. The impact of expected future borrowing is built into the Medium-Term Financial Strategy for both the General Fund and HRA and reflected in the savings targets which need to be achieved.

The council recognises, however, that in the current economic environment delivering capital schemes remains challenging. The council will continue to work with its partners and other local authorities to highlight the need for access to finance, including grant funding, that will enhance the financial viability of potential future investments, particularly those linked to the net zero agenda and the construction of new affordable housing. The council recognises also that some types of investments which deliver social value might deliver a lower financial return than other forms of capital expenditure.

Decision making frameworks

The council has established arrangements for taking decisions which impact on the organisation's capital plan. The council's constitution specifies the rules relating to council decision making. This section summarises the key stages in decision making according to whether the decision relates to the General Fund or HRA.

Before any decision is taken, internal governance procedures ensure the proposed spend is thoroughly evaluated and prioritised according to the following hierarchy of objectives:-

- Statutory requirements, e.g. health and safety;
- maintenance of service delivery capacity and capability;
- the delivery of wider policy objectives, including those related to climate change and biodiversity; and then
- income generation to support the delivery of council objectives.

All bids for new General Fund capital projects that require funding from the council's own resources (as opposed to those which are externally grant funded) are reviewed by the Leadership Team prior to a

recommendation to Full Council for a capital budget to be approved.

Decisions relating to the HRA are taken with reference to the HRA's budget-setting process which runs in parallel to the General Fund as defined in the council's constitution. Legislation prevents General Fund resources from being used to fund HRA activities and vice versa. Recognising the impact of HRA on the council's overall Capital Strategy forms an essential part of understanding how the council works with its partners to deliver council priorities benefiting the city as a whole and not just current council tenants. New build HRA projects are supported by specialists from the council's in-house Development Team.

The council has sought to embrace opportunities to engage in activities outside day-to-day provision of statutory and non-statutory council services which benefit the local area. These have included the establishment of joint ventures with the Hill Group, funded by a combination of council-backed loans and equity, to bring forward housing developments across the city using a combination of purchased land and sites owned by the council. Such approaches are supported by central government which acknowledges that public-private partnerships can provide appropriate vehicles to deliver new homes. Guidance issued by HM Treasury specifically states that schemes which deliver housing are not restricted by the prohibition that would normally prevent 'debt for yield' schemes from being included in council's capital plan. Similarly, whilst the government no longer permits PWLB borrowing to support the acquisition of new commercial properties where those properties are bought primarily for yield, HM Treasury explicitly permits PWLB borrowing to fund expenditure to maintain and enhance commercial properties acquired before the current guidance came into effect. The council has an active pipeline of projects of this nature. More details can be found in the 'Commercial activity' section of this Strategy.

The council will continue to explore the use of innovative approaches to deliver capital investment recognising that its track record of working with the private sector can help leverage interest from companies interested in establishing new partnerships to the benefit of the city and its residents.

Asset management planning

Decisions about capital investment are not solely focussed on the acquisition or creation of new assets. A significant element of the council's capital plan reflects the need for assets and their component parts to be renewed and updated to ensure they continue to provide economic benefits and service potential to the organisation.

The council's General Fund Asset Management Plan was last reviewed and updated in March 2023. The following actions were identified which would be taken forward over the five-year period covered by the Asset Management Plan:-

- Refurbishment and remodelling of office accommodation to ensure that it is made to be and remains attractive and meets modern requirements and expectations of tenants, the public and staff.

- A planned maintenance programme based on whole building lifecycle, achieving economies by replacing components just before they would otherwise require responsive repairs, anticipating changes in minimum acceptable standards, and reducing future requirements for cyclical maintenance.

- Planned cyclical maintenance to prevent deterioration in the physical condition of properties.

- A responsive maintenance service so that building occupiers, stakeholders and members of the public are satisfied with the condition and function of buildings.

- An efficient and effective approach to empty properties to maintain property occupancy level to protect the council's revenue income.

- Diary and case management of lease expiries, rent reviews and other property management issues.

- Disposal of selected property, redevelopment and reinvestment to maintain a balanced portfolio that meets the needs of the council, reflects changing requirements and represent a sounder economic and social investment.

The council is delivering its Office Accommodation Strategy through a work programme that includes the Civic Quarter Project, which includes refurbishing and retaining the Guildhall as its main administrative base, and refurbishing the Corn Exchange, Market Square, and the surrounding public realm. Members approved a budget in October 2025 to develop further the detailed designs for the three Civic Quarter areas so that planning permission can be sought and a final decision on whether to proceed can be made in autumn 2026. As part of the funding for this scheme, the council is considering how best to maximise the value of its existing office accommodation at Mandela House.

The HRA has a 5-Year Asset Management Strategy, which was last approved in autumn 2019. In July 2025, Cabinet approved a strategy to clear the backlog of stock condition surveys during 2026/27. This will then provide the evidence base needed to review the Asset Management Strategy. The 30-year capital forecasts for the HRA are based on the status of the asset management database, which includes significant provision for backlog expenditure which has been allocated over the next five years.

Current stock condition data, along with lifecycle costing, has been analysed to identify the level of investment required to deal with any backlog repairs and planned maintenance, and to ensure the council

continues to achieve and maintain the Decent Homes Standard.

In accordance with its HRA Asset Management Strategy, the council has been working to improve the energy efficiency of its housing stock recognising the impact of higher fuel bills on its tenants as well as the council's commitments to achieve net zero.

For non-property assets the ongoing maintenance costs of retaining and/or replacing assets will be considered carefully as part of remodelling of service delivery across the council. For example, the council has its own fleet garage located in Waterbeach which is responsible for the maintenance of vehicles and keeps detailed records against each asset. Annual budgets will include provision for the maintenance of assets and service managers are able to make bids and offer savings in maintenance funding as part of the annual budget-setting round.

Financing Capital Expenditure

Until recently the strength of the council's General Fund balance sheet meant that it was able to fund capital expenditure from existing balances without needing to undertake external or internal borrowing.

During 2025/26, the council drew down the remaining tranches of a total of £85 million of commercial borrowing arranged to fund the redevelopment of the Park Street car park. The associated borrowing costs and MRP charges will be more than covered by the returns generated by the project.

Following significant revenue savings identified during the 2025/26 and 2026/27 budget-setting rounds, the current MTFS once again assumes that future capital expenditure in the General Fund will for the most part be financed from revenue and capital resources, without recourse to borrowing. Borrowing will be required only for significant projects where the debt can be serviced from an associated future revenue stream (for example the Civic Quarter Project), and in these cases the financing cost will be incorporated into the relevant business case.

Forecasts of capital expenditure are set out in Annexe 1, which also sets out the underlying need to borrow based on forecast capital expenditure.

Regulations state that the council must set limits on the amount of external borrowing it undertakes. The council must confirm that it has complied with these limits on an annual basis. Further details can be found in the Treasury Management Strategy and the annual Treasury Management Outturn Report. The council's constitution requires that both these documents be approved by Full Council.

Disposals

Proceeds from the sale of assets can provide an important source of funding for the capital programme.

CIPFA guidance states that where assets are not held for service delivery, local authorities should regularly review the rationale for holding such assets, recognising that retaining such assets can implicitly bring forward the point at which the council needs to borrow externally. Disposal of assets is subject to scrutiny by relevant committees and Cabinet approval in line with the council's constitution, depending upon the type and value of the asset. Detailed cases will be prepared for significant asset disposals and where appropriate, independent advice taken, to ensure that best value is achieved on disposals, considering any strategic objectives. The council is also obliged to sell council properties to qualifying tenants under the Right to Buy legislation.

Use of capital receipts

Capital receipts may only be used for capital purposes. The council will also ensure that it observes the ringfence between General Fund and HRA resources.

Right to Buy

Tenants in council dwellings have the "Right to Buy" their home if eligibility criteria are met. The purchase price is discounted but generates a capital receipt for the HRA. This receipt must be used to fund the delivery of a replacement affordable home under the terms of the 1-4-1 agreement held with the Ministry of Housing, Communities and Local Government (MHCLG). The rules require receipts to be applied within five years (with unspent receipts returned to HM Treasury with interest). Local authorities are now able to keep 100% of receipts from sales of council homes purchased under the Right to Buy (RTB) scheme. Previously, local authorities had to give a proportion of the receipt from any sale to HM Treasury. This change means that the council will retain more money to reinvest directly back into replacement housing stock. Recent changes to RTB discounts and eligibility criteria are expected to result in reduced RTB sales, which would mean that our stock levels would be better retained going forwards, although RTB receipts will also decrease.

The council aims to be around 12 months ahead of the profile for return of monies, but this is critically dependent on the progress of housing developments that may be affected by factors outside the council's control. If the council is unable to use receipts within the five-year timeframe, it will either acquire existing properties on the open market or look to pass receipts on to a registered provider to deliver affordable housing in the city.

Commercial activity

The council has invested in assets where its principal rationale for acquiring the asset was the expectation of generating a stable financial return, typically, but not exclusively, through securing an annual rental income. Such acquisitions are referred to as non-financial assets in the council's Treasury Management Strategy. The council undertakes a regular review of its non-financial assets considering security, liquidity and yield, as it

does for investment in financial assets.

Specifically, in relation to non-financial assets:-

- Security – the council recognises that it will normally have an asset that can be used to recoup the capital invested. Therefore, it will ensure through regular valuations at fair value, that there is sufficient value in assets and the portfolio to protect the funds invested.

- Liquidity – the council has a large, diversified portfolio of non-financial assets and will therefore be able to look at potential disposals to access funds, without having to rely on the disposal of a key asset for liquidity. The council will also maintain significant financial investments to meet its liquidity needs.

- Yield – Return for non-financial assets is represented by rental income less direct costs and will be reviewed on a regular basis. Yield will be appropriate to the perceived level of risk for the asset in the market at that time, within any constraints imposed by policy decisions, after satisfying the requirements for security and liquidity.

The definition of commercial activity in the context of the council is broader than the non-financial assets the council owns. The council recognises that it is well-placed to benefit from the provision of services on a commercial basis. This opportunity arises from, amongst other factors, Cambridge's strength economically and its popularity as a tourist destination. The council has retained assets which enable discretionary services to be provided in a competitive market. The council considers commercial activity to include:-

- The provision of income-generating services, such as car parking, markets, garage facilities and bereavement services, which utilise significant assets. These assets are classified as service investments under the Prudential Code and as operational assets for management purposes.

- Investment in commercial properties through acquisition but also through portfolio management and regeneration or redevelopment of the existing portfolio. These assets are classified as commercial investments under the Prudential Code.

- Investment in other income-generating assets that support council objectives, such as housing and renewable energy generation facilities. These are classified as service investments under the Prudential Code.

- Loans to group undertakings, classified as service investments.

Where services are income generating the need for capital investment will be appraised as part of the service

planning process. Capital investment in income-generating services is expected to be self-financing to the extent that planned investment will either be funded from historic surpluses returned by the service or be funded from future surpluses generated from the initial investment. The council recognises the risk that expected surpluses may not materialise over the life of the asset so investments which cannot be funded from service reserves currently held are subject to a detailed sensitivity analysis to highlight the extent of the uncertainty and the cost which the General Fund may find itself having to finance.

The council's transformation programme recognised that the council has the resources to enter new markets and provide additional services on a commercial footing. In accordance with relevant legislation, this may require setting up arms-length corporate entities as local authorities elsewhere have done successfully. In some cases, additional capital investment may be required to enable the council to enter those markets. Such investments will be appraised as part of the General Fund capital decision-making cycle explained above. Where decisions are taken to access new markets the rationale behind entering that market and the extent to which it complements and/or facilitates the achievement of council priorities will form part of the council's business case.

Reporting against key indicators relating to commercial activity is included in the quarterly financial management reports produced by the finance team, now incorporated into the quarterly integrated Performance Report to Cabinet. These indicators provide an early warning of any risk that the council's commercial activities might not provide the expected contribution to the General Fund budget. The council's risk management processes are also structured to look at risks relating to individual services that might result in lower profitability of commercial services.

Investment in commercial properties

The council has historically owned a significant investment property portfolio, including retail, office and industrial properties. The following objectives exist for the commercial property portfolio:

- Securing a financial return from the net rental income.
- Diversification (geographic, property type, tenure) to mitigate stock-specific risk.
- Meeting wider corporate objectives such as improving environmental performance and sustainability by providing high performing property.
- Delivery of services to the citizens in accordance with objectives.
- Opportunity to influence through wider land ownership.
- Providing opportunities for entrepreneurs and small businesses which may not always be available

through the private sector.

- Ensuring appropriate standards of property management are maintained including but not limited to environmental and health and safety standards and legislation.

- Improving the quality of the public realm.

To achieve some geographical diversity, the council has invested in properties which fall outside the city boundary. The council took appropriate legal advice from counsel that these out-of-area purchases do not contravene the relevant legislation and the powers given to the council under the Local Government Act 2003.

The council has redeveloped an operational asset, the multi-storey car park it owns on Park Street in Cambridge. The car park has been replaced by a smaller underground car park, with an aparthotel above, achieving significant regeneration, environmental and public realm improvements in the area. The aparthotel now forms part of the council's investment portfolio, with rentals for the hotel servicing the borrowing required to undertake the development.

The council will develop commercial land and property it already owns together with evaluating the most appropriate future use of its operational and administrative buildings. The scope of the council's Housing Development Agency, which works alongside Cambridge Investment Partnership (CIP) to deliver new residential property, now incorporates commercial and residential schemes.

Monitoring portfolio performance

The portfolio is reviewed annually as a whole by classification, lot size range, sector mix, geography, lease type and repairing obligations, net income return, average unexpired lease term, and void rates, and outturn compared with previous years. This will identify portfolio imbalances. A new property management database has been acquired and is being implemented to support the delivery of the asset management plan and associated KPIs.

The table on the following page sets out the portfolio KPIs which continue to be used:-

Measure	Target / Baseline	Comment	Frequency
Commercial property income to net service expenditure	<50%		Annually
Ratio of investments to the resources of the council	<30%	Fair value of investment property as a % of the council's net assets	Annually
% outside jurisdiction	<25%	To maintain Cambridge focus and bring economic benefits to the city, but also benefit from diversification and achieve stronger yield	Annually
Net income return	>5% on current capital value	To maintain income levels	Annually
Average unexpired lease term	>5 years	Target is income security	Annually
% investment grade property	>80%	Generally lower expenditure	Annually
Voids	<£100,000 income loss	To maintain income levels	Quarterly
Largest lot size (excluding Lion Yard)	<10% of portfolio	To reduce specific stock risk	Annually
Sector	No more than 50% in any sector, retail to trend downwards towards 30%	To diversify sector risk	Annually

The council's sizeable property portfolio includes equity stakes in two major shopping centres, a selection of small business units aimed principally at small local and start-up companies, and more than 80 shops in locations close to HRA housing which provide important local services for their communities.

The total value of investment properties as at 31 March 2025 was £169.8 million. The council considers that the investment property portfolio retains sufficient value (measured using the fair value model) to provide security of investment.

Based on the council's financial statements the fair value of investment properties, the yield achieved (rental income net of direct costs) and the gain or loss in fair value for properties has been as follows:-

Investment property performance (£m)	2020/21	2021/22	2022/23	2023/24	2024/25
Rental income net of direct costs (£'000)	9.315	8.739	8.133	9.681	8.720
Fair value at year end (£'000)	158.594	160.682	161.708	164.421	169.840
Rental yield	5.9%	5.4%	5.0%	5.9%	5.1%
Gain / (loss) in fair value in year (£'000)	(4.128)	2.088	1.026	6.049	4.684

Proportionality of commercial property holdings

Following significant activity in the commercial property market by local authorities, concern has been expressed by MHCLG and CIPFA about the size of some property holdings, particularly where significant external borrowing has been undertaken to invest in property. The council has used reserves and internal borrowing to fund purchases, with the exception of the Park Street redevelopment whose primary purpose was reprovision of an end-of-life operational asset (the car park) and wider regeneration, and the business case clearly demonstrates that the financing costs will be more than met by the future revenue streams generated.

CIPFA released guidance on prudential property investment in 2019. This considers the concept of 'proportionality' when considering the size and scale of new property investments, whether they are consistent with the council's corporate and financial strategies, and if they expose the council to unacceptable levels of risk.

The council is aware of the range of risks associated with investment in commercial property and works to ensure appropriate due diligence and prudence. These risks include the over-reliance on income from commercial properties to fund council services. It has also sought to provide greater diversification of risk through its more recent portfolio acquisitions in terms of property type, location, management costs and covenant strength.

The HRA holds a small number of investment properties, which are mainly retail units linked to council housing, for example shops with flats above. These properties were valued at £7.5 million as at 31 March 2025, and have an estimated gross rental income of around £610,000 per annum.

Other long-term liabilities

From time to time the council may take on liabilities associated with the provision of operational services. Examples include financial guarantees, including those given in respect of subsidiaries or joint ventures. Where decisions are made for service purposes, these may be outside of normal commercial terms, including liquidity, security and/or yield.

Where such liabilities are taken on the council will ensure that financial risks are clearly identified and quantified along with any implied subsidy as part of the decision-making process. Consideration will also be given to the impact of IFRS 16 (the new accounting standard for all leases effective from 2024/25) in respect of new lease agreements which the council may enter.

Knowledge and skills

Section 151 Officer

The council's Section 151 Officer is required to report explicitly on the affordability and risk associated with the Capital Strategy. The Section 151 Officer is an experienced CCAB qualified accountant with statutory responsibilities for the proper administration of the council's financial affairs and for advising the council on budgetary matters. As such the Section 151 Officer oversees the council's capital expenditure and investment activities and ensures that professional advice is obtained where the council does not have the necessary skills in house.

Treasury management

Treasury management activity is undertaken within the council's Finance Team, under the supervision of a CCAB qualified accountant with the support of the Deputy Section 151 Officer, also a CCAB qualified accountant.

The team has many years of treasury management experience and has demonstrated that it has the skills to opt up to professional status under the MiFID II reforms.

The CIPFA Treasury Management in the Public Services: Code of Practice 2021 requires the officer responsible to ensure that members and officers are adequately trained in treasury management. Training is arranged as required and is regularly reviewed.

Property assets

The council's investment property is managed by its Property & Asset team, an experienced team of five staff. The team includes four chartered surveyors each with over 25 years of property experience in both the private and public sector. This extensive experience includes dealing with a mix of property types and professional work including professional services, landlord and tenant, statutory valuations, acquisitions and disposals, and commercial and residential property management. They have extensive knowledge of the Cambridge property market with most of the team having worked in and around Cambridge for the past 10 years or so, some much longer.

The Property & Asset team also work with external agents where specialist expertise is required to deal with

properties or resources are not available to deal with matters in a timely way. Examples of where external advice is used include agency, valuation, building surveying, and planning work.

The council's asset valuations for its financial statements are prepared by external valuers with an agreed rolling programme of valuations for the whole council property portfolio. All material investment properties are valued on an annual basis.

External advice

In addition to the use of external agents in investment property transactions the council makes use of other external advice as necessary for capital and treasury activity. This includes getting appropriate legal and other professional advice on more complex projects and capital transactions and the appointment of treasury management advisors.

Annexe 1 – Estimated capital programme and reserves

10-year capital projections (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
General Fund capital expenditure	107.927	8.797	9.379	4.865	2.965	4.282	2.965	2.965	2.965	2.965	2.965
Housing Revenue Account capital expenditure	96.266	86.330	91.225	97.742	98.915	98.928	102.074	90.511	80.352	69.853	50.966
General Fund year-end reserves	14.381	12.485	11.765	12.154	12.125	12.125	12.125	12.125	12.125	12.125	12.125
Housing Revenue Account year-end reserves	8.615	8.484	8.735	9.093	9.290	9.473	9.578	9.685	9.881	10.080	10.282
Capital financing requirement (CFR)	467.416	513.235	561.379	622.888	685.438	749.244	810.597	861.814	902.040	930.131	936.709

Note that the projected capital expenditure shown above reflects both the approved programme, and estimates of other capital spend which will come forward for approval in due course.

The capital financing requirement shows the council's underlying need to borrow. This includes £213.572 million for in respect of the original HRA self-financing debt taken on when the housing stock was transferred to the council in 2012.

Treasury Management Strategy 2026/27 Appendix P

1 Executive summary

1.1 Full Council is required to approve the council's Treasury Management Strategy on an annual basis, covering:-

- capital plans (including prudential indicators);
- a Minimum Revenue Provision policy which explains how unfinanced capital expenditure will be charged to revenue over time;
- the Treasury Management Strategy (how investments and borrowings are to be organised) including treasury indicators; and;
- a Treasury Management Investment Strategy (the parameters on how investments are to be managed).

1.2 The statutory framework for the prudential system under which local government operates is set out in the Local Government Act 2003 and Capital Financing and Accounting Statutory Instruments. The framework incorporates four statutory codes. These are:

- the Prudential Code (2021 edition) prepared by CIPFA;
- the Treasury Management Code (2021 edition) prepared by CIPFA;
- the Statutory Guidance on Local Government Investments prepared by the Ministry of Housing, Communities & Local Government (MHCLG) (effective 1 April 2018); and
- the Statutory Guidance on Minimum Revenue Provision prepared by MHCLG (effective 1 April 2025).

1.3 The council's Section 151 Officer has considered the deliverability, affordability and risk associated with the council's capital expenditure plans and treasury management activities. The plans are affordable. Where there are risks such as the slippage of capital expenditure, or reductions in investment values or income, these have been reviewed and mitigated at an acceptable level. The council has access to specialist advice where appropriate.

1.4 Treasury management reports are required to be adequately scrutinised before being recommended to Full Council. This role is

undertaken by the Performance, Assets and Strategy Overview and Scrutiny Committee.

2 Treasury management activities

2.1 The council is required to have regard to the relevant CIPFA and MHCLG guidance when carrying out its treasury management activities (see paragraph 1.2). The council is required to set prudential and treasury indicators, including an authorised limit for borrowing, for a minimum of a three-year period and should ensure that its capital plans are affordable, prudent and sustainable.

2.2 The Prudential Code states that, where appropriate, the Section 151 Officer should have access to specialised advice to enable them to reach their conclusions in respect of affordability and risk. As such, the Council has retained Mitsubishi UFG (MUFG) as its specialist treasury management advisors.

2.3 MUFG's specialist services include the provision of advice to the council on developments and best practice in treasury management, the creditworthiness of potential counterparties, deposit and borrowing interest rates, and the performance and outlook of the wider economy.

2.4 The council recognises that its non-treasury investments mean that it may need to consult with specialists in other areas, particularly commercial property. Arrangements are in place to ensure that the Section 151 Officer and relevant senior managers can access appropriate expertise in respect of the council's commercial activities.

3 Borrowing policy statement

3.1 The council is permitted to borrow under the framework, introduced with effect from 1 April 2004.

3.2 At present the only debt held by the authority relates to:-

- twenty loans from the Public Works Loan Board (PWLB) for self-financing of the Housing Revenue Account (HRA), totalling £213.6 million (taken out in 2012); and
- commercial borrowing to fund the Park Street development, totalling £84.2 million.

3.3 The Park Street borrowing is in the form of three annuity loans. The council has benefitted from forward-fixing the interest rates on the Park Street borrowing at a weighted average rate of 1.67% - significantly below the rates currently available from PWLB or on the commercial market.

3.4 If the council is to deliver its ambitious 10-year new homes programme in the city, the HRA will need to take on additional borrowing in the future to part finance this spend.

3.5 It is also assumed that further borrowing will be required to fund General Fund capital expenditure over the next 10 years, in particular in relation to the Civic Quarter project, should this receive the approval of Full Council later in the year.

3.6 The council will not borrow more than or in advance of its needs purely in order to profit from the investment of the extra sums borrowed. Any decision to borrow in advance will be within forward-approved Capital Financing Requirement estimates and will be considered carefully to ensure that value for money can be demonstrated and that the council can ensure the security of such funds.

3.7 The government has announced a further one year extension to the arrangement whereby a concessionary PWLB loan rate is available to authorities wishing to take out borrowing for the purpose of financing capital expenditure in their HRA. This arrangement is now in place until March 2027 and enables the Council to borrow at 0.4% lower than would be the case for PWLB borrowing to fund General Fund capital expenditure. As the deadline for the end of the concessionary rate approaches, work will be undertaken to identify the extent to which external borrowing should be undertaken.

3.8 The council has set a prudential indicator for the maturity of new borrowing, which requires 100% of new borrowing to have a maturity of at least 5 years. This will allow some flexibility in achieving a portfolio of borrowing which meets the councils long-term cashflow needs, whilst seeking an appropriate balance of refinancing risk against borrowing cost.

3.9 Considering the council's need to borrow, the required maturity profile has been reviewed by reference to the council's liability benchmark. This shows the borrowing need in the General Fund

decreasing gradually over the next 20 years or so.

4 Minimum Revenue Provision (MRP) policy statement

4.1 Minimum Revenue Provision (MRP) is the revenue charge that the council is required to make for the repayment of debt, as measured by the underlying need to borrow, rather than actual debt. The underlying debt is needed to finance capital expenditure which has not been fully financed by revenue or capital resources. As capital expenditure is generally expenditure on assets which have a life expectancy of over one year, it is prudent to charge an amount for the repayment of debt over the life of the asset or some similar proxy figure.

4.2 The Local Authorities (Capital Finance and Accounting) regulations require local authorities to calculate for the financial year an amount of MRP which is considered to be 'prudent'.

4.3 There is no requirement to charge MRP where the Capital Financing Requirement (CFR) is nil or negative at the end of the preceding financial year.

4.4 The Housing Revenue Account share of the CFR is not subject to an MRP charge.

4.5 There is no requirement to make an MRP charge on an asset until the financial year after that asset becomes operational.

4.6 The government issues statutory guidance on the calculation of MRP. The council is required to have regard to the guidance based on the underlying principle that the provision should be linked to the life of the assets for which the borrowing is required.

4.7 However, the guidance is clear that differing approaches can be considered as long as the resulting provision is prudent.

4.8 In general, the council will make a minimum revenue provision charge based on the equal instalment method, amortising expenditure equally over the estimated useful life of the asset for which the borrowing is required. However, no provision will be made in respect of expenditure on specific projects where the Chief Financial Officer determines that capital receipts will be generated by the project to repay the debt. Specifically, in respect of the current

capital programme:

- The council has made a loan to a company (which is classed as capital expenditure) to enable it to let intermediate-rent properties. This will be financed from internal borrowing. As this loan is to a wholly-owned subsidiary company and is secured on assets, no MRP will be set aside. However, to ensure that this policy is prudent, the council will review this loan annually and if the loan is renegotiated. Where there is evidence which suggests that the full amount of the loan may not be repaid or is not secured on assets of appropriate value, it will be necessary to reassess the need to commence MRP to recover the impaired amounts from revenue.
- The council continues to make capital contributions and loans to the Cambridge Investment Partnership (CIP) – a joint venture and deadlock partnership in which the Council has a 50% stake – to facilitate the development of new housing within the city. These payments are classed as capital expenditure. As the payments are appropriately covered by assets in the CIP and as there are detailed plans to demonstrate that all investment in the CIP will be recovered in less than five years with a significant surplus, no MRP will be set aside. However, to ensure that this policy is prudent, the Council will review the position regularly. Where there is evidence which suggests that the finance provided may not be repaid, it will be necessary to reassess the need to commence MRP to recover the impaired amounts from revenue.
- No MRP will be required on bond investments which are treated as capital expenditure under regulation where those bonds are appropriately secured. This security will be reviewed at least annually.

4.9 In the circumstances outlined above when a capital receipt is received in the form of a loan or bond repayment this will be applied in the year of receipt to the CFR thereby reducing the CFR and extinguishing the unfinanced spend incurred in previous financial years.

4.10 The council has borrowed via the money markets to fund the redevelopment of the Park Street car park site. The borrowing comprises three annuity loans. These loans require the council to make a fixed cash repayment every six months comprising interest and repayment of principal over the life of the loans. Over the life of

each loan the interest portion of the repayment reduces as the balance outstanding reduces. As permitted by the relevant statutory guidance, the council has determined that the annuity method is an appropriate approach to provide MRP for Park Street. A hybrid interest rate based on the rates for the agreed loans will be used to calculate MRP.

4.11 The council has agreed to finance an element of the capital cost of a new community centre at Clay Farm from internal borrowing. Using the asset life method MRP would normally be made over an asset life of 40 years. However, the element of capital cost funded from internal borrowing will effectively be repaid over a shorter period from receipts of rental income from the tenant and subsidy from the site developer. The Council has decided to make MRP on this accelerated basis in respect of this asset, in line with the receipts generated.

4.12 The Council is required to report whether it has made any voluntary payments over and above that required to comply with its Minimum Revenue Provision policy. The Council can confirm that it made a voluntary overpayment of MRP of £9.545 million in the 2019/20 financial year.

5 Capital expenditure and financing 2026/27 to 2030/31

5.1 The council undertakes capital expenditure on long-term assets. These activities may either be:

- financed immediately through the application of capital or revenue resources (capital receipts, capital grants, developer contributions, revenue contributions, reserves, etc), which has no resultant impact on the council's borrowing need; or;
- if insufficient financing is available, or a decision is taken not to apply other resources, the funding of capital expenditure will give rise to a borrowing need.

5.2 Estimates of capital expenditure forms one of the required prudential indicators. The table on the following page shows the estimated capital expenditure for the next 5 years. Please note that this includes expenditure already approved, proposed for approval in the 2026/27 Budget Setting Report, and also a forecast of future expenditure not yet brought forward for formal approval.

Capital expenditure estimates (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
General Fund	**107.927**	**8.797**	**9.379**	**4.865**	**2.965**	**4.282**
Financed from:						
Capital receipts	(17.104)	(4.282)	(1.800)	(0.150)	-	(1.317)
Other contributions and balances	(21.322)	(4.515)	(7.579)	(4.715)	(2.965)	(2.965)
General Fund prudential borrowing	(69.501)	-	-	-	-	-
HRA	**96.266**	**86.330**	**91.225**	**97.742**	**98.915**	**98.928**
Financed from:						
Capital receipts	(11.598)	(5.063)	(4.650)	(1.291)	(1.308)	(1.328)
Other contributions and balances	(20.915)	(34.185)	(37.155)	(33.648)	(33.747)	(32.467)
HRA prudential Borrowing	(63.753)	(47.082)	(49.420)	(62.803)	(63.860)	(65.133)
Total capital expenditure financed from prudential borrowing	**133.254**	**47.082**	**49.420**	**62.803**	**63.860**	**65.133**

6 Prudential and treasury management indicators

6.1 The table on the following page shows the Capital Financing Requirement (CFR), which is the underlying need to incur borrowing for a capital purpose. It also shows the indicative debt position over the period. This is termed the Operational Boundary which the council would not normally expect to exceed. Actual debt levels may be lower due to the use of surplus cash balances, timing of capital expenditure and the availability of capital receipts and other sources of non-debt finance. Regulations require that the council's external debt level cannot exceed the Authorised Limit set out on the following page:-

CFR and borrowing estimates (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Capital financing requirement (CFR) at 31 March						
- General Fund	173.311	172.049	170.772	169.478	168.168	166.842
- HRA	294.105	341.186	390.607	453.410	517.270	582.402
Total CFR	**467.416**	**513.235**	**561.379**	**622.888**	**685.438**	**749.244**
Movement in CFR	127.980	45.819	48.144	61.509	62.550	63.806
External gross debt	370.710	416.529	464.673	526.182	588.732	652.538
Authorised Limits						
- External debt	600.000	600.000	650.000	700.000	750.000	850.000
- Other long-term liabilities	2.000	2.000	2.000	2.000	2.000	2.000
Operational Boundary						
- External debt	477.416	523.235	571.379	632.888	695.438	759.244
- Other long-term liabilities	1.237	1.173	1.109	1.045	1.481	1.417

6.2 With effect from 1 April 2024, local authorities were required to implement a new accounting standard known as IFRS 16. This standard requires that assets previously recognised as operating leases now, in many cases, need to be accounted for on the balance sheet. Authorities need to recognise an asset corresponding to their 'right to use' assets held under operating leases and a liability corresponding to the payments due under the relevant leases to secure use of the leased assets. The authority's CFR has not been significantly impacted by the implementation of IFRS 16.

6.3 Two additional indicators continue to be reported in Annexe B in accordance with the latest Prudential Code. The council is required to disclose its actual and estimated net income from commercial and service investments as a proportion of its net revenue stream. This indicator is important in the context of understanding the contribution commercial income makes to the council's net budget,

recognising that the council has a significant portfolio of investment properties. The council's Capital Strategy defines the activities which the council classifies as being commercial in nature. This includes car parking and bereavement services, as well as income from investment properties.

6.4 This indicator needs to be understood with reference to the environment in which these commercial activities operate. The loans made by the council will typically be project-specific and therefore will not return a constant level of income. The performance of services provided in a competitive marketplace will be subject to variation linked to factors particular to that market. By necessity, the budget setting process evaluates the impact of the current economic conditions on the performance of its commercial activities. Consequently, year-on-year changes in relation to an indicator should not, in isolation, be treated as a cause for concern providing the change is consistent with the council's budget estimates and therefore managed appropriately in the context of medium-term financial planning.

6.5 The other additional mandatory indicator is the liability benchmark. This indicator is presented in graph form with separate graphs being produced for the General Fund and the HRA. The format used shows the relationship between the following key elements over the life of the council's debt portfolio:

a) Existing loan debt outstanding: the council's existing loans, including borrowing for the Park Street project, that are still outstanding in future years.

b) CFR: this is calculated in accordance with the loans CFR definition in the Prudential Code and projected into the future based on approved prudential borrowing and forecast MRP.

c) Borrowing requirement: this will show separately for the HRA and the General Fund the additional amount which needs to be borrowed to deliver the council's current capital programme. All borrowing is undertaken in the name of the council but the General Fund and HRA need to account separately for the interest payable associated with borrowing undertaken.

d) Liability benchmark: this reflects the total amount of borrowing required after taking account of the council's liquidity needs.

e) Investment benchmark: this reflects the amount the council should invest based on projected cash balances after reflecting the current capital programme and borrowing assumptions. An

investment benchmark exists where borrowing exceeds balances required to fund the capital programme. The investment benchmark is expressed as a negative amount. The amount the council has available to invest will reduce as the borrowing agreed is used to fund new schemes identified in future capital plans approved as part of the budget setting process. This will be reflected in updates to the liability benchmark presented in future iterations of this document.

6.6 It is important to note that the liability benchmark is based on the projected 10-year capital programme and therefore excludes capital expenditure based on future schemes yet to be identified. The effect of this is to show a peak in the council's General Fund CFR in March 2026 by which time the council is expected to have significant unfinanced expenditure within its CFR. This principally relates to CIP projects and the redevelopment of Park Street. The CFR will continue to reduce as the council repays the Park Street borrowing and when loans from the council to CIP are repaid. There will, however, be other capital schemes which come forward for approval in the coming years.

6.7 The liability benchmark is intended to be a live indicator which informs the council's decisions about timing and duration of borrowing, hence it informs the borrowing strategy set out in section 3 above. The current liability benchmark indicates that there may be some capacity for the General Fund to provide short-term borrowing to the HRA to meets its borrowing requirement for finite periods. This will be kept under review.

7 Investment Strategy

7.1 MHCLG and CIPFA define 'investments' as including both financial and non-financial investments. This report deals solely with treasury (financial) investments, (as managed by the treasury management team). Non-financial investments, essentially the purchase of income yielding assets and service investments, are covered in the Capital Strategy.

7.2 The council's investment policy has regard to the following: -

- MHCLG's Guidance on Local Government Investments ("the Guidance");
- CIPFA Treasury Management in Public Services Code of

Practice and Cross Sectoral Guidance Notes 2021 (“the Code”); and

- CIPFA Treasury Management Guidance Notes 2021

7.3 The council’s investment priorities will be security first, portfolio liquidity second and then yield (return). The council will aim to achieve the optimum return (yield) on its investments commensurate with proper levels of security and liquidity and with regard to the council’s risk appetite.

7.4 In the current economic climate, it is considered appropriate to maintain a degree of liquidity to cover cash flow needs but to also consider “laddering” investments for periods up to 12 months with high credit rated financial institutions, whilst investment rates remain elevated, as well as other pooled funds which may meet the council’s needs.

7.5 The above guidance from the MHCLG and CIPFA places a high priority on the management of risk. This council has adopted a prudent approach to managing risk and defines its risk appetite by the following means:-

a) Minimum acceptable credit criteria are applied in order to generate a list of highly creditworthy counterparties. This also enables diversification and thus avoidance of concentration risk.

b) The key ratings used to monitor counterparties are the short-term and long-term ratings.

c) Other information: ratings will not be the sole determinant of the quality of an institution; it is important to continually assess and monitor the financial sector on both a micro and macro basis and in relation to the economic and political environments in which institutions operate. The assessment will also take account of information that reflects the opinion of the markets. To achieve this the council will engage with its advisors to maintain a monitor on market pricing such as “credit default swaps” and overlay that information on top of the credit ratings.

d) Other information sources used will include the financial press, share prices and other such information pertaining to the financial sector in order to establish the most robust scrutiny process on the suitability of potential investment counterparties.

e) This council has defined the list of types of investment instruments that the treasury management team are authorised

to use. There are two lists in Annexe A under the categories of 'specified' and 'non-specified' investments.

f) Specified investments are those with a high level of credit quality and subject to a maturity limit of less than one year.

g) Non-specified investments are those which could have less high credit quality, may be for periods in excess of one year, and/or are more complex instruments which require greater consideration by members and officers before being authorised for use.

h) Lending limits (amounts and maturity) for each counterparty will be set through applying the matrix table set out in Annexe A.

i) Transaction limits are set for each type of investment in Annexe A.

j) This council sets a limit for its investments which are invested for longer than 365 days.

k) Investments will only be placed with counterparties from countries with a specified minimum sovereign rating.

l) The council has engaged external consultants (Mitsubishi UFG) to provide expert advice on how to optimise an appropriate balance of security, liquidity and yield, given the risk appetite of the council in the context of the expected level of cash balances and need for liquidity throughout the year.

m) All investments will be denominated in sterling.

7.6 Information regarding the performance of the council's investments will be provided to the Leadership Team and Cabinet as part of the quarterly budget monitoring process. Benchmark information is also collected and used for comparison purposes.

8 Financial asset counterparties

8.1 The full listing of approved counterparties is presented at Annexe A, showing the category under which each counterparty has been approved, the appropriate deposit limit, and current duration limit.

8.2 There is no or very low risk to the capital invested (other than the risk of failure of the financial institution) for fixed term deposits and constant net asset value money market funds. Considering this very low level of risk, it is proposed to increase the maximum that can be invested in a single fund by £5 million for enhanced money

market funds (from £5 million to £10 million) and money market funds (from £15 million to £20 million) as set out at Annexe A so that the Council can hold more in the higher yielding funds.

8.3 The council continually reviews its investment policy. Recently, the economic climate has created considerable uncertainty. This has impacted asset pricing. The council holds investments in commercial property, both directly owned and through the CCLA Local Authorities' Property Fund. The pricing of both asset types has been particularly impacted. Further volatility in capital values is anticipated over the economic cycle.

8.4 The council will continue to monitor the total return generated by its investment in funds, all of which are actively managed by professional fund managers. In this context, it is important to recognise that the income distributions the council receives will not necessarily be subject to the same volatility as capital values. The council recognises the need for it to be able to continue to justify retaining these assets. This is important as one of the consequences of doing so is to bring forward the date when the council will need to borrow to fund its capital programme.

8.5 The council has made a loan of £7.5 million to Cambridge City Council Housing Company, a wholly owned subsidiary. This loan earns 2.02% and is secured on the properties owned by the company. The loan is kept under review and the loan facility is periodically renewed.

8.6 The council has continued to make loans available to Cambridge Investment Partnership, a joint venture – see paragraph 4.8 for further details.

8.7 The council invests in local business bonds issued by Allia Limited. The bonds are secured on the Allia Future Business Centre. The authorised counterparty limit for such investments as set out at Annexe A is £5 million in respect of long-term (5 year) bonds.

8.8 The council recognises that there is continuing debate about how best to capture information about the environmental, social and governance (often known as 'ESG') implications of investing decisions taken by the Council.

8.9 The council continues to work with MUFG to understand

developments within financial markets which offer the opportunity to have regard for ESG criteria when placing investments. The relevant CIPFA guidance asserts the primacy of 'security, liquidity and yield' considerations when managing the treasury portfolio and the council is required to adhere to that guidance.

8.10 Where the council invests for the longer term, there are opportunities to invest in products or counterparties which align with council objectives. Currently, this is reflected in investments in the CCLA Local Authority Property Fund. The CCLA Property Fund provides investors with regular updates about its work to reduce the carbon footprint of its property portfolio and increase the EPC rating of individual properties it owns.

9 Interest rates and interest received

9.1 In support of effective forecasting the council needs to be aware of the potential influence of interest rates on its treasury management activities. The council is provided with regular interest rate forecasts by its treasury advisors, MUFG.

9.2 Total interest and dividends of £2.5 million are due or have been received in respect of the council's deposits for the period from 1 April to 30 November 2025 at an average rate of 4.50%. The equivalent rate for the eight months to 30 November 2024 was 4.99%. These figures relate solely to the council's traditional treasury management deposits, and exclude interest earned on investments in the CCLA property fund, local bonds, and loans made to the connected entities.

9.3 On 18 December 2025, the Bank of England cut base rate by 0.25% to 3.75%. The vote was 5-4 in favour of the cut, but the language used by the MPC emphasised a "gradual downward path" for future interest rates, with the MPC wanting to assess evidence on labour market activity and wage growth before making further cuts.

Annexe A – Treasury Management Annual Investment Strategy

The full listing of approved counterparties is shown below, showing the category under which the counterparty has been approved, the appropriate deposit limit and current duration limits.

Current Counterparty List

MUFG Group Colour	Council's Current Deposit Period	Category	Limit (£)
UK Banks and Building Societies: -			
Yellow	60 months	UK Banks and Building Societies	35m
Magenta	60 months	UK Banks and Building Societies	35m
Pink	60 months	UK Banks and Building Societies	35m
Purple	24 months	UK Banks and Building Societies	30m
Blue	12 months	UK Banks and Building Societies	30m
Orange	12 months	UK Banks and Building Societies	30m
Red	6 months	UK Banks and Building Societies	20m
Green	100 days	UK Banks and Building Societies	10m
No Colour	Not recommended	UK Banks and Building Societies	0m

Name	Council's Current Deposit Period	Category	Limit (£)
Specified Investments: -			
All UK Local Authorities	N/A	Local Authority	20m

Name	Council's Current Deposit Period	Category	Limit (£)
All UK Passenger Transport Authorities	N/A	Passenger Transport Authority	20m
All UK Police Authorities	N/A	Police Authority	20m
All UK Fire Authorities	N/A	Fire Authority	20m
Debt Management Account Deposit Facility	N/A	DMADF	Unlimited
Enhanced Cash Funds (Standard & Poor's: AAAf/S1, Fitch: AAA/S1)	Up to 1 year	Financial Instrument	10m (per single counterparty)
Enhanced Money Market Funds (not below AAf) - VNAV	Up to 1 year	Financial Instrument	10m (per fund)
Money Market Funds (AAAf) – CNAV, VNAV & LVNAV	Liquid Rolling Balance	Financial Instrument	20m (per fund) with no maximum limit overall
UK Government Treasury Bills	Up to 6 months	Financial Instrument	15m
Members of a Banking Group	Using MUFG's Credit Criteria	UK Banks and UK Nationalised Banks	40m
Non-Specified Investments: -			
All UK Local Authorities – longer term limit	Over 1 year and up to 5 years	Local Authority	Up to 35m (in total)
Cambridge City Council Housing (CCHC) Working Capital Loan	Up to 1 year	Loan	200,000

Name	Council's Current Deposit Period	Category	Limit (£)
Cherry Hinton Community Benefit Society	Up to 1 year	Loan	50,000
CCHC Investment*	Rolling Balance	Loan (Asset Security)	7,500,000
Cambridge Investment Partnership*	Rolling Balance	Loan (Asset Security)	65m
CCLA Local Authorities' Property Fund	Minimum of 5 years	Pooled UK Property Fund	Up to 15m
Certificates of Deposit (with UK Banking Institutions)	Liquid Rolling Balance	Financial Instrument	See limits above
Certificates of Deposit (with UK Building Societies)	Liquid Rolling Balance	Financial Instrument	See limits above
Certificates of Deposit (with Foreign Banking Institutions)	Liquid Rolling Balance	Financial Instrument	2m (per single counterparty)
Enhanced Cash Funds (Standard & Poor's: AAAf/S1, Fitch: AAA/S1)	Over 1 year and up to 5 years	Financial Instrument	10m (per single counterparty)
Enhanced Money Market Funds (not below AAf) - VNAV	Over 1 year and up to 5 years	Financial Instrument	5m (per fund)
Commercial Property Investments funded from cash balances	Over 1 year	Commercial Property	25m (in total)
Municipal Bonds Agency	N/A	Pooled Financial Instrument Facility	50,000

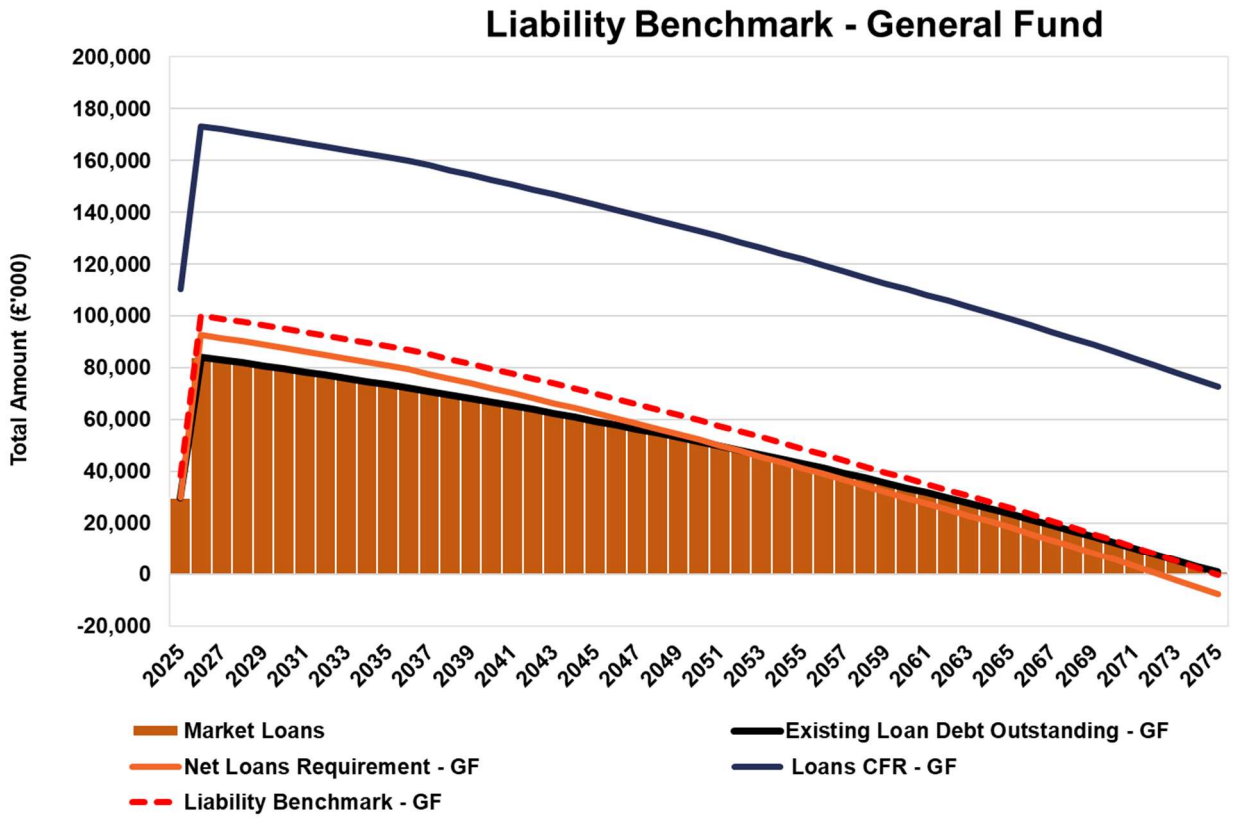
Name	Council's Current Deposit Period	Category	Limit (£)
Secured Local Bond – Allia Limited	N/A	Local Business Bond	Up to 5m in total
Supranational Bonds – AAA	Using MUFG's Credit Criteria	Multi-lateral Development Bank Bond	15m
UK Government Gilts	Over 1 year & up to 30 Years	Financial Instrument	15m

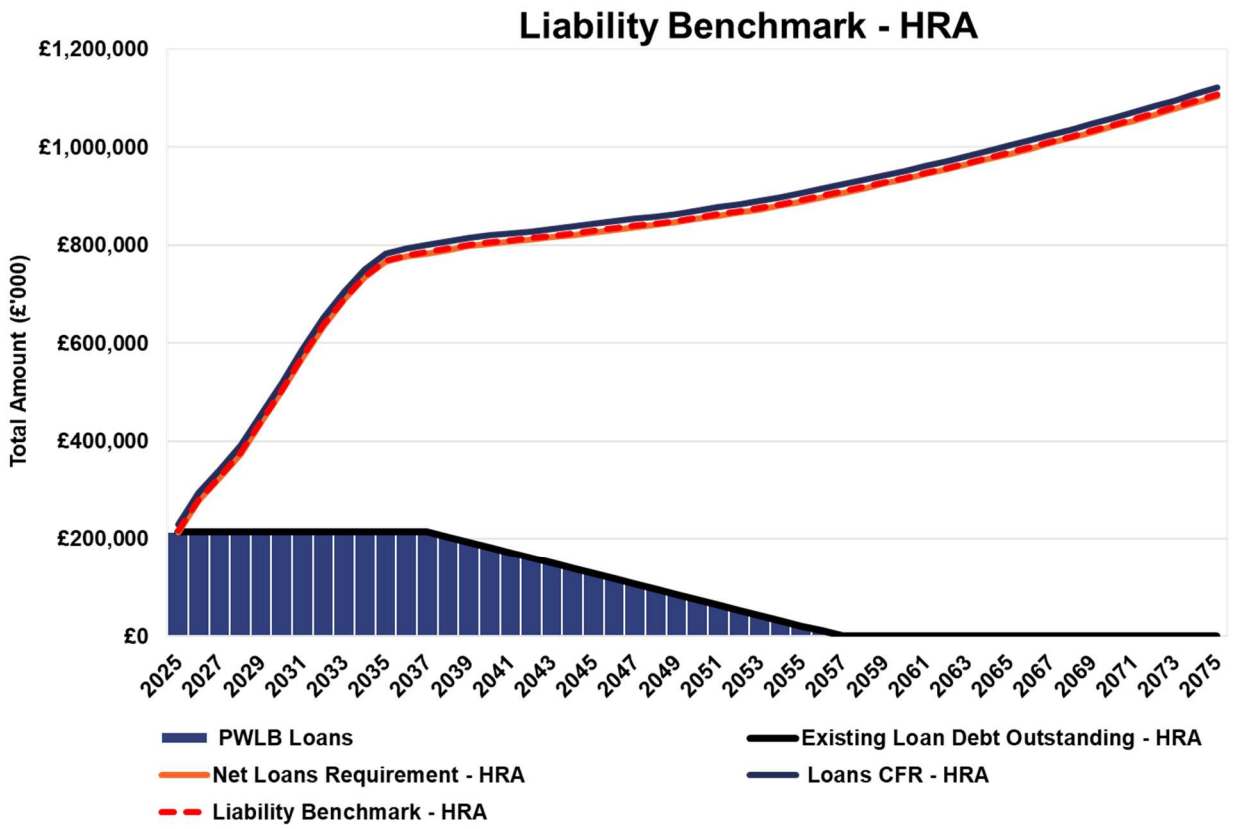
Note: In addition to the limits above, the total non-specified items over 1 year **(excluding balances with related parties*)** will not exceed £50m.

Annexe B – Prudential and Treasury Management Indicators

Prudential Indicator Estimates (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Capital expenditure						
- GF	107.927	8.797	9.379	4.865	2.965	4.282
- HRA	96.266	86.330	91.225	97.742	98.915	98.928
Total	**204.193**	**95.127**	**100.604**	**102.607**	**101.880**	**103.210**
Capital Financing Requirement (CFR) as at 31 March						
- GF	173.311	172.049	170.772	169.478	168.168	166.842
- HRA	294.105	341.186	390.607	453.410	517.270	582.402
Total	**467.416**	**513.235**	**561.379**	**622.888**	**685.438**	**749.244**
Movement in CFR	127.980	45.819	48.144	61.509	62.550	63.806
External gross debt as at 31 March	**370.710**	**416.529**	**464.673**	**526.182**	**588.732**	**652.538**
Ratio of net financing costs to revenue stream						
- GF %	(4.85)	1.38	1.24	1.21	1.20	0.98
- HRA %	12.36	20.04	22.74	25.09	27.55	29.92
Net income from commercial and service investments						
- GF	17.537	18.425	18.608	18.492	18.322	18.222
- HRA	0.621	0.625	0.641	0.777	0.792	0.808
Ratio of net income from commercial and service investments to net revenue stream						
- GF %	60.06	59.92	60.00	58.10	63.55	59.59
- HRA %	1.07	1.02	0.98	1.10	1.04	1.00

Treasury Indicator Estimates (£m)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Authorised limit						
- Borrowing	600.000	600.000	650.000	700.000	750.000	850.000
- Other long-term liabilities	2.000	2.000	2.000	2.000	2.000	2.000
Operational boundary						
- Borrowing	477.416	523.235	571.379	632.888	695.438	759.244
- Other long-term liabilities	1.237	1.173	1.109	1.045	1.481	1.417
Upper limit for total principal sums deposited for over 364 days and up to 5 years	50.000	50.000	50.000	50.000	50.000	50.000
Analysis of exposure to fixed and variable interest rates						
- Net interest on fixed rate borrowing/deposits	11.311	14.264	16.892	19.847	23.107	26.417
- Net interest on variable rate borrowing/deposits	(1.675)	(1.532)	(1.574)	(1.699)	(1.843)	(1.986)
Maturity structure of new fixed rate borrowing – 5 years and above						
- Upper limit	100%	100%	100%	100%	100%	100%
- Lower limit	100%	100%	100%	100%	100%	100%


Liability Benchmark - General Fund
Total Amount (£'000)
200,000
180,000
160,000
140,000
120,000
100,000
80,000
60,000
40,000
20,000
0
-20,000
2025 2027 2029 2031 2033 2035 2037 2039 2041 2043 2045 2047 2049 2051 2053 2055 2057 2059 2061 2063 2065 2067 2069 2071 2073 2075
Market Loans
Existing Loan Debt Outstanding - GF
Net Loans Requirement - GF
Loans CFR - GF
Liability Benchmark - GF


Liability Benchmark - HRA
Total Amount (£'000)
£1,200,000
£1,000,000
£800,000
£600,000
£400,000
£200,000
£0
2025 2027 2029 2031 2033 2035 2037 2039 2041 2043 2045 2047 2049 2051 2053 2055 2057 2059 2061 2063 2065 2067 2069 2071 2073 2075
PWLB Loans
Existing Loan Debt Outstanding - HRA
Net Loans Requirement - HRA
Loans CFR - HRA
Liability Benchmark - HRA

Annexe C – Glossary of Terms and Abbreviations

Term	Definition
Authorised limit for external borrowing	Represents a control on the maximum level of borrowing
Capital expenditure	Expenditure capitalised in accordance with regulations i.e. material expenditure either by government directive or on capital assets, such as land and buildings, owned by the council (as opposed to revenue expenditure which is on day-to-day items including employees' pay, premises costs and supplies and services)
Capital financing requirement (CFR)	A measure of the council's underlying borrowing need, i.e. it represents the total historical outstanding capital expenditure which has not been paid for from either revenue or capital resources
Certificates of Deposit (CDs)	Low risk certificates issued by banks which offer a higher rate of return
CIP	Cambridge Investment Partnership
CIPFA	Chartered Institute of Public Finance and Accountancy
Corporate bonds	Financial instruments issued by corporations
Counterparties	Financial institutions with which funds may be placed
Credit risk	Risk of borrower defaulting on any type of debt by failing to make payments which it is obligated to do
Enhanced cash funds	Higher yielding funds typically for investments exceeding 3 months
Eurocurrency	Currency deposited by national governments or corporations in banks outside of their home market
External gross debt	Long-term liabilities including Private Finance Initiatives and finance leases
Government CNAV	Highly liquid sovereign stock based on a Constant Net Asset Value (CNAV)
HRA	Housing Revenue Account - a ringfenced account for local authority housing where a council acts as landlord

Term	Definition
HRA Self-Financing	A new funding regime for the HRA introduced in place of the previous annual subsidy system
Liquidity	A measure of how readily available a deposit is
Low Volatility Net Asset Value (LVNAV)	Highly liquid sovereign stock based on a Constant Net Asset Value (CNAV)
MPC	Monetary Policy Committee - The Bank of England Committee responsible for setting the UK's bank base rate
Minimum Revenue Provision (MRP)	Revenue charge to finance the repayment of debt
Non Ring Fenced Bank (NRFB)	Government and Bank of England rules apply to all UK banks which have to split their business into 'core' retail and investment units known as Ring and Non Ring Fenced Banks
Non-specified investments	These are investments that do not meet the conditions laid down for specified investments and potentially carry additional risk, e.g. lending for periods beyond 1 year
Operational boundary	Limit which external borrowing is not normally expected to exceed
PWLB	Public Works Loans Board - an Executive Agency of HM Treasury from which local authorities and other prescribed bodies may borrow at favourable interest rates
Quantitative Easing (QE)	A financial mechanism whereby the central bank creates money to buy bonds from financial institutions, which reduces interest rates, leaving businesses and individuals to borrow more. This is intended to lead to an increase in spending, creating more jobs and boosting the economy
Ring Fenced Bank (RFB)	Government and Bank of England rules apply to all UK Banks which have to split their business into 'core' retail and investment units known as Ring and Non Ring Fenced Banks
Sterling Over Night Index Average	SONIA is a widely used benchmark based on actual transactions and reflects the average of the interest

Term	Definition
(SONIA)	rates that banks pay to borrow sterling overnight from other financial institutions and other institutional investors.
Security	A measure of the creditworthiness of a counter-party
Specified investments	Those investments identified as offering high security and liquidity. They are also sterling denominated, with maturities up to a maximum of 1 year, meeting the minimum 'high' credit rating criteria where applicable
Supranational bonds	Multi-lateral Development Bank Bond
UK government gilts	Longer-term government securities with maturities over 6 months and up to 30 years
UK government treasury bills	Short-term securities with a maximum maturity of 6 months issued by HM Treasury
Variable Net Asset Value	MMF values based on daily market fluctuations to 2 decimal places known as mark-to-market prices
Weighted Average Life (WAL)	Weighted average length of time of unpaid principal
Weighted Average Maturity (WAM)	Weighted average amount of time to maturity
Yield	Interest, or rate of return, on an investment

MUFG CORPORATE MARKETS INTEREST RATE FORECAST

Updating of our forecasts 22 December 2025

Comparison of forecasts for Bank Rate today v. previous forecast

Bank Rate	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27	Dec-27	Mar-28	Jun-28	Sep-28	Dec-28	Mar-29
22.12.25	3.75	3.50	3.50	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25
11.08.25	3.75	3.75	3.50	3.50	3.50	3.50	3.25	3.25	3.25	3.25	3.25	-	-
Change	0.00	-0.25	0.00	-0.25	-0.25	-0.25	0.00	0.00	0.00	0.00	0.00	-	-

- Our last interest rate forecast update was undertaken on 11 August. Since then, a combination of tepid growth (0.2% q/q GDP for Q2 and 0.1% q/q GDP for Q3), falling inflation (currently CPI is 3.2%), and a November Budget that will place more pressure on the majority of households' income, has provided an opportunity for the Bank of England's Monetary Policy Committee to further reduce Bank Rate from 4% to 3.75% on 18 December.

- Surprisingly, to most market commentators, the recent steep fall in CPI inflation in one month from 3.6% to 3.2% did not persuade most "dissenters" from the November vote (Lombardelli, Greene, Mann and Pill) to switch to the rate-cutting side of the Committee. Instead, it was left to Bank Governor, Andrew Bailey, to use his deciding vote to force a rate cut through by the slimmest of margins, 5-4.

- Given the wafer-thin majority for a rate cut it was not unexpected to hear that although rates would continue on a "gradual downward path", suggesting a further rate cut or cuts in the offing, MPC members want to assess incoming evidence on labour market activity and wage growth. Indeed, with annual wage growth still over 4.5%, the MPC reiterated that the case for further rate cuts would be "a closer call", and Governor Bailey observed there is "limited space as Bank Rate approaches a neutral level".

- Accordingly, the MUFG Corporate Markets forecast has been revised to price in a rate cut in Q2 2026 to 3.5%, likely to take place in the wake of a significant fall in the CPI inflation reading from 3% in March to 2% in April (as forecast by Capital Economics), followed by a short lull through the summer whilst more data is garnered, and then a further rate cut to 3.25% in Q4.

- As in August, nonetheless, threats to that central scenario abound. What if wage increases remain stubbornly high? There are, after all, several sectors of the domestic economy, including social care provision and the building/construction industries, where staff shortages remain severe. Moreover, by May 2026, following the local elections, we will have a better handle on whether or not the Starmer/Reeves team is going to see out the current Parliament or whether they face a Leadership challenge from within their own party If so, how will gilt markets react to these variables…and will there be additional geo-political factors to also bake in, particularly the Fed's monetary policy decisions in 2026 and the ongoing battle to lower rates whilst inflation remains close to 3%.

- Accordingly, our updated central forecast is made with several hefty caveats. We are confident, as we have been for some time, that our forecast for Bank Rate and the 5-year PWLB Certainty Rate is robust, and we have marginally brought forward the timing of the next rate cut(s). But for the 10-, 25- and 50-years part of the curve, the level of gilt issuance, and the timing of its placement, will be integral to achieving a benign trading environment. That is not a "given", and additionally, the inflation outlook and political factors domestically and, crucially, in the US, are also likely to hold sway. Matters should be clearer by June in the UK, but the US mid-term elections are scheduled for November.

- Our revised PWLB rate forecasts below are based on the Certainty Rate (the standard rate minus 20 bps) which has been accessible to most authorities since 1 November 2012. Please

note, the lower Housing Revenue Account (HRA) PWLB rate started on 15 June 2023 for those authorities with an HRA (standard rate minus 60 bps) and is set to prevail until at least the end of March 2026. Hopefully, there will be a further extension to this discounted rate announced in January.

MUFG Corporate Markets Interest Rate View 22.12.25													
	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27	Dec-27	Mar-28	Jun-28	Sep-28	Dec-28	Mar-29
BANK RATE	3.75	3.50	3.50	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25
3 month ave earnings	3.80	3.50	3.50	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.30
6 month ave earnings	3.80	3.50	3.50	3.40	3.30	3.30	3.30	3.40	3.40	3.40	3.40	3.40	3.40
12 month ave earnings	3.90	3.60	3.60	3.50	3.40	3.50	3.50	3.50	3.50	3.50	3.60	3.60	3.60
5 yr PWLB	4.60	4.50	4.30	4.20	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
10 yr PWLB	5.20	5.00	4.90	4.80	4.80	4.70	4.70	4.70	4.70	4.60	4.60	4.60	4.70
25 yr PWLB	5.80	5.70	5.60	5.50	5.50	5.40	5.30	5.30	5.30	5.20	5.20	5.20	5.20
50 yr PWLB	5.60	5.50	5.40	5.30	5.30	5.20	5.10	5.10	5.10	5.00	5.10	5.00	5.00

- Money market yield forecasts are based on expected average earnings by local authorities for 3 to 12 months.
- The MUFG Corporate Markets forecast for average earnings are averages i.e., rates offered by individual entities may differ significantly from these averages, reflecting their different needs for borrowing short-term cash at any one point in time.

Gilt yields and PWLB rates

The overall longer-run trend is for gilt yields and PWLB rates to fall back over the timeline of our forecasts, but the risks to our forecasts are generally to the upsides. Our target borrowing rates are set **two years forward** (as we expect rates to fall back) and the current PWLB (certainty) borrowing rates are set out below: -

PWLB borrowing	Current borrowing rates as at 22.12.25 p.m. %	Target borrowing rate now (end of Q4 2027) %	Target borrowing rate previous (end of Q4 2027) %
5 years	4.81	4.10	4.20
10 years	5.39	4.70	4.70
25 years	6.01	5.30	5.30
50 years	5.78	5.10	5.10

Borrowing advice: Our long-term (beyond 10 years) forecast for the neutral level of Bank Rate remains at 3.5%. As all PWLB certainty rates are still above this level, borrowing strategies will need to be reviewed in that context. Overall, better value can be obtained at the shorter end of the curve (<5 years PWLB maturity/<10 years PWLB EIP) and short-dated fixed LA to LA monies should also be considered. Temporary borrowing rates will, generally, fall in line with Bank Rate cuts.

Our suggested **budgeted earnings rates for investments** up to about three months' duration in each financial year are set out below.

Average earnings in each year	Now %	Previously %
2025/26 (residual)	3.80	3.90
2026/27	3.40	3.60
2027/28	3.30	3.30
2028/29	3.30	3.50
2029/30	3.50	3.50
Years 6-10	3.50	3.50
Years 10+	3.50	3.50

We will continue to monitor economic and market developments as they unfold. Typically, we formally review our forecasts following the quarterly release of the Bank of England's Monetary Policy Report but will consider our position on an ad-hoc basis as required.

Our interest rate forecast for Bank Rate is in steps of 25 bps, whereas PWLB forecasts have been rounded to the nearest 10 bps and are central forecasts within bands of + / - 25 bps. Naturally, we continue to monitor events and will update our forecasts as and when appropriate.

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Appendix R

Cambridge City Council

Housing Revenue Account Business Plan 2025/26 for 2026/27 Report and Commentary

January 2026

PREPARED FOR

CAMBRIDGE CITY COUNCIL

savills

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1. Introduction

1.1 Background

Cambridge City Council has retained Savills Affordable Housing Consultancy to support officers in the production of the annual Housing Revenue Account (HRA) Business Plan.

This report summarises the business plan outputs in preparation for the 2026/27 budget year and sets out the financial capacity and capability of the HRA to deliver on the Council's objectives in respect of the delivery of landlord services, stock investment, regeneration and new supply.

Savills have worked with officers to prepare the HRA business plan using the Savills platform for the first time, with the plan commencing financial year 2025/26.

In developing the plan and preparing this report, we have taken account of key economic and inflationary drivers, both national and local, as well a number of policy and related changes at a national level, introduced as a result of, and alongside, the Spending Review in June 2025, subsequent housing policy related consultations during the summer of 2025 and the Autumn Budget in November 2025.

In summary these include:

- High capital investment costs in the existing stock due to high levels of inflation in recent years, updated stock condition data and enhanced investment and building safety standards.
- Significantly increased operating costs based upon a commitment to improve data quality and service delivery standards.
- Increased development costs due to high levels of inflation in recent years, coupled with skills shortages in some areas alongside other market driven pressures.
- Continued high levels of interest rates available from the PWLB, albeit with discounts currently applied for HRA borrowing.
- Potential for continuing pressures on current operating costs which could outweigh income growth in the short-term.
- Government consultations on changes to the Decent Homes Standard and the introduction of a Minimum Energy Efficiency Standard (MEES), both of which inform business planning subject to confirmation by government, expected next year.
- A government consultation on the rate and pace at which rent convergence may be reintroduced, with the outcome now announced.
- Changes to the Right to Buy (RTB), following an extensive government consultation in late 2024, the outcome of which is to restrict access to the RTB whilst also providing a greater degree of flexibility for the reinvestment of RTB receipts, including some measures which are subject to primary legislation yet to be introduced.

At this stage, the plan is based on 2025/26 forecast outturn expenditure and income, and proposed budgets for 2026/27. The plan is therefore subject to further change for in-year variations and budgetary amendments, if these arise, as the business plan goes though the formal approval process.

1.2 Approach

This report sets out our findings as follows:

1. The outputs from the latest HRA business plan model in the light of the latest market conditions, national policy changes, local policy initiatives and other factors (as set out above).

2. Outputs from financial modelling and sensitivity testing (where appropriate) to establish alternative delivery scenarios for the business plan.

3. The impact on the metrics and indicators which can form the basis of future investment management and planning decisions for the HRA.

2. Business plan model - Baseline

2.1 Introduction

The HRA Business Plan financial model, the "baseline" plan, has been developed from information provided by officers, based upon the forecast outturn position for the 2025/26 financial year, and proposed budgets for 2026/27, with the baseline plan model providing the basis for this report.

The model has been developed via a series of meetings with officers to agree the methodology and assumptions.

2.2 Overview of methodology and assumptions

Overall

The plan is based on overarching principles as set out below.

- 30-year projections launched from 2025/26, based on the forecasts for 2025/26 and proposed budgets for 2026/27.
- Core inflation (subject to scenario testing) projected at:
  - 2.6% for 2027/28
  - 2.0% from 2028/29 onwards.
- Rents increasing at:
  - Rent increases of CPI plus 1.0% for 10 years, in line with the current rent settlement, before reverting to CPI only from April 2036
  - Homes relet at formula rent including the full rent flexibility, with a 3% annual turnover rate assumed.
  - Rent convergence for existing tenants assumed at £1 per week, from April 2027 and £2 per week from April 2028, for the remainder of the rent settlement period.
- Voids levels assumed to be 1.08% in 2026/27, reducing to 0.8% from 2027/28, relying upon improved performance following additional financial investment into the service during 2026/27.
- Bad debts assumed at 1% for 2026/27 and 2027/28, reducing to 0.9% by 2028/29 and 0.8% from 2029/30 onwards, with investment in both staff and IT anticipated to improve collection performance.
- Salary costs assumed to increase at 3.5% in 2027/28, 3.4% in 2028/29 and 2.6% from 2029/30 ongoing, which also takes account of anticipated incremental progression.
- Recharges and overheads assumed to increase by CPI plus 0.6% recognising a significant element of employee related costs are included.
- Outsourced repairs and capital maintenance costs are assumed to increase by 2.74% in 2027/28, 2.59% in 2028/29, 2.74% in 2029/30 and 2.53% from 2030/31 ongoing, which represents a blended rate using a mix of CPI and forecast building cost inflation (BCIS).
- Provision for depreciation increasing at CPI throughout.
- Capital maintenance of the existing tenanted stock (subject to Right to Buy sales) is initially modelled at a total of £515.8m (at today's prices before any adjustment) over 30 years from 2025/26; this provides for the existing capital programme for year 1, before moving to the Stock Condition Survey investment data from year 2, with the Decent Homes backlog assumed to be delivered across the first 6 years. An additional sum of £180m is also incorporated towards delivering Net Zero Carbon (NZC) investment in the housing stock, with this investment beginning in 2030/31 once EPC 'C' has been achieved.
- The overall stock investment profile (excluding the NZC uplift) equates to £67,070 per property, which is broadly in line with national average benchmarks based upon LGA research undertaken in 2024 (which were in the region of £62,000 nationally), but with these averages rising as more condition surveys are completed, to around £69,000 in 2025/26.

- Inclusion of an extensive development programme, with the delivery of an estimated 1,694 homes across the first 11 years of the plan as part of an anticipated programme, reliant on the receipt of significant Homes England Grant through a Strategic Partnership arrangement, to make the programme financially viable.
- To facilitate the delivery of the 1,694 homes, the assumption is made that 414 homes will be demolished across the same timeframe as part of regeneration schemes, a number of which are already vacant or are actively being decanted.
- Inclusion of a long-term programme of acquisition or new build homes at 25 per annum, assumed to deliver a further 575 homes from year 8 and throughout the remainder of the plan, to ensure that future Right to Buy receipts can be appropriately re-invested.
- Interest calculations based upon a portfolio of loans totalling £213.6m attributed to the HRA, with an opening HRA Capital Financing Requirement (CFR) of £230.4m, with interest charged on the internal borrowing of £16.8m at a rate of at 5.50% in 2025/26, 5.15% in 2026/27, 5.35% in 2027/28, 5.25% in 2028/29 and 5.20% from 2029/30 on an ongoing basis.
- New borrowing assumed at a rate of 5.50% in 2025/26, 5.15% in 2026/27, 5.35% in 2027/28, 5.25% in 2028/29 and 5.20% from 2029/30 on an ongoing basis.
- Interest received on HRA cash balances at 3.90% in 2025/26, 3.60% in 2026/27, 3.30% in 2027/28 and 3.50% from 2028/29 ongoing.

The overall methodology within the plan is founded on the following key approaches:

- Borrowing for acquisitions and investment in the existing stock is approximately £760.4m over the life of the plan (£568.3m net new borrowing, with the balance replacing existing loans as they mature), with this currently assumed to be predominantly in respect of development, but with a degree of borrowing required for investment in the existing housing, more so in the first 5 years whilst EPC 'C' is achieved and the Decent Homes backlog is delivered.
- The assumption is made that debt will be repaid during the life of the business plan, as loans reach maturity, but with these repayments currently assumed to be subject to replacement borrowing to maximise the resource available for investment in both new homes and in future energy improvements to the existing housing stock.

We have set out below further details in respect of some of the key inputs and assumptions.

Rents

Rents follow current guidance with relets to new tenancies at the relevant formula rent, including the discretionary rent flexibility (rather than the outgoing rent).

Void levels are incorporated into the financial model at 1.08% for 2026/27, reducing to 0.80% in 2027/28 on an ongoing basis. This assumes improved voids performance, as a result of planned investment in services in 2026/27, which will need to be carefully monitored to ensure delivery.

The annual contribution to the bad debt provision has been modelled at 1.00% for 2026/27 and 2027/28, reducing to 0.90% in 2028/29 and 0.80% from 2029/30 on an ongoing basis. This assumes improved collection performance in the coming years as a result of investment in both staff and IT systems, which will again need to be carefully monitored.

Rents are assumed to increase annually by CPI plus 1.0% (based upon the preceding September's CPI rate) from April 2026 for 10 years, in line with the current rent settlement announced in June 2025. The rate of inflation as measured by CPI in September 2025 was 3.8%, giving rise to a 4.8% rent increase from April 2026, and this assumption has been incorporated into the baseline business plan.

As part of the Spending Review in June 2025, the government confirmed its intention to reintroduce rent convergence, and in July 2025, issued a consultation paper on the rate and pace of this. The consultation sought views on closing the gap between actual and formula rents each year by either £1 or £2 per week, on

top of the standard CPI plus 1.0% increases, and on whether it should be implemented from April 2026 and should span the full 10 years of the current rent settlement period. The outcome of the consultation is now known, with a delay in implementation, and the reintroduction of rent convergence at £1 per week from April 2027 and £2 per week from April 2028, for the remainder of the rent settlement period.

The reintroduction of rent convergence had initially been assumed in the baseline model at the rate of £2 per week from April 2026, in advance of the announcement from government. Now that the announcement has been made, the business plan has been updated to reflect the confirmed policy change. The original assumption of being able to reintroduce rent convergence at £2 per week from April 2026 has been modelled as a sensitivity, to show the impact of the change in assumption.

Any decision not to reintroduce rent convergence as announced, would be expected to negatively impact the HRA business plan, as would any national decision not to maintain rent increases at a minimum of CPI plus 1.0% for the next 10 years. We have modelled both as sensitivities to demonstrate the potential impact.

Right to Buy sales volumes

The level of sales is modelled at 40 in 2025/26, whilst the Council works its way through the influx of applications received in the first three weeks of November 2024 following the government announcement of a return to the pre-2012 maximum discount levels from 21 November 2024.

The discount changes have reduced the maximum discount from £102,400 to £34,000, and as a result the estimated number of future sales has been reduced, with 15 sales per annum forecast from 2026/27, with the potential for this to reduce further once activity levels with the lower discounts are clear.

Estimated sales over the next 30 years account for a stock loss of 6.2% over the plan period (excluding any disposal or regeneration schemes). We have made adjustments to rents and future capital investment assumptions to reflect the stock losses incorporated, but not to management or maintenance costs, as the numbers are not material in terms of the impact on the plan, particularly in the long-term.

Capital works to existing properties

The model reflects the proposed capital programme, which is driven by the Stock Condition Survey data from the Councils' Asset Management System. The data for this iteration of the plan has not been updated from data used 12 months ago (but has simply been inflated), as there is currently an exercise in progress to fully refresh the Stock Condition Survey data, which is expected to provided updated assumptions as part of the next iteration of the plan.

This carries a degree of risk in the short-term, but the view that a reasonable level of resource has been incorporated into the plan whilst refreshed Stock Condition Survey data is awaited is borne out by the fact that the level of investment per property over 30 years is £67,070 (excluding the NZC uplift), compared to national sector benchmarks that are currently in the region of £69,000 per property. This provides some comfort that the plan is not significantly under-provided in this area.

The stock investment data currently used to inform the baseline plan is summarised in the table below:

Table 2.1 – Stock Investment Requirements derived from Asset Management System, including energy uplift (base year prices)

	Years 1 to 5	Years 6 to 10	Years 11 to 15	Years 16 to 20	Years 21 to 25	Years 26 to 30	Total
Decent Homes (Codeman)	48,284,495	59,285,148	56,700,525	46,202,661	47,803,009	49,956,772	308,232,611
Other HRA Stock Capital Works	7,032,326	5,164,793	5,106,212	5,416,505	5,976,854	6,396,650	35,093,340
Estate Investment Fund	1,072,000	0	0	0	0	0	1,072,000
Energy (Stock to EPC 'C')	47,662,000	0	0	0	0	0	47,662,000
Backlog	32,682,310	6,498,978	0	0	0	0	39,181,288
CCC Fees and External Professional Fees	3,402,680	2,800,710	2,644,425	2,644,425	2,644,425	2,644,425	16,781,090
Decent Homes Contractor Overheads (11%)	6,386,130	7,545,994	7,255,241	6,134,608	6,372,285	6,655,376	40,349,635
Disabled Adaptations	4,248,000	4,150,000	4,150,000	4,150,000	4,150,000	4,150,000	24,998,000
New Build Decent Homes	2,431,000	0	0	0	0	0	2,431,000
Net Zero Carbon Contribution	0	36,000,000	36,000,000	36,000,000	36,000,000	36,000,000	180,000,000
	153,200,942	121,445,622	111,856,403	100,548,199	102,946,573	105,803,224	695,800,963

The total level of investment anticipated over 30 years is £695.8m, including £180m of resource towards the delivery of Net Zero Carbon from year 6 onwards. This level of investment in Net Zero Carbon will in no way meet this standard across the entire portfolio, with the full cost estimated to be in the region of £418m (in addition to what will be spent to achieve EPC 'C').

New Build, Regeneration and Acquisition assumptions

The plan provides for an extensive development programme, with the delivery of an estimated 1,694 homes as part of this programme across the first 11 years of the plan. The programme assumes a significant contribution in the form of Homes England grant (from the Social and Affordable Homes Programme), with £120,000 per eligible home incorporated into the assumptions, assuming the Council is able to secure a Strategic Partnership arrangement with Homes England. The programme will need to be fundamentally reviewed if this is not achieved, and grant will instead need to be sought on a scheme by scheme basis through the continuous market engagement process.

To facilitate the delivery of the 1,694 homes, the assumption is made that 414 homes have either been vacated and removed from the stock during 2025/26, or will be, in the coming months and years, to allow demolition as part of regeneration schemes. These properties have been removed from the business plan, with both rental income and capital investment assumptions adjusted accordingly. Management and revenue repair costs have not been adjusted, as many of the homes have already been vacated.

A long-term programme of new homes is incorporated at 25 per annum, assumed to deliver a further 575 from year 8 and over the remainder of the plan, to ensure that future Right to Buy receipts can be appropriately re-invested. The assumption is made that these homes will be delivered using 50% Right to Buy receipt funding (40% in the last 2 years) and 50% HRA resource or borrowing (60% in the last 2 years), to ensure that the Council continues to deliver more homes than would otherwise be provided if Right to Buy receipts were to be the only source of funding.

New homes are assumed to be introduced at a mix of social and affordable rents, with affordable rents at up to 80% of market rent.

Provision for management, revenue repair and capital maintenance costs for new build homes on a marginal basis is currently made within the plan, recognising that the number of new homes being delivered will be greater than the number either sold under the Right to Buy or demolished as part of regeneration schemes, and that the new homes will be bult to higher standards, which will require additional future investment.

Interest rates

The Council operates a two-pool approach to managing debt, with a portfolio of loans totalling £213.6m attributed directly to the HRA, with a HRA Capital Financing Requirement of £230.4m leaving notional internal borrowing of £16.8m, with interest charged to the HRA based upon a rate of 5.50% in 2025/26, 5.15% in

2026/27, 5.35% in 2027/28, 5.25% in 2028/29 and 5.20% from 2029/30 onwards, for the remainder of the term of the plan.

New borrowing is assumed at the same market rates, which anticipate longer-term borrowing from the Public Works Loan Board (PWLB) and the ability to re-finance existing borrowing at similar levels, adopting forecasts from the Council's treasury advisors. The HRA preferential rate with the PWLB is now assumed to apply until March 2027, following an announcement of its extension in late January 2026.

The plan currently assumes repayment of debt at loan maturity, but also assumes new borrowing to replace a significant proportion of this to allow investment into the delivery of enhanced services, improvement works to the existing stock and new homes within the HRA.

Internal lending is assumed at an interest rate of 3.90% in 2025/26, 3.60% in 2026/27, 3.30% in 2027/28 and 3.50% from 2028/29 onwards in line with advice from the Council's treasury management function.

2.3 HRA Business Plan Projections - Baseline

As set out above, we have modelled the capacity of the business plan not only to meet existing and future service costs, but also to invest in existing homes to ensure stock is maintained at the Decent Homes Standard and to deliver new homes, whilst also demonstrating overall financial sustainability. In doing so, a starting minimum balance for the HRA of £7.4m has been applied, increased to £8.2m from 2026/27.

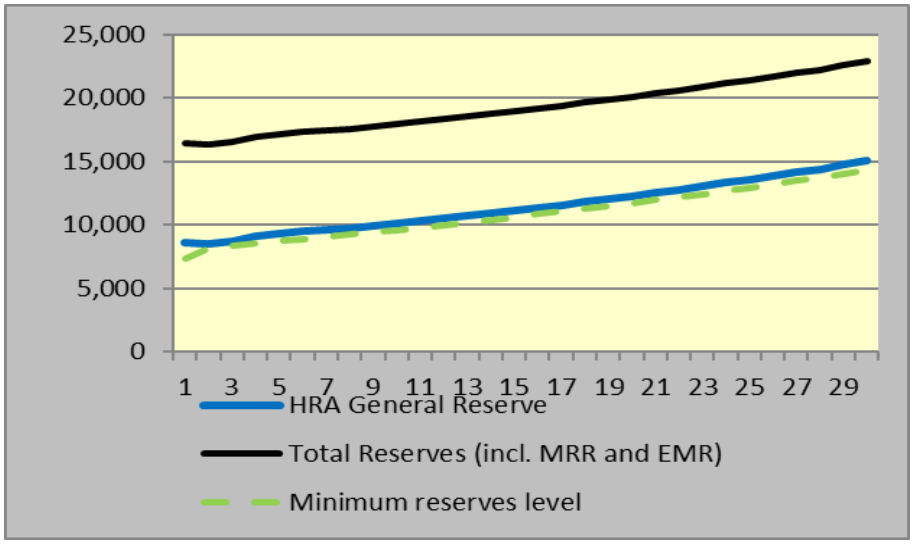
Various methodologies can be applied for arriving at a minimum reserve balance:

1. Equivalent to a period of gross expenditure. In the case of Cambridge £8.2 million is equivalent to 2.4 months of expenditure; elsewhere we have seen 1.7 months set as a basis.
2. A percentage of turnover is also adopted at other LA's, with authorities we have worked with having set the target limit at minimum 10% of turnover, which if adopted by Cambridge, would be £6.1m, in place of the current £8.2m.
3. Finally, a straightforward allowance per unit could be used, which equates to £1,072 per unit whereas values closer to £900 per unit are modelled elsewhere.

Having considered the above benchmarks, the 2026/27 level of minimum reserves of £8.2m included in the business plan is considered prudent against all metrics, and as a result, the Council could consider reviewing the reserves policy in future years.

The chart below shows the projection for HRA reserves, maintaining reserves at, or marginally above the minimum level, with the starting level of £7.4m increased to £8.2m for 2026/27, then inflated annually in line with CPI, with all available remaining resource in the HRA utilised to finance the capital programme.

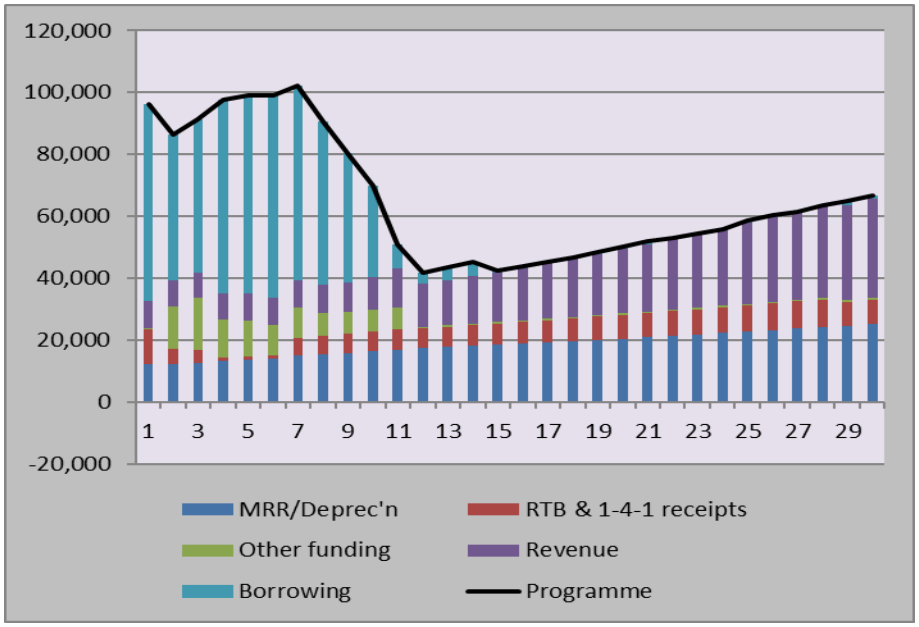
Chart 2.1 – Projected HRA balances (£'000s)



These projections demonstrate that the HRA reserves are able to be maintained at, or above the minimum level set throughout the life of the plan, with any revenue surplus above this level utilised as revenue contributions to capital outlay (RCCO) to fund the capital programme, reducing the need to borrow further. The model maximises available revenue contributions to capital throughout the 30 years, whilst maintaining balances within the HRA revenue reserve at, or above, the agreed level.

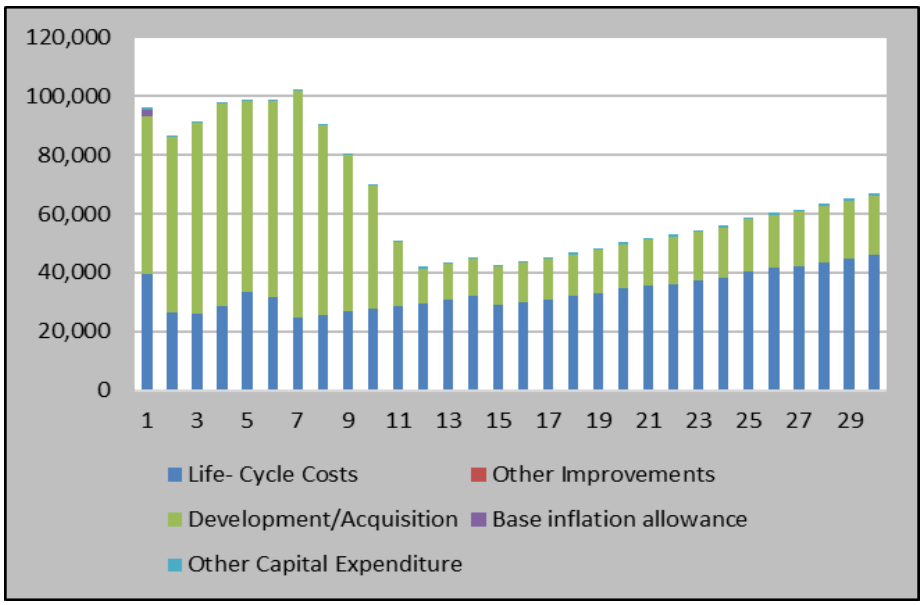
The Council could reduce the use of revenue surpluses to directly finance the capital programme, instead providing for additional expenditure on services, utilising the resource to support additional borrowing, or alternatively setting aside resource to allow repayment of an element of HRA debt. This would however require a review of the proposed capital investment programme, to either reduce investment, or to utilise alternative funding sources.

Chart 2.2 – Projected capital expenditure and financing (£'000s)



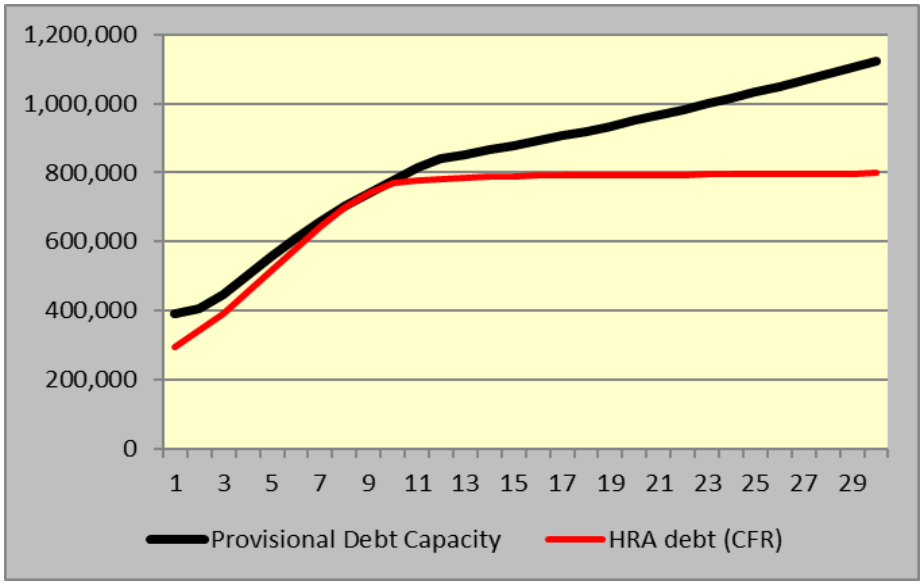
Capital expenditure is fully financed throughout the 30 years as demonstrated by the horizontal black line, with net new borrowing required throughout, to facilitate the delivery of the ongoing programme of new homes, alongside energy improvements to the existing housing stock.

Chart 2.3 – Projected Capital Expenditure Analysis (£'000s)



In order to assist in financing the levels of capital expenditure demonstrated above (charts 2.2 and 2.3) the projected debt (HRA CFR) is demonstrated in the graph below.

Chart 2.4 – Projected debt profile (HRA CFR) and Notional debt capacity "golden rule" (£'000s)



Borrowing is projected to increase across the life of the plan, to a total of £799m by 2054/55, with a degree of net new borrowing required to continue to deliver new homes, alongside taking out new loans in place of existing loans as they mature.

The notional debt capacity in the chart above is measured on the basis of the Interest Cover Ratio[1] (ICR) which sets out one basis for setting a prudent limit on borrowing based upon the underlying net income generated within the plan. Borrowing sits within this measure of debt capacity, as measured by an interest cover ratio of 1.25 throughout the life of the plan, with additional borrowing capacity available, beginning to build from year 11 onwards, once the current development programme, which utilises a significant amount of the capacity in the early years, comes to an end.

The business plan carries risk in terms of the level of borrowing required, particularly across the first 10 years, as the development programme is delivered and the required energy improvements are made to the existing housing stock. During this period there is far less capacity to respond to unforeseen events or to invest elsewhere if the need arises. Borrowing can be supported by available revenue resources but will require careful risk management and regular review to ensure that costs are controlled and new homes are delivered both on time and budget.

The ICR is calculated as operating surplus divided by interest costs, and represents the cover that the HRA has against its interest cost liabilities in any year after taking into account transfers from the HRA to the Major Repairs Reserve (MRR) for depreciation, which in turn is then used to finance the capital programme.

This approach to ICR recognises that the Council has flexibility in the way it uses any HRA net income after depreciation – it can either use this surplus revenue to top up depreciation to the MRR, use surplus revenue as revenue contributions to the capital programme (RCCO), use surplus revenue to borrow against, or use surplus revenue to pay down debt.

The ICR is set to a "golden rule" which provides comfort that if there were a sudden drop in income or increase in operating costs, there would be sufficient headroom to continue to cover debt interest. For housing associations, the usual definition of operating surplus is EBITDA-MRI (Earnings before Interest, Tax, Depreciation and Amortisation – Major Repairs Included) – which is a measure that takes into account all of the costs associated with future stock maintenance. For the HRA, there is a split between future costs which are charged to revenue and future costs which are charged to capital hence it is appropriate to draw the "net income" level after depreciation.

There are financial pressures within the housing association sector that are parallel to those affecting local authorities and Cambridge City Council. The average ICR for the HA sector in 2024/25 was 0.91 although this captures all capital as well as revenue expenditure; typical lending covenants vary between 1.10 and 1.50 depending on the size and nature of the HA, with 1.25 being a typical "golden rule" expectation. Until the last two years, the ratio has not dropped to below 1 since 2007/08 and highlights that housing associations have had to accept that interest cover will dip below minimum levels in the short-medium term (effectively requiring a "carve out" from their funder covenants in the short-term). In other words, they are having to use some net income to borrow to invest in their stock applying a degree of flexibility in the same way that councils are able to do within the HRA.

For the HRA, operating surplus is best defined as:

- Turnover (dwelling rents, other rents, service charges, contributions)
  less
- Operating Costs (general management, special management, other management, repairs & maintenance, depreciation transfers).

The above definition of ICR works in the HRA context as it determines the revenue surplus before interest, appropriations, and other "below the line" adjustments, and already takes into account a significant element of costs relating to major repairs before comparing to debt interest capacity.

[1] *We draw ICR at Net Operating Income (i.e. turnover less management, maintenance and depreciation); this reflects the resource accounting nature of the HRA and flexibility with which to utilise surplus revenue below that level*

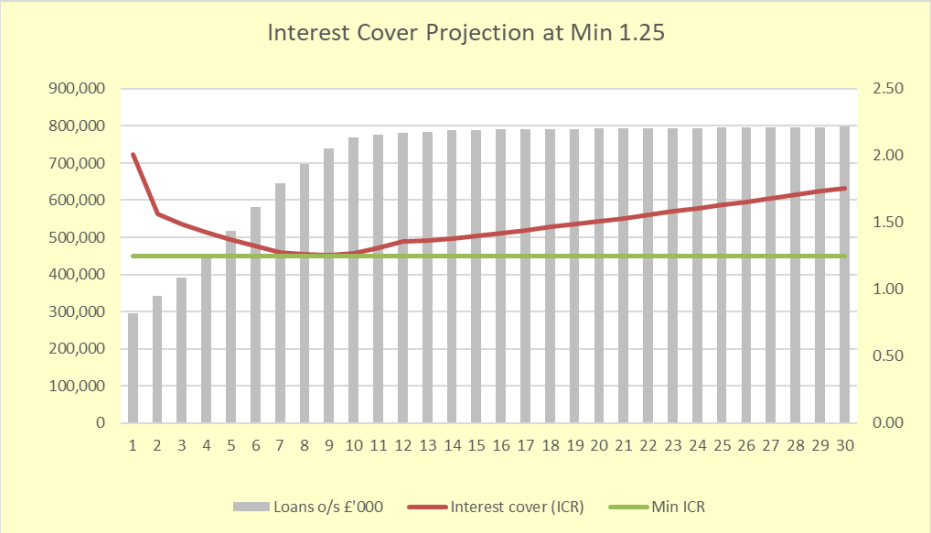
The net operating surplus determining the availability of revenues to cover interest payments can also be expressed in %age terms as "operating margin". The operating margin within the baseline plan starts at around 30% and rises to circa 44% over the long-term. Margins are considerably above national benchmarks throughout, when compared with other local authorities, and improve further as rents increase at a greater pace than costs and new homes are delivered with higher rents and marginal operating costs assumed for these.

Chart 2.4 shows the provisional debt capacity (prudential borrowing) which is set at the "golden rule" of interest cover ratio (as defined above) at a minimum of 1.25, with borrowing headroom available throughout, but not to any great significant degree until year 11 and throughout the remainder of the life of the plan.

The plan shows a position that is financially viable in terms of HRA revenue projections, with reserves maintained at, or above, minimum levels throughout. The plan is not, however, without risk. The level of debt to be taken on is significant, but critically sits within levels that would be considered "prudent" in risk management terms. The impact on the "golden rules" for setting prudential limits is affected in terms of:

- Forecast levels of debt (HRA CFR) increase throughout the life of the plan predominantly to support the planned investment in the delivery of new homes, but also the investment required in the existing housing stock in the first 5 years.
- There is resource available for debt repayment in later years, but the plan currently assumes this is reinvested in the delivery of energy improvements to the existing housing stock and in the delivery of new homes.
- Forecast borrowing is within the interest cover "golden rule" of 1.25 throughout, with an ICR of 2.01 in 2025/26, reducing to as low as 1.25 in year 9, before rising to 1.76 by year 30, indicating a financially viable position, but with inherent risks that will need to be managed and little additional investment capacity for some time. This is clearly demonstrated in the chart below:

Chart 2.5 – Interest cover projection at minimum of 1.25



A 10-year rent settlement at CPI plus 1.0% in addition to the assumption that rent convergence will be reintroduced at £1 per week from April 2027 and £2 per week from April 2028 are essential to support the interest payments on the borrowing within the plan and to ensure that borrowing remains at levels that are considered "prudent" in risk management terms, particularly over the first 10 years. It is also critical that costs are controlled during the first 10 years of the plan, as the investment capacity is fully committed over this period based upon the expenditure assumptions within the baseline plan.

2.4 Comparison to benchmarks

The table below compares data from the Draft Statement of Accounts for Cambridge City Council to that of the majority of other local authorities with a Housing Revenue Account, using available 2024/25 data.

Table 2.2– Statement of Accounts Benchmarking Data 2024/25

	Cambridge	Eastern Region	National
Management cost gross per unit	1,329	2.022	2,393
Maintenance cost gross per unit	2,126	1,653	1,680
M&M gross per unit	**3,455**	**3,675**	**4,073**
M&M net of non-rent income per unit	**2,509**	**2,842**	**2,886**
Depreciation per unit	1,575	1,380	1,196
Operating costs per unit (net of non-rent income)	**4,083**	**4,222**	**4,082**
Debt per unit	**29,994**	**24,260**	**20,039**
M&M rent £	0.39	0.50	0.53
Depn rent £	0.24	0.24	0.21
Financing rent £	0.15	0.15	0.14
Surplus/deficit rent £	0.22	0.11	0.12
Rent	**130.61**	**113.25**	**109.05**

Management and maintenance costs combined are lower than benchmark particularly after netting off non-rent income (i.e. service charges)

Individually management costs are lower than benchmark and maintenance costs are higher, but Cambridge report repairs administration costs in repairs whilst some local authorities report it in management, hence a combined measurement is a more useful comparison.

Depreciation is marginally above benchmarks, both regionally and nationally.

The debt per unit (predominantly resulting from the 2012 Self-Financing Settlement) is high, but so is the rent per unit supporting it, when compared to both regional and national averages.

Represented as a proportion of the rent £, management and maintenance costs are far lower than benchmarks, with rents and operating margins being high, leaving significant surpluses available for RCCO, investment in services or debt repayment. All available resource is currently committed as RCCO to the capital programme to finance investment in the stock, energy improvements and new build.

Increases to budgets from 2026/27 will see the gross management and maintenance cost increase from £3,455 in 2024/25 to an estimated £3,814 – an increase of over 10%, which (given rent increases across the country of 4.8%) is likely to be a higher revenue cost increase than for many authorities.

The management and maintenance cost, net of non-rent income, will increase from £2,509 to £3,042, an increase of over 20%.

These increases are affordable within the business plan, in part as a result of the assumption that rent convergence is reintroduced at £1 per week from April 2027 and £2 per week for April 2028. Any local decision not to reintroduce this, will adversely impact the business plan.

3. Sensitivity and Stress Testing

Given the ongoing economic and policy uncertainty in respect of cost inflation, interest rates, rent convergence and the impact of proposed changes to Decent Homes Standard alongside the introduction of a Minimum Energy Efficiency Standard, we have specifically reviewed some sensitivities in respect of the impact of these.

The sensitivities considered are set out in the sections below, with a summary in the set of graphs at the end of the section. These measure the impact of each sensitivity against the closing level of debt, the closing level of HRA reserves and the closing interest cover ratio at the end of the plan.

3.1 Interest Rate Risk

Due to the increased levels of borrowing in the business plan in order to facilitate both development and the investment required in the existing housing stock, the level of interest rates will have an impact on the plan. Any requirement for the Council to refinance existing debt will also impact the plan.

The interest rates supplied for use within the plan are based on the Council's view of the treasury sector, with borrowing rates of 5.50% in 2025/26, 5.15% in 2026/27, 5.35% in 2027/28, 5.25% in 2028/29 and 5.20% from 2029/30 onwards, for the remainder of the term of the plan, but the markets, and particularly Government gilts, are difficult to predict.

At the time of writing, PWLB maturity loan rates vary from 4.57% to 6.19% depending upon the term of the loan. The current reduced HRA rate at 60 basis points below the standard PWLB lending rates is now applicable until at least March 2027, following an announcement in late January 2026 of a single year extension. Outside of this, the PWLB certainty rate of 20 basis points below the standard rate will still apply. Therefore the 5.50% rate currently is not considered unrealistic, and is reflective of the rates available to the HRA for longer-term borrowing in the current market place.

However, by way of example, we have demonstrated the impact of:

- Increasing borrowing rates for all new borrowing by 1.00% from 2026/27 onwards
- Reducing borrowing rates for all new borrowing by 1.00% from 2026/27 onwards.

The rates modelled for 2025/26 remain unchanged in both scenarios.

3.2 Cost Inflation Risk

Within the plan, we have used inflation indicators as agreed with Cambridge, which assume the Bank of England's core target for inflation of 2% is achieved by 2028/29, with a rate of 2.60% assumed for 2027/28.

Considering both the Bank of England (BoE) and Office of Budget Responsibility (OBR) forecasts for the next 3 years for CPI, this assumption is considered wholly reasonable and is in line with the assumptions being made by a number of other councils.

According to the Bank of England's Monetary Policy Report of Augst 2025 inflation was expected to be:

- 3.8% Quarter 3 2025
- 2.7% Quarter 3 2026
- 2.0% Quarter 3 2027

In December 2025, the Bank of England reduced the base rate to 3.75%, and confirmed that they anticipated the fall back to the 2% inflation target would be quicker.

The Office of Budgetary Responsibility Economic and Fiscal Outlook of November 2025 also supports the view that inflation will return to 2% during 2027, supporting the assumption that this could be the rate assumed for budgets from 2028/29.

To test the impact of varying inflation on the plan we have modelled two scenarios in respect of cost inflation and non-rental income inflation only, as detailed below:

Higher general cost and non-rental inflation (CPI)

In this scenario we have modelled inflation for 2027/28 and 2028/29 at 3%, before returning to 2% from 2029/30.

Lower general cost and non-rental inflation (CPI)

In this scenario we have modelled inflation falling to below the government's long-term target, with 1% assumed for both 2027/28 and 2028/29, before returning to 2% from 2029/30.

3.3 Future Rent Policy (possible risks and "upside")

We have considered the impact of changes in both cost and non-rental inflation and interest rates, and now have some certainty over base rent increases for the next 10 years, with the basis for the reintroduction of rent convergence now confirmed.

The Council's baseline position now assumes CPI plus 1% for 10 years from April 2026, with rent convergence assumed to be reintroduced at the rate of £1 per week from April 2027, increasing to £2 per week from April 2028, for the remainder of the 10-year rent settlement period.

To demonstrate the impact on the plan of alternative scenarios, we have modelled two alternative scenarios as detailed below:

- Rent convergence at £2 per week from April 2026, as was assumed in the business plan prior to the recent government announcement
- Rent convergence not being introduced at all

We have modelled the impact of the earlier assumption that rent convergence would be reintroduced at £2 per week from April 2026, to demonstrate the positive impact that this would have had.

We have also modelled rent convergence not being implemented at all, demonstrating the impact of a local decision not to proceed with rent convergence.

This has the potential to make a significant "downside" difference to the resources available in the HRA, which will otherwise allow the Council to consider additional investment to meet repair liabilities and building safety requirements, to meet energy efficiency targets, and to deliver additional new homes.

From a further downside perspective, we have also modelled the impact of early cessation of the 10-year rent settlement, assuming a change in government policy reverts rent increases to CPI only after the first 5 years, recognising that rent policy has been revisited a number of times in the past.

3.4 Include Full Net Zero Carbon Investment

The baseline financial model assumes achievement of the EPC 'C' standard by 2030, and then provides for additional investment of £180m, at £7.2m per annum from year 6 towards achieving Net Zero carbon standards across the housing stock.

We have modelled an alternative scenario that assumes a higher level of investment, aimed at achieving Net Zero Carbon across the life of the plan, based upon the Net Zero Carbon costs provided to the Council by Fielden and Mawson a number of years ago.

We have also modelled the impact of removing this additional investment completely, to demonstrate the impact of capital investment that does not bring with it an increased revenue stream, as the delivery of new homes does, for example.

3.5 Resulting Sensitivity Impact

The graphs below demonstrate the impact of each sensitivity modelled against the interest cover "golden rule" of 1.25 at year 30, the closing debt position at year 30 and the closing HRA reserves position at year 30.

Chart 3.1: Closing ICR modelled against above sensitivities

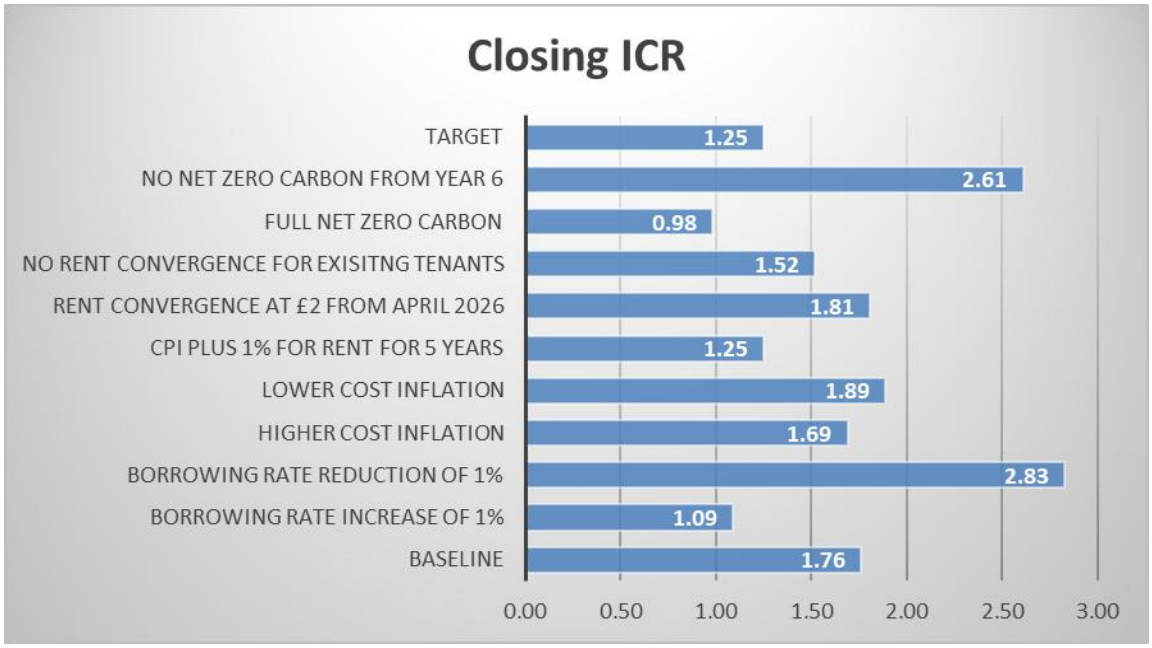


Chart 3.2: Closing HRA Debt modelled against above sensitivities

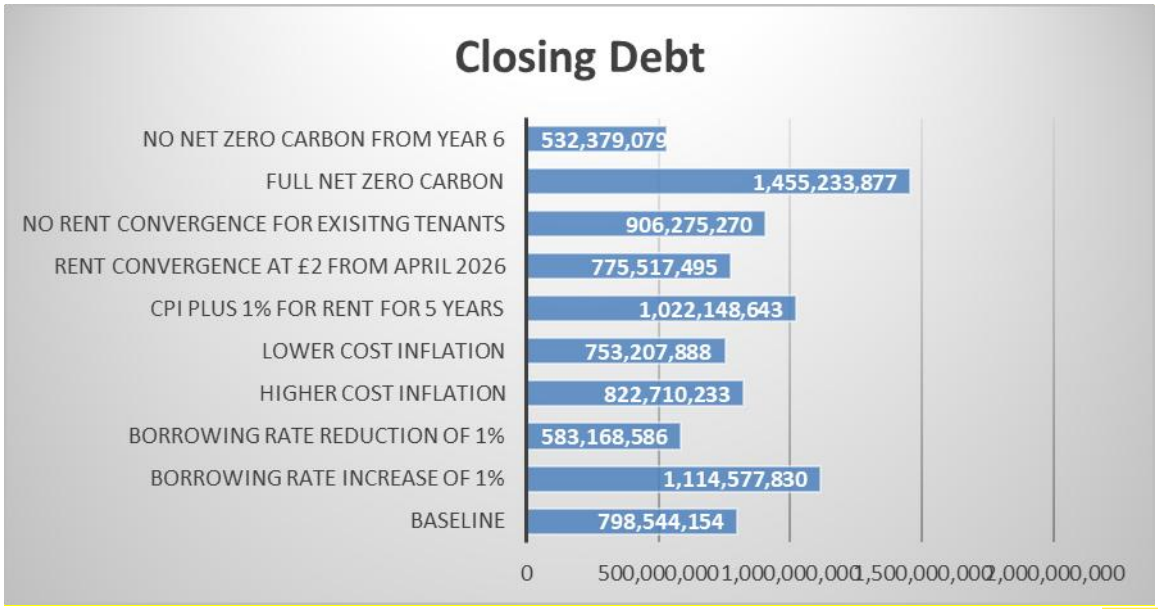
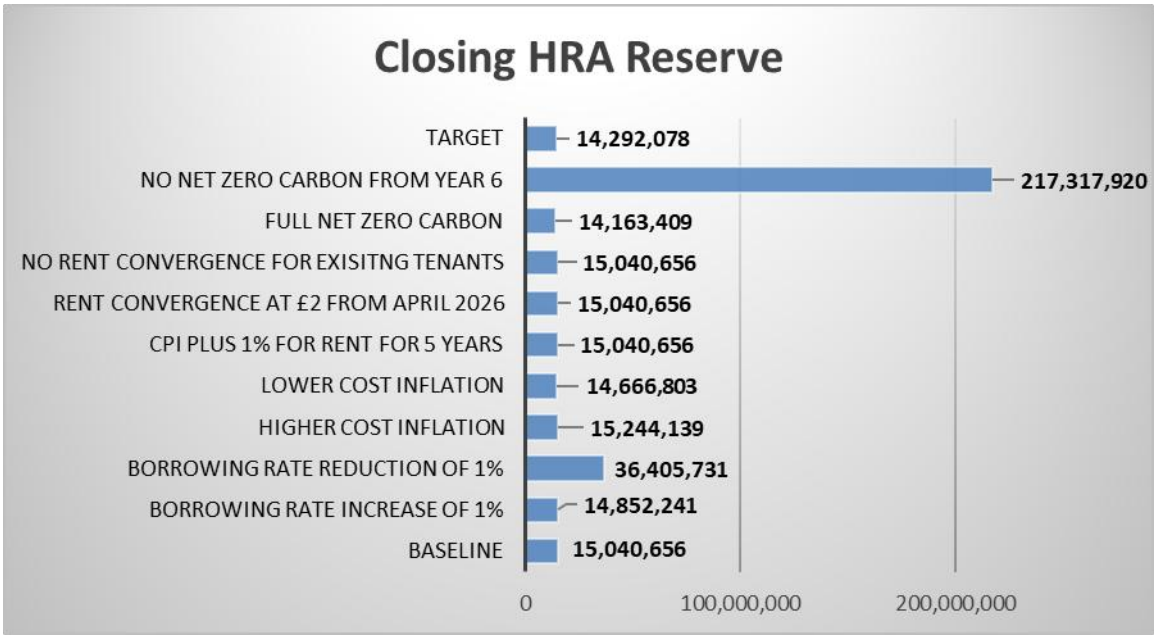


Chart 3.3: Closing HRA Reserves modelled against above sensitivities



As expected, the sensitivities and stress testing exemplified in the charts above highlight that the business plan (and therefore future financial viability of the HRA) is particularly sensitive to future rent setting policy across all elements of the plan, to future movements in interest rates as a result of new borrowing to be undertaken within the plan, and to the level of investment required to meet Net Zero Carbon standards.

Any local decision not to reintroduce rent convergence would increase the closing debt in the plan from £799m to £906m, and would result in borrowing moving to a level considered to be outside of what might be considered "prudent" in risk management terms in years 7 to 11, highlighting the importance of rent convergence to manage the risk in the baseline business plan.

It is evident that the business plan is particularly sensitive to an increase in interest rates, with significant borrowing required over the next 30 years. A 1 % increase in the interest rate for all new or re-financed borrowing would move the plan into a position where borrowing would be at a level above that considered "prudent" in risk management terms, with an ICR of 1.09 by year 30.

It is also clear that there is currently insufficient resource, or available borrowing capacity within a reasonable degree of risk management, to consider the full level of investment to achieve Net Zero Carbon standards across the existing housing stock. However, removal of the Net Zero Carbon investment from year 6 significantly reduces risk and increases capacity for alternative investment, potentially in additional development of new homes. Securing grant towards this investment would also have a positive impact, and should be fully explored.

The Council will, of course, need to keep the plan under close and regular review to ensure that costs are controlled and the delivery of services and investment are able to be maintained over the longer-term, particularly as additional borrowing is committed to.

4. Summary

1. The HRA business plan forecast as set out in our modelling for Cambridge shows projections for reserve balances, forecast debt (HRA CFR) and future potential borrowing capacity.

2. The baseline version of the financial model demonstrates a plan that is financially viable, but not without risk, particularly in the early years. There is the ability to maintain a minimum level of HRA reserves throughout, with any surplus revenue resources assumed to be available as revenue funding for the capital programme. Net new borrowing is required throughout the plan, with this predominantly relating to the delivery of new homes, but also to meet the investment need in the existing stock in the early years.

3. The baseline plan is constructed on a sound financial basis but given the inherent potential for changes in respect of rent increases, inflation and interest rates, we have run a number of scenarios which could potentially develop over the coming months.

4. This report is therefore very much a position statement (as of January 2026), and we would expect the plan to develop in the coming months. It is important that the Council continue to keep the plan under regular and rigorous review, particularly given recent government announcements (rent convergence, HRA borrowing rates, changes to the Decent Homes standard, MEES) and the need to borrow extensively, particularly in the early years.

5. The level of investment in the existing stock is included at £67,070 per property over 30 years, excluding the Net Zero Carbon uplift, but it is recognised that the Stock Condition data is now 12 months out of date and that refreshed data is awaited. The level of investment incorporated into the plan is however, in line with national benchmark levels, providing some comfort that there is not a significant under-provision until improved data is available.

6. The Council has reviewed the business plan projections to take account of the announcement on 28 January 2026 in respect of rent convergence, with the delay, and phasing of implementation reducing the resource that was previously assumed to be available. It should also be recognising that the reduced additional income now incorporated into the baseline plan is subject to the Council agreeing to implementation of the policy.

7. The Council will need to borrow extensively to meet both the ambitious development plans and to allow the required investment in the existing housing stock. We have identified how the level of borrowing compares to provisional “golden rules”, with the plan identifying that proposed borrowing would be within levels that are considered “prudent” against standard sector benchmarks throughout. Careful management will still be required to ensure that development delivery is monitored both in terms of cost and timescales and additional risks are identified and mitigated where possible. The anticipated receipt of Homes England Grant towards the delivery of new homes will also need to be carefully monitored, with proposals reviewed if this assumption changes significantly.

8. Financing and interest costs are able to be met from existing reserves and revenues generated within the plan throughout, with HRA reserves maintained at, or above, the desired minimum level. Using the “golden rule”, with an interest cover ratio of 1.25 of net operating income after depreciation, the baseline plan demonstrates that there is little additional investment capacity until after year 10 of the plan, with the ICR falling to 1.25 in year 9, demonstrating that all of the investment capacity is already being utilised across this period, to maximise the delivery of new homes. This metric is only one way to consider the risk associated with borrowing in the HRA, and the Council will continue to need to carefully manage the

borrowing proposed in future years, taking account of any changes in internal or external factors that may introduce additional risk.

9. The business plan reflects operating margins which are well above benchmark at the outset, and improve further as rents increase at a faster pace than costs and new homes are assumed to be delivered with the addition of marginal operating costs. The operating margin increases from 30.2% at the outset to 44.4% by the end of the plan period. It is still imperative that income is received as anticipated and costs are controlled, particularly in the first 10 years whilst borrowing is maximised, as the ability to support the borrowing is predicated upon the income and expenditure assumptions within the plan.

10. The sensitivities modelled show that a reduction in interest rates or positive changes in rent increases would reduce financial risks and add to long-term capacity. Conversely, an increase in interest rates, or constrained rent increases will add pressure to use up that capacity. Any decision not to reintroduce rent convergence will cause borrowing to move to a position above that which might be considered “prudent” in risk management terms for a period of time, reinforcing the view that careful risk management will be required over the short to medium-term.

Savills

January 2026

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Cambridge City Council Equality Impact Assessment (EqIA)

This tool helps the Council ensure that we fulfil legal obligations of the Public Sector Equality Duty to have due regard to the need to –

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Guidance on how to complete this tool can be found on the Cambridge City Council intranet. For specific questions on the tool email Helen Crowther Equality and Anti-Poverty Officer at equalities@cambridge.gov.uk or phone 01223 457046.

Once you have drafted the EqIA please send this to equalities@cambridge.gov.uk for checking.

1. Title of strategy, policy, plan, project, contract or major change to your service

General Fund Budget 2026/27 proposals

2. Webpage link to full details of the strategy, policy, plan, project, contract or major change to your service (if available)

Agenda for Performance, Assets and Strategy Overview and Scrutiny Committee on Tuesday, 27th January, 2026, 5.30 pm - Cambridge Council

3. What is the objective or purpose of your strategy, policy, plan, project, contract or major change to your service?

This Equality Impact Assessment (EqIA) assesses the equality impacts of the General Fund element of the City Council's budget.

An EqIA is undertaken on the budget proposals each year. The budget proposals enable the City Council to set a balanced budget for 2026/27 that reflects the Council's vision and takes into account councillors' priorities in its proposals for achieving the savings required.

This EqIA has been completed for budget proposals that are likely to result in significant service changes or have a directly identifiable equality impact. For some proposals there are minimal or neutral impacts and therefore they have not been included in this document.

This approach is intended to ensure that in making decisions on the Budget, the Council is discharging its Public Sector Equality Duty under the Equality Act 2010.

The 2026/27 budget proposals that are considered as part of this impact assessment are:

- B5363 City Services Operational Health and Safety Capacity
- B5396 Skill Mill
- CAP5337 Car Park Entry and Exit Systems
- CAP5351 Hand Arm Vibration Equipment
- B5335 Cleaning Contracts
- CAP5422 Planned maintenance works at Community Centres
- B5420 Public Safety - Street Lighting
- B5377 Discretionary Housing Payments
- B5424 LIFT (Low-Income Family Tracker)
- B5471 Strengthening Asset and Compliance
- CAP5441 Bereavement Service Capital Works
- B5341 Playground Investments
- TBC Taxi Card

4. Responsible Team and Group
The Finance service manages the budget process, but a range of Council Services are responsible for the individual bid proposals included in this EqIA.

5. Who will be affected by this strategy, policy, plan, project, contract or major change to your service? **(Please tick all that apply)**	☒ Residents ☒ Visitors ☒ Staff
Please state any specific client group or groups (e.g. City Council tenants, tourists, people who work in the city but do not live here): **N/a**	

6. What type of strategy, policy, plan, project, contract or major change to your service is this?	Each of the proposals identified will change the level of service to be delivered.

7. Are other departments or partners involved in delivering this strategy, policy, plan, project, contract or major change to your service? (Please tick)	☒ Yes ☐ No

If 'Yes' please provide details below:

This is an assessment of the Council's budget proposals and therefore covers all our services. The budget also affects some of the Council's partnership working.

8. What research methods/ evidence have you used in order to identify equality impacts of your strategy, policy, plan, project, contract or major change to your service?

This information is based on feedback from Council Officers that lead on the individual Budget proposals and any EqIAs they have produced.

Where EqIAs have been produced separate to this document the most significant impacts have been summarised here rather than reproducing the information from other EqIAs in full.

9. Potential impacts

For each category below, please explain if the strategy, policy, plan, project, contract or major change to your service could have a positive/ negative impact or no impact. Where an impact has been identified, please explain what it is. Consider impacts on service users, visitors and staff members separately.

(a) Age - Please also consider any safeguarding issues for children and adults at risk

B5363 City Services Operational Health and Safety Capacity

The creation of a new Health and Safety Manager role would add capacity to support things like personal risk assessments and fire evacuation plans, to support safety at work of people with disabilities/impairments. The likelihood of mobility, visual and hearing impairments increases with age.

B5396 Skill Mill

This programme aims to reduce youth reoffending by providing paid environmental work placements and mentoring to high-risk young people who are not in education, employment or training referred by Youth Justice. This is for young people aged 16-18 so

would specifically benefit them. They are able to gain paid employment, and qualifications, and reoffending rates for those participating in Skill Mill are low at 8.5%. It therefore reduces youth crime, while boosting employability.

CAP5337 Car Park Entry and Exit Systems

This proposal is for updating parking equipment with a more digitalised system. To mitigate a potential negative impact for older users, who are more likely to experience digital exclusion, cash and card payment machines would still be retained.

CAP5351 Hand Arm Vibration Equipment

New Hand Arm Vibration, Whole Body Vibration, and noise monitoring equipment will help older members of staff as they may be more susceptible to vibration-related injuries or hearing loss.

B5335 Cleaning Contracts

This funding is required to maintain current service levels and hygiene standards across public toilets; maintaining high cleaning standards supports hygiene and accessibility for all users, and especially for groups who are likely to use toilet facilities more including:

- Families with young children: Parents, especially those with babies and young children, may require public toilets with baby-changing facilities.
- Older people: Older individuals are more likely to have medical conditions, such as incontinence, that necessitate easy access to toilets.

B5420 Public Safety - Street Lighting

This funding would increase lighting levels resulting in an increased sense of safety for young people more likely to engage in the nighttime economy. Moreover, improved lighting might especially benefit older people who are more likely to have visual and mobility impairments and be at risk of trips and falls.

B5377 Discretionary Housing Payments

This proposal is to increase the council's ability to award Discretionary Housing Payments (DHPs) to prevent homelessness in residents who are in receipt of housing benefit or Universal Credit where housing support is included. DHPs do not take account of age but seek to support sustainable tenancies by funding shortfalls for recipients who are of working age. Young care leavers and previous hostel dwellers may be entitled to higher Local Housing Allowance rates but may still need DHPs as they are less likely to have other sources of financial support.

B5341 Playground Investments

This bid is to invest in repairing and replacing broken and damaged play equipment. The equipment is used by children and young people, so maintaining it ensures parks remain safe, enjoyable and accessible. Equipment that is not maintained is a safety risk to children that may cause injury, and also reduces the overall play experience.

(b) Disability

B5363 City Services Operational Health and Safety Capacity

The creation of a new Health and Safety Manager role would add capacity to support improved risk management and maintenance, which can help to prevent injury leading to disability and can improve access issues in public spaces. Moreover, this would increase capacity for undertaking personal risk assessments and fire evacuation plans, to support safety at work of people with existing disabilities/impairments.

CAP5337 Car Park Entry and Exit Systems

The proposed updated car parking equipment would take into account needs of disabled users, looking at the possibility of loaded accounts or prepayment to allow barriers to automatically raise on entrance and exit which would minimise the need to visit payment machines that might benefit people who are less mobile. Moreover, to mitigate negative impacts on people who are digitally excluded (which is more likely to be experienced by disabled people), cash and card payment machines would be retained.

CAP5351 Hand Arm Vibration Equipment

New Hand Arm Vibration, Whole Body Vibration, and noise monitoring equipment would help to prevent disability and sickness by detecting harmful levels of vibration and noise early, allowing action to be taken before lasting damage occurs. By reducing exposure, it would help prevent conditions such as Hand Arm Vibration Syndrome, back pain, and hearing loss, supporting long-term employee health and wellbeing.

B5396 Skill Mill

This programme aims to reduce youth reoffending by providing paid environmental work placements and mentoring to high-risk young people referred by Youth Justice who are not in education, employment or training. According to the Youth Justice Legal Centre, in England and Wales 80% of children cautioned or sentenced within the youth justice system have Special Educational Needs and Disabilities or are neurodivergent, so the programme is likely to benefit these groups.

B5335 Cleaning Contracts

This bid would ensure that the council maintains hygiene standards in public toilets ensuring they remain safe and hygienic, thereby preventing long-term illness and disability. Moreover, this benefits disabled users who may use toilets more frequently such as people with gastrointestinal disorders like Crohn's disease and colitis.

B5420 Public Safety - Street Lighting

This funding would increase lighting levels resulting in an increased sense of safety for people with disabilities, with enhanced visibility benefits for people with visual impairments and mobility challenges to prevent tips and falls. People with disabilities are also at-risk of hate crime so better visibility may be beneficial here. There is a need to ensure that lighting does not create glare or disorientation for people who are neurodiverse.

B5377 Discretionary Housing Payments

This proposal would increase the amount that the council has to award Discretionary Housing Payments (DHPs) that are used to prevent homelessness in residents who are in receipt of housing benefit or Universal Credit where housing support is included. DHPs cannot be awarded if these benefits are not in payment. Disabled households may benefit from receiving DHPs as they may be affected by Local Housing Allowance and Spare Room Subsidy restrictions but they also may be unable to secure more appropriate accommodation due to lack of supply. People may be supported with a Discretionary Housing Payment for lengthy periods of time.

B5471 Strengthening Asset and Compliance

This bid is to ensure compliance in managing the council's property portfolio. It would ensure the council's assets are maintained, supporting those who have disabilities or health needs. People with physical disabilities may be more affected by maintenance issues as each individual may have specific and unique needs, which could include access needs. Disrepair can be a health and safety issue and exacerbate some health conditions, including mental health issues so maintaining council homes would positively impact these issues.

CAP5441 Bereavement Service Deferred Capital Works

This bid is for an investment programme of works in the Bereavement Services estate. This includes work such as resurfacing car parks and pathways, replacing flooring and updating exterior lighting, all of which would support those with physical disabilities or access needs to better access bereavement services.

TBC Taxi Card

This bid would continue to provide support towards taxi costs for residents who are disabled and on low-income for a further two years. It directly supports disabled residents to travel and access services.

(c) Gender reassignment

B5420 Public Safety

This funding would increase lighting levels resulting in an increased sense of safety for transgender and non-binary people who may experience increased levels of harassment at night linked to hate crime.

(d) Marriage and civil partnership

No impacts have been identified specific to this equality group.

(e) Pregnancy and maternity

B5335 Cleaning Contracts

This bid would ensure that the council maintains hygiene standards in public toilets. This would particularly benefit pregnant individuals who require more frequent use of toilets, people who might use public toilets for privacy when breastfeeding or attending to their child's needs, and those with babies and infants requiring public toilets with baby-changing facilities.

CAP5422 Planned maintenance works at Community Centres

This funding would maintain the Browns Field and Trumpington Pavilion Community Centres which are used by pre-natal NCT classes and cooking classes for teenage parents

B5377 Discretionary Housing Payments

This proposal would increase the amount that the council has to award Discretionary Housing Payments (DHPs). DHPS are used to prevent homelessness in residents who are in receipt of housing benefit or Universal Credit where housing support is included. They may be awarded to mothers who are unable to work during pregnancy. Expectant families are also sometimes affected by Local Housing Allowance and Spare Room Subsidy restrictions until the child/ren are born. DHPs can support these households during this time.

(f) Race – Note that the protected characteristic 'race' refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.

B5396 Skill Mill

This programme aims to reduce youth reoffending by providing paid environmental work placements and mentoring to high-risk young people referred by Youth Justice who are not in education, employment or training. Children from Black, Asian and mixed ethnic backgrounds make up half of those in the youth justice secure estate (YOI, secure children's homes and secure training centres) (Roe, 2022). Working with young people within the justice system will benefit those who are from diverse backgrounds.

B5420 Public Safety

This funding would increase lighting levels resulting in an increased sense of safety for people of all ethnic groups, may reduce fear of racial harassment at night relating to hate crime.

B5377 Discretionary Housing Payments

This proposal would increase the amount that the council has to award Discretionary Housing Payments (DHPs). DHPs are used to prevent homelessness in residents who are in receipt of housing benefit or Universal Credit where housing support is included. UK statistics find that Bangladeshi and Pakistani families have experienced much greater rates of poverty than all other ethnic groups and this has been the case for 20 years, which means they may especially benefit from DHPs. Poverty rates are higher among all ethnic minority groups compared with those among the majority White British, therefore it could be that there are proportionally higher numbers of claims from some ethnic minority groups than others when compared to the proportion in population.

(g) Religion or belief

B5335 Cleaning Contracts

This proposal is to maintain hygiene standards in public toilets. Clean and accessible facilities are important for cultural and religious reasons related to hygiene and dignity.

CAP5422 Planned maintenance works at Community Centres

This funding is required to maintain the Browns Field and Trumpington Pavilion Community Centres which are used by an African and a Brazilian Church.

B5420 Public Safety

This funding would increase lighting levels resulting in an increased sense of safety for people travelling to and from religious events at night, and people who may feel unsafe due to risk of hate crime associated with hatred towards someone's religion or belief.

Bereavement Service Deferred Capital Works

This bid is for an investment programme of works in the Bereavement Services estate. It includes work to add a pathway to the Islamic and Jewish sections of the burial ground. Currently this is the only section of the cemetery where there is no pathway so it will make access fairer for people of these faiths.

(h) Sex

B5420 Public Safety

This funding would increase lighting levels resulting in an increased sense of safety for women travelling to and from events at night. Women are much more unlikely to feel safe at night than men (New data shows extent to which women feel unsafe at night | End Violence Against Women).

B5377 Discretionary Housing Payments

This proposal would increase the amount that the council has to award Discretionary Housing Payments (DHPs). DHPs are used to prevent homelessness in residents who are in receipt of housing benefit or Universal Credit where housing support is included. Single parents are more likely to be at risk of poverty so require DHPs (DWP figures show two in five single parents are living in poverty) and women are generally more likely to be single parents (90%) according to ONS 2019. Locally, when looking at Council Tax Reduction (which will cover both housing benefit and Universal Credit claims) of the 1,549 single parent households, 1,463 are women.

(i) Sexual orientation

CAP5422 (Planned maintenance works at Community Centres)

This funding is required to maintain the Browns Field and Trumpington Pavilion Community Centres which are used by a LGBTQ+ youth group.

B5420 Public Safety

This funding would increase lighting levels resulting in an increased sense of safety for LGBTQ+ people at night relating to hate crime.

(j) Other factors that may lead to inequality – in particular, please consider the impact of any changes on:

- **Low-income groups or those experiencing the impacts of poverty.**
- **People of any age with care experience – this refers to individuals who spent part of their childhood in the care system due to situations beyond their control, primarily arising from abuse and neglect within their families. The term "Care experience" is a description of a definition in law, it includes anyone that had the state as its corporate parent by virtue of a care order in accordance with the Children Act 1989 and amendments.**
- **Groups who have more than one protected characteristic that taken together create overlapping and interdependent systems of discrimination or disadvantage. (Here you are being asked to consider intersectionality, and for more information see: https://media.ed.ac.uk/media/1_l59kt25q).**

People of any age with care experience

B5377 Discretionary Housing Payments

This proposal is to increase the council's ability to award Discretionary Housing Payments (DHPs) to prevent homelessness in residents who are in receipt of housing benefit or Universal Credit where housing support is included. Young care leavers may be entitled to higher Local Housing Allowance rates but may still need DHPs as they are less likely to have other sources of financial support.

Low-income groups or those experiencing the impacts of poverty

Some groups are more likely to experience poverty that others. Some ethnic minority groups, disabled people and those claiming income-related benefits are disproportionately likely to experience poverty (JRF).

B5396 Skill Mill

Skill Mill provides paid employment to high risk young people who are not in education, employment or training, directly addressing poverty and improving social mobility by providing both qualifications and experience of employment.

CAP5337 Car Park Entry and Exit Systems

Reduction in cash payment machines could negatively impact low-income users as they are more likely to rely on cash (Research Note: An empirical analysis of characteristics associated with cash reliance in the UK | FCA). To mitigate, we will not remove all cash payment machines from any site.

B5424 LIFT (Low-Income Family Tracker)

This bid is for a dashboard that would help identify households who will benefit from additional support around income-maximisation and prevent crises such as debt and homelessness. Targeted support will help to reduce poverty amongst the most vulnerable households experiencing low-income and poverty.

TBC Taxi Card

This bid would continue to provide support towards taxi costs for residents who are disabled and on low-income for a further two year. It supports those who are disabled and on a low-income to travel and access services.

10. Action plan – New equality impacts will be identified in different stages throughout the planning and implementation stages of changes to your strategy, policy, plan, project, contract or major change to your service. How will you monitor these going forward? Also, how will you ensure that any potential negative impacts of the changes will be mitigated? (Please include dates where possible for when you will update this EqIA accordingly.)

N/a

11. Do you have any additional comments?

This EqIA includes main equality impacts as identified at the time of budget bid submission. As bids are approved and work undertaken, further equality impacts need to be captured by services in individual EqIAs as appropriate.

12. Sign off

Name and job title of lead officer for this equality impact assessment: Graham Lewis and Lily Simmonite, Community Equity Officers

Names and job titles of other assessment team members and people consulted: Helen Crowther, Equity and Community Power Manager; James Elms, City Services Director; Keryn Jalli, Strategic Resettlement and Community Equity Lead; Daniel Morgan, Operations Manager (Crematorium & Parking Services); Don Blair, Senior Operations Manager; Wendy Johnston, Operations Team Leader - Street Cleansing; Richard Brown, Strategic Community Facilities Lead; Sarah Steggles, Team Manager, Public Safety; Naomi Armstrong, Benefits Manager; Laura Adcock, Strategic Health and Wellbeing Lead; Sean Cleary, Assistant Director Homes & Commercial; Ian Ross, Recreation Development Manager; Clarissa Norman, Customer Support Manager.

Date of EqIA sign off: 16th January 2026

Date of next review of the equalities impact assessment: EqIAs on the council's budget setting process are produced annually

Date to be published on Cambridge City Council website: 19 January 2026

Cambridge City Council Equality Impact Assessment (EqIA)

This tool helps the Council ensure that we fulfil legal obligations of the Public Sector Equality Duty to have due regard to the need to –

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Guidance on how to complete this tool can be found on the Cambridge City Council intranet. For specific questions on the tool email Helen Crowther Equality and Anti-Poverty Officer at equalities@cambridge.gov.uk or phone 01223 457046.

Once you have drafted the EqIA please send this to equalities@cambridge.gov.uk for checking.

1. Title of strategy, policy, plan, project, contract or major change to your service

Housing Revenue Account (HRA) budget proposals 2026/27

2. Webpage link to full details of the strategy, policy, plan, project, contract or major change to your service (if available)

Agenda for Performance, Assets and Strategy Overview and Scrutiny Committee on Tuesday, 27th January, 2026, 5.30 pm - Cambridge Council

3. What is the objective or purpose of your strategy, policy, plan, project, contract or major change to your service?

This EqIA considers equality impacts of budget proposals for the HRA at the point that they go to the Performance, Assets and Strategy Overview and Scrutiny Committee.

An EqIA is undertaken on the proposals in order to enable the City Council to set a balanced Housing Revenue Account budget for 2026/27 that reflects the Council's vision and takes into account councillors' priorities in its proposals for achieving the efficiency savings required to allow the strategic reinvestment of resource into new areas.

This EqIA has been completed for budget proposals that are likely to result in significant service changes or have a directly identifiable equality impact. For some proposals there are minimal or neutral impacts and therefore they have not been included in this document.

This approach is intended to ensure that in making decisions on the Budget, the Council is discharging its Public Sector Equality Duty under the Equality Act 2010.

The 2026/27 budget proposals that are considered as part of this impact assessment are:

- B5463 City Homes Legal Costs
- B5466 Increased Cost of Void Repairs
- B5464 Damp, Condensation and Mould (DCM) Repairs
- B5469 External Wall Insulation (EWI) Inspections
- B5442 City Services Operational Health and Safety Capacity
- B5445 Housing Repairs Function
- B5443 Strengthening Asset and Compliance
- B5454 Universal Credit Bot
- B5455 Voicescape
- B5461 Low Income Family Tracker (LIFT)
- B5453 Housing Management Teams

4. Responsible Team and Group
The Finance service manages the budget process, but a range of Council Services are responsible for the individual bid proposals included in this EqIA.

5. Who will be affected by this strategy, policy, plan, project, contract or major change to your service? **(Please tick all that apply)**	☒ Residents ☒ Visitors ☒ Staff
Please state any specific client group or groups (e.g. City Council tenants, tourists, people who work in the city but do not live here): This EqIA specifically considers any equalities impact for City Council tenants and leaseholders, or for staff associated in delivery of services to this client group.	

6. What type of strategy, policy, plan, project, contract or major change to your service is this?	Each of the proposals identified will change the level of service to be delivered.

7. Are other departments or partners involved in delivering this strategy, policy, plan, project, contract or major change to your service? (Please tick)	☒ Yes ☐ No
If 'Yes' please provide details below:	

This is an assessment of the Council's Housing Revenue Account budget proposals and therefore covers all of our landlord related services, and as such will involve multiple council departments.

8. What research methods/ evidence have you used in order to identify equality impacts of your strategy, policy, plan, project, contract or major change to your service?

This information is based on feedback from Council Officers that lead on the individual Budget proposals and any EqIAs they have produced.

Where EqIAs have been produced separate to this document the most significant impacts have been summarised here rather than reproducing the information from other EqIAs in full.

9. Potential impacts

For each category below, please explain if the strategy, policy, plan, project, contract or major change to your service could have a positive/ negative impact or no impact. Where an impact has been identified, please explain what it is. Consider impacts on service users, visitors and staff members separately.

(a) Age - Please also consider any safeguarding issues for children and adults at risk

B5464 Damp, Condensation and Mould (DCM) Repairs

This bid would fund work to help prevent damp and mould. Prolonged exposure to mould can lead to respiratory conditions that have substantial and long-term impacts on individuals, which can result in disability as defined by the Equality Act 2010. Some protected characteristic groups are especially likely to benefit from this work if they are at greater risk of severe health impacts from damp and mould, including older people, and children and young people whose organs are still developing and are therefore more likely to suffer from physical conditions such as respiratory problems (Understanding and addressing the health risks of damp and mould in the home - GOV.UK).

B5442 City Services Operational Health and Safety Capacity

The creation of a new Health and Safety Manager role would add capacity to support things like personal risk assessments and fire evacuation plans, to support safety at work of people with disabilities/impairments. The likelihood of mobility, visual and hearing impairments increases with age, which may mean there is especially a positive impact of this bid for older people.

B5469 External Wall Insulation (EWI) Inspections

This bid is to meet the council's obligations for external wall insultation (EWI) which requires regular inspection. Regular inspection and maintenance of external wall insulation systems ensures that these systems continue to function as intended, and supports tenants with warmer, more energy efficient homes. This can have a positive impact for reducing fuel poverty, which disproportionately affects specific groups. Older people are affected by the health impacts of cold homes, as are children and young people. Households with dependent children have the highest prevalence of fuel poverty (instituteofhealthequity.org).

(b) Disability

B5463 City Homes Legal Costs

This bid is for increased legal costs to cover rising numbers of complex cases and an anticipated increase in the need for enforcement action. Some complex cases are due to mental health issues and a deepening vulnerability amongst tenants, so additional support and legal advice is needed to ensure that we have explored every aspect (including making reasonable adjustments where appropriate) and complied fully with our Public Sector Equality Duty (PSED) as well as adhering to pre-court protocols before taking possession action.

Disabled people are generally more likely to be in poverty (JRF) and therefore could be more affected by enforcement action. Debt is also linked to mental health issues, both as a cause and an outcome (Debt and mental health | Mental Health Foundation). Advice for staff at an earlier stage on complex cases could offer alternative courses of action that might prevent further debt for the tenant, and may potentially prevent court action. To mitigate potential negative impacts, possession is a last resort after other avenues to support and work with the tenant have been exhausted.

B5466 Increased Cost of Void Repairs

This bid is for increased budget to deliver void repairs. Properties are increasingly in disrepair at tenancy termination. It would ensure properties are ready and maintained for new tenants, and turnaround is delivered in good time, which supports those on the housing list due to disability as they may be more likely to be on the priority list for social housing.

B5464 Damp, Condensation and Mould (DCM) Repairs

This bid would fund work to help prevent damp and mould. Prolonged exposure to mould can lead to respiratory conditions that have substantial and long-term impacts on individuals, which can result in disability as defined by the Equality Act 2010. The presence of damp and mould can also affect tenants' mental health. This could be due to worries about the health impacts, unpleasant living conditions, and destruction of property and belongings, for instance. Moreover, some protected characteristic groups are at greater risk of severe health impacts from damp and mould, including people with pre-existing long-term health conditions or disabilities at risk of their condition worsening, people with existing mental health conditions, and people who have mobility issues making it more difficult for them to get out of a home with damp and mould and into fresh air. (Understanding and addressing the health risks of damp and mould in the home - GOV.UK)

B5442 City Services Operational Health and Safety Capacity

The creation of a new Health and Safety Manager role would add capacity to support improved risk management and maintenance, which can help to prevent injury leading to disability and can improve access issues in public spaces. Moreover, this would increase capacity for undertaking personal risk assessments and fire evacuation plans, to support safety at work of people with existing disabilities/impairments.

B5445 Housing Repairs Function

This bid is to ensure repairs can be carried out on council housing units. It would ensure properties are maintained for tenants of council homes. Living in a well-maintained home has positive impacts on physical and mental health for council tenants, thereby preventing disability or preventing the exacerbation of existing conditions.

B5443 Strengthening Asset and Compliance

This bid is to ensure compliance in managing the council's property portfolio. It would ensure the council's assets are maintained, supporting those who have disabilities or health needs. People with physical disabilities may be more affected by maintenance issues as each individual may have specific and unique needs, which could include access needs. Disrepair can be a health and safety issue and exacerbate some health conditions, including mental health issues so maintaining council homes would positively impact on people with existing health conditions/disabilities.

B5469 External Wall Insulation (EWI) Inspections

This bid is to meet the council's obligations for external wall insultation (EWI) which requires regular inspection. Regular inspection and maintenance of external wall insulation systems ensures that these systems continue to function as intended, and supports tenants with warmer, more energy efficient homes. This can have a positive impact for reducing fuel poverty, which disproportionately affects specific groups. Disabled people are more likely to experience fuel poverty, due to lower income, higher living costs, and higher energy bills related to additional needs and spending more time at home (instituteofhealthequity.org p.15).

(c) Gender reassignment

No impact has been identified specific to this equality group.

(d) Marriage and civil partnership

No impact has been identified specific to this equality group.

(e) Pregnancy and maternity

B5464 Damp, Condensation and Mould (DCM) Repairs

This bid would fund work to help prevent damp and mould. Prolonged exposure to mould can lead to respiratory conditions that have substantial and long-term impacts on individuals, which can result in disability as defined by the Equality Act 2010. Some protected characteristic groups are especially likely to benefit from this work if they are at greater risk of severe health impacts from damp and mould, including pregnant women, their unborn babies and women who have recently given birth, who may have weakened immune systems (Understanding and addressing the health risks of damp and mould in the home - GOV.UK).

(f) Race – Note that the protected characteristic 'race' refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.

B5463 City Homes Legal Costs

This bid is for increased legal costs to cover rising numbers of complex cases and anticipated increase in enforcement action.

Possession action may disproportionately negatively impact people from some ethnic minority groups as they are more likely to be in poverty. For instance, according to UK statistics 56% of people in Bangladeshi and 49% of people in Pakistani households are in poverty, as well as 40% of households headed by people from Black African backgrounds (JRF).

B5469 External Wall Insulation (EWI) Inspections

This bid is to meet the council's obligations for external wall insultation (EWI) which requires regular inspection. Regular inspection and maintenance of external wall insulation systems ensures that these systems continue to function as intended, and supports tenants with warmer, more energy efficient homes. This can have a positive impact for reducing fuel poverty, which disproportionately affects specific groups. Black households are the more likely than other ethnicities to be fuel poor (15%) (Households in fuel poverty - GOV.UK Ethnicity facts and figures).

(g) Religion or belief

No impact has been identified specific to this equality group.

(h) Sex

B5469 External Wall Insulation (EWI) Inspections

This bid is to meet the council's obligations for external wall insultation (EWI) which requires regular inspection. Regular inspection and maintenance of external wall insulation systems ensures that these systems continue to function as intended, and supports tenants with warmer, more energy efficient homes. This can have a positive impact for reducing fuel poverty, which disproportionately affects specific groups. Single parent families are more likely to be in fuel poverty than other household types (Annual Fuel Poverty Statistics report 2025), and single-parent families are more likely to be lone-mother (Families and households in the UK - Office for National Statistics).

B5453 Housing Management Teams

This bid is to expand the Housing Management team, providing additional staffing resource. Greater capacity for Housing Officer Teams via tenancy audits allows tenant issues to be picked up proactively and dealt with in a timely manner such as where tenants are experiencing domestic abuse. This could particularly benefit women who are more likely to experience domestic abuse of all kinds (Gov.uk).

(i) Sexual orientation

No impact has been identified specific to this equality group.

(j) Other factors that may lead to inequality – in particular, please consider the impact of any changes on:

- **Low-income groups or those experiencing the impacts of poverty.**
- **People of any age with care experience – this refers to individuals who spent part of their childhood in the care system due to situations beyond their control, primarily arising from abuse and neglect within their families. The term "Care experience" is a description of a definition in law, it includes anyone that had the state as its corporate parent by virtue of a care order in accordance with the Children Act 1989 and amendments.**
- **Groups who have more than one protected characteristic that taken together create overlapping and interdependent systems of discrimination or disadvantage. (Here you are being asked to consider intersectionality, and for more information see: https://media.ed.ac.uk/media/1_l59kt25q).**

Low-income/poverty

B5463 City Homes Legal Costs

This bid is for increased legal costs to cover rising numbers of complex cases and anticipated increase in enforcement.

Possession action may negatively impact those who are on low-incomes and or in receipt of benefits. The poverty rates of people claiming income-related benefits are much higher than the national average poverty rate (JRF).

Tenants will understandably prioritise food, heat and other bills above paying the rent during times of crisis so engaging with tenants at an early stage is imperative if we are to avoid court action. However, when court action becomes unavoidable we need to ensure we have robust processes in place and are able to give sound advice and make appropriate assessments. Additional funding would support this.

B5466 Increased Cost of Void Repairs

This bid is for increased budget to deliver void repairs. Properties are increasingly in disrepair at tenancy termination. It would ensure properties are ready and maintained for new tenants, and turnaround is delivered in good time, which supports those on the housing list due to low income.

B5469 External Wall Insulation (EWI) Inspections

This bid is to meet the council's obligations for external wall insultation (EWI) which requires regular inspection. Regular inspection and maintenance of external wall insulation systems ensures that these systems continue to function as intended, and supports tenants with warmer, more energy efficient homes. This can have a positive impact for reducing fuel poverty, which disproportionately affects specific groups. Those renting from local authorities are more likely than other tenure types to be in fuel poverty (Who_are_the_fuel_poor_2025.pdf).

B5454 Universal Credit Bot

This bid is to implement a system to automate Universal Credit rent verifications and other related processes to save staff time. Making the process more efficient would be beneficial to all tenants who require support with their rent account as it would free up officer time to provide that support.

B5455 Voicescape

This bid is to implement a digital caseload manager which would improve rent collection and reduce arrears. Reduced arrears and fewer evictions will have a positive impact on the most vulnerable. Some ethnic minority groups, disabled people and those claiming income-related benefits are disproportionately likely to experience poverty (JRF).

B5461 Low Income Family Tracker (LIFT)

This bid is for a dashboard that would help identify households who will benefit from additional support around income-maximisation and prevent crises such as debt and homelessness. Targeted support will help to reduce poverty amongst the most vulnerable households experiencing low-income and poverty.

Some groups are more likely to experience poverty that others. Some ethnic minority groups, disabled people and those claiming income-related benefits are disproportionately likely to experience poverty (JRF).

B5453 Housing Management Teams

This bid is to expand the Housing Management team with additional resource. Capacity for Housing Officer Teams via tenancy audits allows tenant issues to be picked up proactively and dealt with in a timely manner, which can have a positive impact on tenant wellbeing. Capacity in resident engagement would allow for us to hear from more diverse voices and increase our offer to tenants who wish to be more involved with our delivery of services.

Capacity for tenancy sustainment can support tenants who are in arrears or facing other tenancy related issues such as hoarding that may put their tenancy at risk. Some groups are more likely to experience poverty that others. Some ethnic minority groups, disabled people and those claiming income-related benefits are disproportionately likely to experience poverty (JRF).

Note on impacts relating to intersectionality and care experience

Many of the bids have a positive impact for people experiencing low income and poverty, and as indicated above for individual bids, some groups are more likely to experience poverty than others including disabled people, some ethnic groups and single parents (who are more likely to be women). People with care experience are also more likely to experience poverty and/or low-income so will benefit from many of these bids.

10. Action plan – New equality impacts will be identified in different stages throughout the planning and implementation stages of changes to your strategy, policy, plan, project, contract or major change to your service. How will you monitor these going forward? Also, how will you ensure that any potential negative impacts of the changes will be mitigated? (Please include dates where possible for when you will update this EqIA accordingly.)

N/a

11. Do you have any additional comments?

This EqIA includes main equality impacts as identified at the time of budget bid submission. As bids are approved and work undertaken, further equality impacts need to be captured by services in individual EqIAs as appropriate.

12. Sign off

Name and job title of lead officer for this equality impact assessment: Graham Lewis and Lily Simmonite, Community Equity Officers

Names and job titles of other assessment team members and people consulted: Helen Crowther, Equity and Community Power Manager; Samantha Shimmon, Assistant Director Housing & Health; Anna Hill, Strategic Housing Management Lead; Sue Amner, Income Manager; James Elms, City Services Director; Brigitte Wilson, Delivery Assurance Manager; Peter Gale, Senior Operations Manager; Sean Cleary, Assistant Director Homes & Commercial.

Date of EqIA sign off: 18th December 2025

Date of next review of the equalities impact assessment: EqIAs are produced for HRA budget proposals annually.

Date to be published on Cambridge City Council website: 19 January 2026

Appendix T(a)

Fees and Charges 2026/27

The general inflation assumption (target) for income and charges is 3.5% for 2026/27. All areas are required to review fees and charges (including property rental income based on detailed projections and rent reviews) and, if any specific review results in material additional or reduced income, then these are identified and included in the Budget Setting Report (BSR) as budget proposals.

Group	Charges	Contacts
Communities	Environmental Services	Yvonne O'Donnell
	HMOs, Enforcement	
	Control of Dogs	
City Services	Parking	Daniel Morgan
	Parking (Open Spaces)	Anthony French
	Moorings	
	Allotments	
	Markets	Tim Jones
	Taxi Testing	Peter Birch
	Parks & Open Spaces Lettings	Ashley Read
	Grazing	Guy Belcher
	Bill Posting	Don Blair
	Trolley Collection	
	Sports and Recreation	Ian Ross
Corporate	Guildhall Lettings	Dan Kalley
Shared Waste Service	Shared Waste	Bode Esan
Shared Planning	Land Charges	Charlene Harper
All Licensing	Business Licensing	Yvonne O'Donnell
	Taxi Licensing	
	Licensing & Gambling Act	
	Animal Licensing	
	Scrap Metal Dealers	
	Street Trading	Tim Jones
HRA	Parking Permits	Anna Hill
	Access Licences	
	Electric Vehicle Charging	Jo Ashton

Communities

Charge Type and description	Discretionary or Statutory	Charges 2025/26 £	Proposed Charges 2026/27 £	% Increase 2025/26
Environmental Health and Public Safety				
Pest Control Treatments for Residential, (rats, mice & cockroaches) - initial visit and up to 2 re-visits. (Charge applicable to those not in receipt of benefits). Please Note - Inclusion of this line is subject to approval.	Discretionary	96.00	100.00	4.2%
Pest Control Treatments for Residential (wasp nest)	Discretionary	N/A	75.00	-
Pest Control Treatments for Residential (other)	Discretionary	N/A	Actual Costs	
Pest Control Treatments for Businesses / Commercial per hour (minimum half hour)	Discretionary	117.19	121.25	3.5%
House / Car Alarms (fee includes administration costs)	Discretionary	Actual Costs	Actual Costs	-
Food Surrender and Disposal	Discretionary	Actual Costs	Actual Costs	-
Food Register - entire register printed	Discretionary	1,069.00	1,106.50	3.5%
Online Highfield Courses	Discretionary	33.00	34.00	3.0%
Examination following on-line courses	Discretionary	Actual Costs	Actual Costs	-
Tailored Training	Discretionary	Actual Costs	Actual Costs	-
Mentoring Training per hour	Discretionary	90.00	93.00	3.3%
Primary Authority Partnership Scheme per hour	Discretionary	90.00	93.00	3.3%
Contaminated Land (per Enquiry/Polygon)	Discretionary	259.71	268.80	3.5%
Food Hygiene Ratings (FHRS) Rescore	Discretionary	228.00	236.00	3.5%
Smoke Control Areas CPN	Statutory	Case by case basis using agreed matrix, maximum of £300	Case by case basis using agreed matrix, maximum of £300	-
Statutory Fee for all stray dogs**	Statutory	25.00	25.00	0.0%
Collection and transportation cost of stray dogs in normal office hours	Discretionary	84.05	87.00	3.5%
Kennels registration and vet checking fee	Discretionary	65.60	67.90	3.5%
Daily kennel charges	Discretionary	20.50	21.20	3.4%
** Externally set fees and charges				

Communities - Housing General Fund

Charge Type and description	Discretionary or Statutory	Charges 2025/26 £	Proposed Charges 2026/27 £	% Increase 2026/27
Licences:				
HMO Licences - New Applications	Discretionary	1,094.81	1,133.00	3.5%
HMO Licence - Renewals	Discretionary	1,094.81	1,133.00	3.5%
HMO Licence - Renewals - if submitted at least 8 weeks prior to expiry of current licence	Discretionary	985.01	1,000.00	1.5%
Assisted application	Discretionary	Cost	Cost	0.0%
Enforcement Activity*				
Financial penalty for non compliance (not belonging to one of the approved Property Redress schemes).	Statutory	Double the monthly Local Housing Allowance Rate for the property, up to a maximum of £5,000	Double the monthly Local Housing Allowance Rate for the property, up to a maximum of £5,000	0.0%
Subsequent offences	Statutory	5,000.00	5,000.00	0.0%
Financial penalty for non compliance with the Smoke and Carbon Monoxide Regulations.	Statutory	Double the monthly Local Housing Allowance Rate for the property, up to a maximum of £5,000	Double the monthly Local Housing Allowance Rate for the property, up to a maximum of £5,000	0.0%
Fixed penalty for failure to produce an Energy Performance Certificate, EPC, as per the requirements of the Energy Act 2016	Statutory	200.00	200.00	0.0%
Financial Penalty for failure to comply with The Energy Efficiency (Private Rented Property) (England & Wales) Regulations 2015, MEES	Statutory	Maximum financial penalty of up to £5,000 taking into account the fine criteria and individual maximum penalties specified under Regulation 40 on a case by case basis.	Maximum financial penalty of up to £5,000 taking into account the fine criteria and individual maximum penalties specified under Regulation 40 on a case by case basis.	0.0%
Financial Penalties for: "relevant housing offences" Housing Act 2004 as amended by the Housing and Planning Act 2016. Breaches of Regulation 3 of The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 sections (4), (5a), (6).	Statutory	Case by case basis using reviewed Civil Penalties Matrix, maximum of £30,000 per offence, (inc's 15% discount in original calculated penalty if paid in 28 days).	Case by case basis using reviewed Civil Penalties Matrix, maximum of £30,000 per offence, (inc's 15% discount in original calculated penalty if paid in 28 days).	0.0%
Charge for the service of an Improvement Notice under the Housing Act 2004	Statutory	404.35	418.50	3.5%
Charge for the service of a Prohibition Order under the Housing Act 2004	Statutory	366.35	379.17	3.5%
Charge for the service of an Emergency Remedial Action Notice under the Housing Act 2004	Statutory	343.12	355.13	3.5%
Charge for the review of Suspended notices or orders served under the Housing Act 2004	Statutory	122.47	126.76	3.5%
Training and other services				
Delivering training and other discretionary services for landlords and agents (Includes development, promotion, overheads and associated costs)	Discretionary	At Cost	At Cost	0.0%
Landlord training (per delegate)	Discretionary	At Cost	At Cost	0.0%

*Note - Awaiting the commencement of the majority of enforceable provisions of the Renters Rights Act 2025 from 1st May 2026 which will include further provisions that we as a council can issue Financial / Civil Penalties to those responsible for private rented sector housing in the city as an alternative to prosecution as well as the maximum statutory penalty amounts increasing for each breach or offence to £7,000 / £40,000 as applicable.

City Services - Parking
All fees are Discretionary
Daytime tariff applies between the following hours:

8am to 6pm Monday to Saturday
10am to 6pm on Sundays

Evenings and Overnight tariff applies from 6pm to 8am (10am on Sundays)

MULTISTOREY CAR PARKS (Pay on foot)	2025/26		2026/27		2026/27 from 2025/26	
	Monday to Friday	Saturday & Sunday	Monday to Friday	Saturday & Sunday	Comparisons % Change	
Grand Arcade	**Weekdays**	**Weekends**	**Weekdays**	**Weekends**	**Weekdays**	**Weekends**
1hr	£3.60	£4.60	£3.70	£4.70	2.8%	2.2%
2hrs	£7.20	£9.20	£7.40	£9.40	2.8%	2.2%
3hrs	£10.80	£13.80	£11.10	£14.10	2.8%	2.2%
4hrs	£15.70	£18.90	£16.00	£19.20	1.9%	1.6%
5hrs	£26.40	£29.40	£26.80	£29.70	1.5%	1.0%
over 5 hrs	£33.10	£36.10	£33.50	£36.50	1.2%	1.1%
evenings & overnight (per hour)	£1.50	£1.50	£1.80	£1.80	20.0%	20.0%
Queen Anne Terrace	**Weekdays**	**Weekends**	**Weekdays**	**Weekends**	**Weekdays**	**Weekends**
1hr	£2.30	£3.00	£2.60	£3.30	13.0%	10.0%
2hrs	£4.60	£6.00	£5.30	£6.60	15.2%	10.0%
3hrs	£6.90	£9.00	£8.00	£9.90	15.9%	10.0%
4hrs	£9.20	£11.30	£10.70	£13.00	16.3%	15.0%
5hrs	£11.50	£13.60	£13.40	£15.60	16.5%	14.7%
6hrs	£15.60	£18.00	£18.00	£21.00	15.4%	16.7%
over 6 hrs	£21.00	£24.00	£24.00	£26.00	14.3%	8.3%
evenings & overnight (per hour)	£0.00	£0.00	£0.00	£0.00	0.0%	0.0%
Park Street	**Weekdays**	**Weekends**	**Weekdays**	**Weekends**	**Weekdays**	**Weekends**
1hr	£3.60	£4.60	£3.70	£4.70	2.8%	2.2%
2hrs	£7.20	£9.20	£7.40	£9.40	2.8%	2.2%
3hrs	£10.80	£13.80	£11.10	£14.10	2.8%	2.2%
4hrs	£15.70	£18.90	£16.00	£19.20	1.9%	1.6%
5hrs	£26.40	£29.40	£26.80	£29.70	1.5%	1.0%
over 5 hrs	£33.10	£36.10	£33.50	£36.50	1.2%	1.1%
evenings & overnight (per hour)	£1.50	£1.50	£1.80	£1.80	20.0%	20.0%
Grafton East	**Weekdays**	**Weekends**	**Weekdays**	**Weekends**	**Weekdays**	**Weekends**
1hr	£3.00	£3.90	£3.10	£4.00	3.3%	2.6%
2hrs	£6.00	£7.80	£6.20	£8.00	3.3%	2.6%
3hrs	£9.00	£11.70	£9.30	£12.00	3.3%	2.6%
4hrs	£14.00	£16.60	£14.40	£17.00	2.9%	2.4%
5hrs	£23.00	£26.00	£23.50	£26.50	2.2%	1.9%
over 5 hrs	£30.00	£33.00	£30.60	£33.70	2.0%	2.1%
evenings & overnight (per hour)	£1.20	£1.20	£1.30	£1.30	8.3%	8.3%
Grafton West	**Weekdays**	**Weekends**	**Weekdays**	**Weekends**	**Weekdays**	**Weekends**
1hr	£3.00	£3.90	£3.10	£4.00	3.3%	2.6%
2hrs	£6.00	£7.80	£6.20	£8.00	3.3%	2.6%
3hrs	£9.00	£11.70	£9.30	£12.00	3.3%	2.6%
4hrs	£14.00	£16.60	£14.40	£17.00	2.9%	2.4%
5hrs	£23.00	£26.00	£23.50	£26.50	2.2%	1.9%
over 5 hrs	£30.00	£33.00	£30.60	£33.70	2.0%	2.1%
evenings & overnight (per hour)	£1.20	£1.20	£1.30	£1.30	8.3%	8.3%

SURFACE CAR PARKS				
ADAM AND EVE STREET Pay & Display	Monday to Saturday 8am to 6pm Sunday 10am to 6pm			
Maximum stay 2 hours	**2025/26**	**2026/27**	Evenings and overnight	% change
Charges	£1.40 for 30 mins (£2.80/hr)	£1.50 for 30 mins (£3.00/hr)	Free	7.1%

CASTLE HILL CAR PARK Pay & Display	Monday to Saturday 8am to 6pm Sunday 10am to 6pm			
Charges	**2025/26**	**2026/27**	Evenings and overnight	% change
Up to 2 hours	£2.80	£3.20	Free	14.3%
2-4 hours	£5.60	£6.40		14.3%
over 4 hours	£8.90	£10.00		12.4%
Sunday - all day charge	£4.50	£5.00		11.1%
Weekly ticket (7 days)	£42.00	£45.00		7.1%

GWYDIR STREET CAR PARK Pay & Display	Monday to Saturday 8am to 6pm			
Maximum stay 2 hours	**2025/26**	**2026/27**	Evenings and overnight	% change
Charges	£1.20 for 30 mins (£2.40/hr)	£1.30 for 30 mins (£2.60/hr)	Free	8.3%

RIVERSIDE CAR PARK Pay & Display	Monday to Saturday 8am to 6pm			
Maximum stay 8 hours	**2025/26**	**2026/27**	Evenings and overnight	% change
Charges	£1 for 30 mins (£2/hr)	£1 for 30 mins (£2/hr)	Free	0.0%

Lammas Land Pay & Display	1 April to 31 October: Charges apply from 8am to 6pm – the barrier closes at 10pm 1 November to 31 March: Charges apply from 8am to 6pm, then parking is free until the barrier closes at 9pm			
Monday - Friday	**2025/26**	**2026/27**	Evenings	% change
Up to 2 Hours	£2.80	£2.90	Free	3.6%
Up to 4 Hours	£6.50	£6.70		3.1%
Up to 5 Hours	£13.00	£13.30		2.3%
Up to 8 Hours (Maximum allowed)	£25.00	£25.50		2.0%
Saturday - Sunday	**2025/26**	**2026/27**	Evenings	% change
Up to 2 Hours	£2.80	£2.90	Free	3.6%
Up to 4 Hours	£6.50	£6.70		3.1%
Up to 5 Hours (Maximum allowed)	£12.00	£12.30		2.5%

Cherry Hinton Hall Pay & Display	Charges for parking between 10am and 3pm Maximum five-hour stay, no return within two hours Free at all other times			
Monday to Friday	**2025/26**	**2026/27**	Evenings and overnight	% change
Up to 1 Hour	£1.00	£1.10	Free	10.0%
Up to 2 Hours	£2.50	£2.70		8.0%
Up to 3 Hours	£4.00	£4.30		7.5%
Up to 4 Hours	£5.50	£5.90		7.3%
Up to 5 Hours	£7.00	£7.50		7.1%
Saturday - Sunday	**2025/26**	**2026/27**	Evenings and overnight	% change
Up to 1 Hour	£1.00	£1.10	Free	10.0%
Up to 2 Hours	£2.00	£2.20		10.0%
Up to 3 Hours	£3.00	£3.30		10.0%
Up to 4 Hours	£4.00	£4.40		10.0%
Up to 5 Hours	£5.00	£5.50		10.0%

SEASON TICKET CHARGES - Business Permits			
Queen Anne Terrace & Grafton Centre car parks	**Quarterly Fee 2025/26 inc VAT**	**Quarterly Fee 2026/27 inc VAT**	% change
24/7 Premium (Grafton East, Grafton West & Queen Anne Terrace car parks)	£1,250.00	£1,250.00	0.0%
Monday-Friday 8am -6pm (one car park*)	£825.00	£825.00	0.0%
Monday-Friday 24/5 (one car park*)	£1,000.00	£1,000.00	0.0%
Night owl 6pm to 8am, 7 nights a week (one car park*)	£530.00	£530.00	0.0%

***Note* * excluding Grand Arcade & Park Street car parks**

DISABLED BADGE HOLDERS

Multi Storey car parks: First three hours parking free, on production of a valid Blue Badge to the City Council at the Grand Arcade, Grafton East, Grafton West, Queen Anne Terrace and Park Street car parks.
Where durations of stay are in excess of three hours the normal car park charges will apply as if from the first hour, i.e. the fourth will be charged as if it were the first hour, the fifth as if it were the second hour, etc.

Adam & Eve, Castle Hill Gwydir Street and Riverside pay & Display car parks: Three hours free parking during charging hours when a valid Blue Badge and time clock is displayed

City Services

Charge Type and description	Discretionary or Statutory	Charges 2025/26 £	Proposed Charges 2026/27 £	% Increase 2026/27
Taxi Vehicle Testing by the Garage				
Mechanical Fitness Test (Twice Yearly)	Discretionary	74.83	74.83	0.0%
Re-test if works carried out at a separate garage and returned within 10 days	Discretionary	37.93	37.93	0.0%
Re-test if works carried out at a separate garage and returned after 10 days	Discretionary	79.95	79.95	0.0%
Markets				
Cambridge Retail Market				
Monday - Tuesday rents				
General Market Weekday Premium	Discretionary	22.25	23.00	3.4%
General Market Weekday Standard	Discretionary	12.50	13.00	4.0%
Wednesday - Friday rents				
General Market Weekday Premium	Discretionary	22.25	23.00	3.4%
General Market Weekday Standard	Discretionary	18.50	19.20	3.8%
General Market Weekend Premium	Discretionary	45.00	46.70	3.8%
General Market Weekend Standard	Discretionary	38.00	39.45	3.8%
Hot Food Premium	Discretionary	8.50	8.80	3.5%
Casual Trading Premium	Discretionary	7.50	7.50	0.0%
*Storage Units	Discretionary	18.40	19.10	3.8%
All Saints Craft Fair				
Monday - Friday rents	Discretionary	20.00	20.00	0.0%
Saturday rent	Discretionary	38.00	39.45	3.8%
All Markets - Administration Fees				
Variations Fee - applicable for any changes that result in the production of a new licence.	Discretionary	35.00	35.00	0.0%
Mooring Fees*				
Tariff Class 30 - vessel up to 5 metres	Discretionary	1,093.00	1,130.00	3.4%
Tariff Class 32 - vessel under 3 metres	Discretionary	1,093.00	1,130.00	3.4%
Tariff Class 33 - Vessel 3 to 5 metres	Discretionary	1,093.00	1,130.00	3.4%
Tariff Class 34 - Vessel 5 to 7.5 metres	Discretionary	1,166.00	1,206.00	3.4%
Tariff Class 35 - Vessel 7.5 to 10 metres	Discretionary	1,239.00	1,281.00	3.4%
Tariff Class 36 - Vessel 10 to 12.5 metres	Discretionary	1,312.00	1,356.00	3.4%
Tariff Class 37 - Vessel 12.5 to 15 metres	Discretionary	1,385.00	1,432.00	3.4%
Tariff Class 38 - Vessel 15 to 20 metres	Discretionary	1,458.00	1,508.00	3.4%
Tariff Class 39 - Vessel over 20 metres	Discretionary	1,605.00	1,660.00	3.4%
Tariff Class 51 - Any other vessel	Discretionary	1,605.00	1,660.00	3.4%
** All charges are subject to VAT.*				
** Externally set fees and charges				

City Services - Open Spaces

Charge Type and description	Discretionary or Statutory	Charges 2025/26 £	Proposed Charges 2026/27 £	% Increase 2026/27
Allotments				
Standard size is 10 rods (300 m2)				
Allotment Full size	Discretionary	78.00	80.75	3.5%
Allotment Half size	Discretionary	39.00	40.50	3.8%
Allotment starter plot	Discretionary	28.00	29.00	3.6%
Parks, Commons & Open Spaces				
Grazing				
Cows	Discretionary	75.00	77.70	3.6%
Cows - 10 or more (per beast)	Discretionary	45.00	46.60	3.6%
Parks & Open Spaces Lettings				
Application Fee - all applicants (may be returnable for local events if criteria met) (Plus VAT)	Discretionary	150.00	155.00	3.3%
Filming on parks and open spaces (Non Commercial)	Discretionary	Free	Free	0.0%
Filming on parks and open spaces (Commercial)	Discretionary	Negotiable	Negotiable	0.0%
Daily Hire - Fairs #	Discretionary	600.00	621.00	3.5%
Daily Hire - Circuses #	Discretionary	500.00	518.00	3.6%
Setting up/Pulling down days (For events where hire fee is more)	Discretionary	280.00	290.00	3.6%
Ongoing business use e.g. fitness classes (per quarter)	Discretionary	440.00	455.00	3.4%
Non Commercial Public Events ‡	Discretionary	350.00	365.00	4.3%
National Charities ‡	Discretionary	265.00	275.00	3.8%
Local events / demos ‡	Discretionary	Free	Free	0.0%
Fun Runs and Charity Walks (Local Charity Run/100% beneficiary)(under 500 participants)	Discretionary	Free	Free	0.0%
Commercial Public Events on City Centre Parks: †	Discretionary	Negotiable	Negotiable	0.0%
- minimum charge for lettings up to and over 1,000 sq. metres	Discretionary	1,125.00	1,170.00	4.0%
- additional charge per square metre for lettings over 1,000 sq. metres	Discretionary	2.50	2.60	4.0%
Commercial Public Events on Other Parks & Open Spaces: †	Discretionary	Negotiable	Negotiable	0.0%
- minimum charge for lettings up to and over 1,000 sq. metres	Discretionary	590.00	610.00	3.4%
- additional charge per square metre for lettings over 1,000 sq. metres	Discretionary	2.50	2.60	4.0%
Use of a Premises Licence for external event providers	Discretionary	At Pro rata cost per day of total licence fee	At Pro rata cost per day of total licence fee	0.0%
Provision of Wi-Fi facility for commercial events	Discretionary	Free Where Existing	Free Where Existing	0.0%
Internal Event/Cambridge Live - No Fees	Discretionary	160.00	165.50	3.4%
Internal Event/Cambridge Live - Fee Paying	Discretionary	215.00	222.50	3.5%
Bill Posting				
A4 size poster	Discretionary	7.20	7.45	3.5%
A3 size poster	Discretionary	8.20	8.50	3.7%
A2 size poster	Discretionary	11.20	11.60	3.6%
A1 size poster	Discretionary	15.40	15.95	3.6%
A0 size poster	Discretionary	49.20	50.95	3.6%
Trolley Collection				
Trolleys-Council collection and delivery of trolley back to store imediately	Discretionary	75.85	78.50	3.5%
Council collection and storage of trolleys collected 1st Week	Discretionary	82.00	84.85	3.5%
Council collection and storage of trolleys collected 2nd Week	Discretionary	104.55	108.25	3.5%
Council collection and storage of trolleys collected 3rd Week	Discretionary	127.10	131.50	3.5%
Council collection and storage of trolleys collected 4th Week	Discretionary	148.63	153.85	3.5%
Council collection and storage of trolleys collected 5th Week	Discretionary	174.25	180.35	3.5%
Council collection and storage of trolleys collected 6th Week	Discretionary	192.70	199.50	3.5%
Council collection and storage of trolleys disposed of after 6 weeks	Discretionary	194.75	201.50	3.5%

‡ to include fun runs, cycle rides and charity walks, up to 500 participants

† to include fun runs, cycle rides and charity walks, over 500 participants

A sealed bid process may be applicable where more than one application is made for dates

City Services - Sport & Recreation

Charge Type and description	Charges 2025/26 £	Proposed Charges 2026/27 £	% Increase 2026/27
Sports & Recreation Charges (including VAT)			
Sports Facilities			
Cricket			
Adult Per pitch	52.75	54.50	3.3%
Including Pavilion	68.75	71.00	3.3%
Junior per pitch (Under 16's)	33.25	34.25	3.0%
Including Pavilion	41.00	42.25	3.0%
Football & Rugby			
Per pitch including Pavilion	67.75	70.00	3.3%
Junior per pitch including Pavilion (Under 16's)	37.00	38.25	3.4%
8-a-side pitch	27.50	28.50	3.6%
American Football			
Per pitch (including 4 changing rooms)	118.50	122.50	3.4%
Junior (Under 16's) per pitch (including 4 changing rooms)	59.00	61.00	3.4%
Rounders			
Per Pitch	28.75	29.75	3.5%
Per Pitch - Junior (Under 16's)	14.75	15.25	3.4%
Tennis			
Court hire for 45 minutes per court			
Peak Time - *Mon-Sun 12:00-14:30 & 18:00 - 20:00*			
Jesus Green & Christs Pieces - Hire per court - Peak	5.00	3.00	(40.0%)
Jesus Green & Christs Pieces - Hire per court - Off Peak	2.00	3.00	50.0%
Nightingale, Lammas Land, Coleridge, Cherry Hinton, Trumpington	FREE	FREE	0.0%
Abbey 3G Pitch			
Match Rate - (2hours full pitch)	130.00	135.00	3.8%
Full Pitch - Peak	67.50	69.50	3.0%
Full Pitch Weekend/Off Peak	57.50	59.50	3.5%
Half Pitch - Peak	45.50	47.00	3.3%
Half Pitch Weekend / Off Peak	40.00	41.50	3.8%
1/4 Pitch - Peak	25.00	25.80	3.2%
1/4 Pitch Weekend / Off Peak	21.00	21.75	3.6%
Partner / Concessionary Rates			
Full Pitch - Peak	62.50	64.50	3.2%
Full Pitch Weekend/Off Peak	52.50	54.50	3.8%
Half Pitch - Peak	40.00	41.50	3.8%
Half Pitch Weekend / Off Peak	32.00	33.00	3.1%
1/4 Pitch - Peak	21.00	21.75	3.6%
1/4 Pitch Weekend / Off Peak	18.00	18.75	4.2%
Changing Room Hire - Per Game			
Additional Changing Room (per room)	16.00	16.50	3.1%

Swimming Services*			
The charges relating to the swimming services are the **HEADLINE** prices			
These charges are the **MOST** the Leisure Contractor can charge for an activity			
The Leisure Contractor can **REDUCE** any or all of the activity prices **BELOW** the headline price if they wish.			
Parkside Pools Hires			
Main Pool Hire - per hour (Non Commercial)	160.50	165.00	2.8%
Main Pool Hire - per hour **(Commercial)**	430.00	450.00	4.7%
Lane Hire	29.75	30.50	2.5%
Diving Pool - per hour (Non Commercial)	92.50	95.00	2.7%
Diving Pool - per hour **(Commercial)**	134.00	140.00	4.5%
Children's Pool Hire - per hour (Non Commercial)	60.00	62.00	3.3%
Children's Pool Hire - per hour **(Commercial)**	75.00	78.00	4.0%
Flumes	72.00	74.00	2.8%
Non-City LEA School Swim	2.30	2.35	2.2%
Abbey Pool Hires			
Pool Hire - per hour (Non Commercial)	106.00	110.00	3.8%
Pool Hire - per hour **(Commercial)**	134.50	140.00	4.1%
Learner Pool Hire - per hour (Non Commercial)	53.00	55.00	3.8%
Learner Pool Hire - per hour **(Commercial)**	75.00	78.00	4.0%
Gala Hire - per hour (City Clubs)	195.50	200.00	2.3%
Gala Hire - per hour **(Commercial)**	295.00	310.00	5.1%
Non-City LEA School Swim	2.30	2.35	2.2%

Charge Type and description	Charges 2025/26 £	Proposed Charges 2026/27 £	% Increase 2026/27
Kings Hedges Pool Hires			
Pool Hire - per hour - Non Commercial	49.50	51.00	3.0%
Pool Hire - per hour - **(Commercial)**	75.00	78.00	4.0%
Jesus Green Outdoor Pool Hires			
Pool hire per Hour - Non Commercial	137.50	142.50	3.6%
Pool hire per Hour - **(Commercial)**	376.00	395.00	5.1%
Health Suites			
Abbey Pool			
Sauna & Swim	9.50	9.75	2.6%
Exercise Referral			
Client Assessment - Outside of Healthwise facilities	11.25	11.50	2.2%
Community Class (Healthy You PLUS) - Outside of Healthwise facilities	4.40	4.50	2.3%
Community 5 Class Pass (Healthy You PLUS) - Outside of Healthwise facilities	20.00	21.00	5.0%
Community 10 Class Pass (Healthy You PLUS) - Outside of Healthwise facilities	40.00	42.00	5.0%
Annual Membership Cards			
Adult Residents (up to 20% discount)	15.50	16.00	3.2%
Adult Students (up to 30% Discount)	10.50	11.00	4.8%
Adult Concessions (up to 50% Discount)	6.00	6.20	3.3%
Junior Residents (up to 20% discount)	6.00	6.20	3.3%
Junior Concessions (up to 50% Discount)	3.00	3.10	3.3%
Non City Residents - Adults (upto 20% Discount)	50.00	55.00	10.0%
Non City Residents - Juniors (Upto 20% Discount)	25.00	27.50	10.0%
Cherry Hinton Village Centre			
Activity			
Main Hall per Hour - Adult	56.50	58.00	2.7%
Main Hall per Hour - Junior (17yr & Under)	32.75	33.50	2.3%
Large Meeting Room per hour - (Community)	25.50	26.00	2.0%
Large Meeting Room per hour - (**Commercial)**	37.00	38.00	2.7%
Small Meeting Room per hour - (Community)	13.50	14.00	3.7%
Small Meeting Room per hour - (**Commercial)**	22.50	23.25	3.3%
Admission on Sports Bookings per person	0.30	0.30	0.0%
Badminton Court per hour - Adult	16.00	16.50	3.1%
Badminton Court per hour - Junior (17yr & Under)	9.25	9.50	2.7%

Corporate

Charge Type and description	Discretionary or Statutory	Charges 2025/26 £	Proposed Charges 2026/27 £	% Increase 2026/27
Guildhall Meeting Rooms, Committee Rooms Council Chamber and Members Lounge				
Guildhall Meeting Rooms (per hour)	Discretionary	17.00	17.00	0.0%
Committee Room (s)	Discretionary	35.00	35.00	0.0%
Council Chamber	Discretionary	115.00	115.00	0.0%
Members Lounge	Discretionary	17.00	17.00	0.0%
Exhibition area	Discretionary	12.00	12.00	0.0%
Internal City Council Hirer - Office hours	Discretionary	No charge	No charge	0.0%
Internal City Council Hirer - Out of office Hours, bank holiday and weekends	Discretionary	Actual Cost of staffing	Actual Cost of staffing	0.0%
Shared Services/Greater Cambridge Partnership - Office hours up to half a day	Discretionary	No charge	No charge	0.0%
Shared Services/Greater Cambridge Partnership - Other times - per hour*	Discretionary	Hourly Rate as above	Hourly Rate as above	0.0%
Public Sector Partner - Office hours up to half a day **	Discretionary	No charge	No charge	0.0%
Public Sector Partner - Other times - per hour **	Discretionary	Hourly Rate as above	Hourly Rate as above	0.0%
Community & Voluntary Sector - Office hours up to half a day **	Discretionary	No charge	No charge	0.0%
Community & Voluntary Sector - Other times - per hour **	Discretionary	Hourly Rate as above	Hourly Rate as above	0.0%
Commercial Hires - per hour **	Discretionary	Hourly Rate as above	Hourly Rate as above	0.0%
***Includes Staffing charge*				
All customers will pay for additional costs of refreshments plus the cost of external Audio Visual use support				

Charge Type and description	Discretionary or Statutory	Charges 2025/26 £	Proposed Charges 2026/27 £	% Increase 2026/27
Shared Waste Service				
Hazardous domestic collections				
Per Item (Fridge / Freeze / CRT Monitor / TV / Microwaves etc.)	Discretionary	31.00	32.50	4.8%
Domestic collections - Bulky Collections				
One to three items (excluding hazardous items)	Discretionary	38.00	40.00	5.3%
More than three items (per item and maximum 9 items)	Discretionary	6.20	6.50	4.8%
Charge to empty contaminated bin / additional empty (per bin)	Discretionary	37.00	39.00	5.4%
Clearance of rubbish from bin stores	Discretionary	By quote	By quote	0.0%
Bins				
Delivery of bin(s) for new property	Discretionary	96.00	100.00	4.2%
Additional approved black bin - Large families etc.	Discretionary	61.00	63.50	4.1%
Replacement of any damaged bin	Discretionary	FREE	FREE	0.0%
Replacement of any lost bin	Discretionary	30.00	30.00	0.0%
Additional blue bin charge (in excess of 2 bins in total) per bin	Discretionary	30.00	30.00	0.0%
Additional green bin charge - per additional bin (October to October)	Discretionary	50.00	52.00	4.0%
Additional garden waste capacity for flats (per 1100l bin)	Discretionary	91.00	95.00	4.4%

Charge Type and description	Discretionary or Statutory	Charges 2025/26 £	Proposed Charges 2026/27 £	% Increase 2026/27
Land Charges				
LLC1 Official Search in respect of one parcel of land	Discretionary	46.00	47.00	2.2%
Residential Search *				
CON29R	Discretionary	154.00	156.00	1.3%
LLC1 and CON29R (Full Residential Search)	Discretionary	200.00	203.00	1.5%
Additional Parcels of Land	Discretionary	19.00	25.00	31.6%
Additional Parcels of Land LLC1	Discretionary	1.00	3.00	200.0%
Commercial Search				
CON29R**	Discretionary	280.00	285.00	1.8%
LLC1 and CON29R (Full Commercial Search)	Discretionary	326.00	332.00	1.8%
Additional Parcels of Land	Discretionary	31.00	30.00	(3.2%)
Additional Parcels of Land LLC1	Discretionary	1.00	3.00	200.0%
Additions				
Additional Enquiries *	Discretionary	29.00	30.00	3.4%
Historic File Request (per address)	Discretionary	50.00	52.00	4.0%
Invalid planning applications**	Discretionary	10% of application fee for closed or withdrawn applications	10% of application fee for closed or withdrawn applications	0.0%
Hard copy planning applications handling fee - Major applications (per application)**	Discretionary	105.58	105.58	0.0%
Hard copy planning applications handling fee - General & Other applications (per application)**	Discretionary	52.79	52.79	0.0%
CON29O (Optional Enquiries) *				
Q4 - Road Proposals	Discretionary	19.00	20.00	5.3%
Q5 - Advertisements	Discretionary	19.00	20.00	5.3%
Q6 - Completion Notices	Discretionary	19.00	20.00	5.3%
Q7- Parks & Countryside	Discretionary	19.00	20.00	5.3%
Q8 - Pipelines	Discretionary	0.00	0.00	0.0%
Q9 - House in Multiple Occupation	Discretionary	19.00	20.00	5.3%
Q10- Noise Abatement and other Nuisances	Discretionary	19.00	20.00	5.3%
Q11 - Urban Development Areas	Discretionary	19.00	20.00	5.3%
Q12 - Enterprise Zones	Discretionary	19.00	20.00	5.3%
Q13 - Inner Urban Development Areas	Discretionary	19.00	20.00	5.3%
Q14 - Simplified Planning Zones	Discretionary	19.00	20.00	5.3%
Q15 - Land Maintenance Notices	Discretionary	19.00	20.00	5.3%
Q16 - Mineral Consultation Areas***	Discretionary but set by County Council	15.68	15.68	(0.0%)
Q17 - Hazardous Substance Consents	Discretionary	19.00	20.00	5.3%
Q18 - Environmental & Pollution Notices	Discretionary	19.00	20.00	5.3%
Q19 - Food Safety Notices	Discretionary	19.00	20.00	5.3%
Q20 - Hedgerow Notices	Discretionary	19.00	20.00	5.3%
Q21 - Flood Defence and Land Drainage Consents***	Discretionary but set by County Council	15.68	15.68	(0.0%)
Q22 - Common Land, Town and Village Greens***	Discretionary but set by County Council	31.37	31.37	0.0%
Discretionary services (including Pre-application work and Planning and Performance Agreements (PPAs)) will be charged for on a case by case basis. This charge will be based on full recovery of the cost of delivering the agreed work. Officer time will be charged at the following rate according to the officer band:				
Executive Director	Discretionary	340.00	357.00	5.0%
Grade 10 Assistant Director	Discretionary	217.00	228.00	5.1%
Grade 9	Discretionary	192.00	201.00	4.7%
Grade 8	Discretionary	181.00	189.00	4.4%
Grade 7	Discretionary	170.00	177.00	4.1%
Grade 6	Discretionary	142.00	149.00	4.9%
Grade 5	Discretionary	131.00	137.00	4.6%
Grade 4	Discretionary	118.00	123.00	4.2%
Grade 3	Discretionary	98.00	102.00	4.1%
Grade 2	Discretionary	90.00	93.00	3.3%
The full direct cost of any external consultants, contractors or agency staff incurred by the Planning Service in the delivery of the discretionary service will also be included in any fees charged for the work done. Agency hourly rates charged at agency rates plus £28/hour overhead.				

Notes

* Includes VAT

**These are existing fees. Awaiting legal agreement to confirm the new fees

***These fees are set by the County Council and are provisional pending them being set in February

Licensing

Charge Type and description	Discretionary or Statutory	Charges 2025/26 £	Proposed Charges 2026/27 £	% Increase 2026/27
Skin Piercing				
Skin Piercing – Premises	Discretionary	175.00	181.00	3.4%
Skin Piercing - Practitioners	Discretionary	63.50	65.50	3.1%
Sex Establishments				
Sexual Entertainment Venues (new & variation)	Discretionary	3,616.00	3,742.00	3.5%
Sexual Entertainment Venues (renewal)	Discretionary	1,070.00	1,107.00	3.5%
Sexual Entertainment Venues (transfer)	Discretionary	1,070.00	1,107.00	3.5%
Sex Shop / Sex Cinema (new & variation)	Discretionary	3,350.00	3,467.00	3.5%
Sex Shop / Sex Cinema (renewal)	Discretionary	1,070.00	1,107.00	3.5%
Sex Shop / Sex Cinema (transfer)	Discretionary	1,070.00	1,107.00	3.5%
Drivers				
Disclosure & Barring Service Check (DBS) *	Discretionary	49.50	49.50	0.0%
Knowledge Test	Discretionary	100.00	105.00	5.0%
New Licence Fee	Discretionary	310.00	300.00	(3.2%)
Annual Renewal Fee	Discretionary	200.00	225.00	12.5%
3 Yearly Renewal Fee	Discretionary	305.00	270.00	(11.5%)
Replacement Badges	Discretionary	28.00	30.00	7.1%
DVLA Data Check * (New service provider)	Discretionary	6.75	6.85	1.5%
DVLA Data Check * (New service provider) 3 year licence	Discretionary	20.25	20.55	1.5%
Change of Details	Discretionary	25.00	25.00	0.0%
Replacement Licence	Discretionary	28.00	24.00	(14.3%)
Knowledge Test Retest	Discretionary	80.00	75.00	(6.3%)
Vehicles				
Hackney Carriage Licence (new)	Discretionary	310.00	300.00	(3.2%)
Private Hire Licence (new)	Discretionary	260.00	250.00	(3.8%)
Hackney Carriage Ultra Low Emission Vehicle (new)	Discretionary	155.00	150.00	(3.2%)
Private Hire Ultra Low Emission Vehicle (new)	Discretionary	130.00	125.00	(3.8%)
Hackney Carriage Zero Emission Vehicle (new)	Discretionary	0.00	0.00	0.0%
Private Hire Zero Emission Vehicle (new)	Discretionary	0.00	0.00	0.0%
Hackney Carriage Licence Renewal	Discretionary	235.00	215.00	(8.5%)
Private Hire Licence Renewal	Discretionary	220.00	200.00	(9.1%)
Hackney Carriage Ultra Low Emission Vehicle (renewal)	Discretionary	117.50	107.50	(8.5%)
Private Hire Ultra Low Emission Vehicle (renewal)	Discretionary	110.00	100.00	(9.1%)
Hackney Carriage Zero Emission Vehicle (renewal)	Discretionary	0.00	0.00	0.0%
Private Hire Zero Emission Vehicle (renewal)	Discretionary	0.00	0.00	0.0%
Plate Deposit	Discretionary	45.00	45.00	0.0%
Hackney Carriage Replacement Plate	Discretionary	45.00	45.00	0.0%
Private Hire Replacement Plate	Discretionary	50.00	50.00	0.0%
Change of Ownership	Discretionary	100.00	100.00	0.0%
Crest - self adhesive	Discretionary	18.00	20.00	11.1%
Crest - magnetic	Discretionary	20.00	23.00	15.0%
Replacement Licence	Discretionary	28.00	24.00	(14.3%)
Change of Details	Discretionary	25.00	25.00	0.0%
Non - Driver Proprietor renewal	Discretionary	30.00	35.00	16.7%
Non - Driver Proprietor	Discretionary	New	45.00	-
Change of Vehicle registration PHV	Discretionary	50.00	50.00	0.0%
Change of Vehicle resgistration HCV	Discretionary	45.00	45.00	0.0%
Operators Licence				
Private Hire Operators Licence (New)	Discretionary	315.00	416.00	32.1%
Private Hire Operators Licence (Renewal - 1 Year)	Discretionary	300.00	365.00	21.7%
Private Hire Operators Licence (renewal - 5 Year)	Discretionary	1,165.00	1,370.00	17.6%
Replacement Licence	Discretionary	28.00	24.00	(14.3%)
Change of Details	Discretionary	25.00	25.00	0.0%
Training				
Highfield Level 2 Award for Personal Licence Holders	Discretionary	105.00	109.00	3.8%
Licensing Act 2003 (Statutory Set)**				
Personal Licence	Statutory	37.00	37.00	0.0%
New Premises Licence (or full variation)	Statutory	Various	Various	0.0%
Annual Fee	Statutory	Various	Various	0.0%
Minor Variation	Statutory	89.00	89.00	0.0%
Temporary Event Notice	Statutory	21.00	21.00	0.0%
Change of Designated Premises Supervisor	Statutory	23.00	23.00	0.0%
Pavement Licensing				
Pavement Licence - New	Statutory	370.00	383.00	3.5%
Pavement Licence - Renewal	Statutory	155.00	160.00	3.2%

Charge Type and description	Discretionary or Statutory	Charges 2025/26 £	Proposed Charges 2026/27 £	% Increase 2026/27
Gambling Act 2005 (Statutory Set)**				
Bingo Club (New)	Statutory	2,625.00	2,625.00	0.0%
Bingo Club (Annual Fee)	Statutory	900.00	900.00	0.0%
Small Society Lottery (New)	Statutory	40.00	40.00	0.0%
Small Society Lottery (Annual)	Statutory	20.00	20.00	0.0%
Betting Premises (New)	Statutory	2,250.00	2,250.00	0.0%
Betting Premises (Annual Fee)	Statutory	540.00	540.00	0.0%
Family Entertainment Centre (Annual Fee)	Statutory	500.00	500.00	0.0%
Adult Gaming Centre (New)	Statutory	1,500.00	1,500.00	0.0%
Adult Gaming Centre (Annual Fee)	Statutory	900.00	900.00	0.0%
Animal Licensing				
Zoo	Discretionary	700.00	724.00	3.4%
Dangerous Wild Animals (Plus Vet fees)	Discretionary	345.00	357.00	3.5%
Variation of a licence requiring a re-inspection (Plus Vet fees)	Discretionary	61.50	63.50	3.3%
Exhibiting animals:				
Fees on application	Discretionary	91.00	94.00	3.3%
Initial rating or re-rating fee	Discretionary	155.50	161.00	3.5%
Maintenance fee (3 years)	Discretionary	451.00	466.00	3.3%
Variation of a licence requiring a re-inspection	Discretionary	156.00	161.00	3.2%
Copy of licence or change of details not requiring an inspection	Discretionary	13.50	14.00	3.7%
Selling animals as pets:				
Fees on application	Discretionary	91.00	94.00	3.3%
Initial rating or re-rating fee	Discretionary	257.00	266.00	3.5%
Maintenance fee: one year	Discretionary	150.00	155.00	3.3%
two years	Discretionary	300.00	310.50	3.5%
three years	Discretionary	451.00	466.00	3.3%
Variation of a licence requiring a re-inspection	Discretionary	257.00	266.00	3.5%
Copy of licence or change of details not requiring an inspection	Discretionary	13.50	14.00	3.7%
Riding Establishment:				
Fees on application	Discretionary	91.00	94.00	3.3%
Initial rating or re-rating fee (plus additional vets fee not included)	Discretionary	51.00	53.00	3.9%
Maintenance fee: one year	Discretionary	150.00	155.00	3.3%
two years	Discretionary	300.00	310.50	3.5%
three years	Discretionary	451.00	466.00	3.3%
Variation of a licence requiring a re-inspection (plus vets fee not included)	Discretionary	51.00	53.00	3.9%
Copy of licence or change of details not requiring an inspection	Discretionary	13.50	14.00	3.7%
Dog Breeding:				
Fees on application	Discretionary	91.00	94.00	3.3%
Initial rating or re-rating fee (plus additional vets fee not included)	Discretionary	51.00	53.00	3.9%
Maintenance fee: one year	Discretionary	150.00	155.00	3.3%
two years	Discretionary	300.00	310.50	3.5%
three years	Discretionary	451.00	466.00	3.3%
Variation of a licence requiring a re-inspection (plus vets fee not included)	Discretionary	51.00	53.00	3.9%
Copy of licence or change of details not requiring an inspection	Discretionary	13.50	14.00	3.7%
Animal Boarding:				
Fees on application: up to 10 animals	Discretionary	91.00	94.00	3.3%
Initial rating or re-rating fee	Discretionary	156.00	161.00	3.2%
Variation of a licence requiring a re-inspection	Discretionary	156.00	161.00	3.2%
Fees on application: 11- 30 animals	Discretionary	207.00	214.00	3.4%
Variation of a licence requiring a re-inspection	Discretionary	207.00	214.00	3.4%
Fees on application: 31-60 animals	Discretionary	257.00	266.00	3.5%
Variation of a licence requiring a re-inspection	Discretionary	257.00	266.00	3.5%
Fees on application: 61-99 animals	Discretionary	310.00	321.00	3.5%
Variation of a licence requiring a re-inspection	Discretionary	310.00	321.00	3.5%
Fees on application: 100 or more animals	Discretionary	360.00	372.00	3.3%
Variation of a licence requiring a re-inspection	Discretionary	360.00	372.00	3.3%
Maintenance fee: one year	Discretionary	150.00	155.00	3.3%
two years	Discretionary	300.00	310.50	3.5%
three years	Discretionary	451.00	466.00	3.3%
Copy of licence or change of details not requiring an inspection	Discretionary	13.50	14.00	3.7%
Scrap Metal Dealers				
Site Licence	Discretionary	540.00	559.00	3.5%
Conversion to collector's licence	Discretionary	65.50	68.00	3.8%
Change of licensee name	Discretionary	65.50	68.00	3.8%
Addition of site	Discretionary	540.00	559.00	3.5%
Removal of site	Discretionary	65.50	68.00	3.8%
Change of Site Manager	Discretionary	159.00	164.50	3.5%
Replacement of lost or damaged licence	Discretionary	59.50	61.50	3.4%
Collector's licence	Discretionary	232.00	240.00	3.4%
Conversion to site licence	Discretionary	467.00	483.00	3.4%
Change of name (e.g. status)	Discretionary	65.60	68.00	3.7%
Replacement of lost or damaged licence	Discretionary	59.50	61.50	3.4%
Street Trading				
12 month food licence pitch	Discretionary	2,886.00	2,886.00	0.0%
12 month retail licence pitch	Discretionary	2,727.00	2,727.00	0.0%
8 month food licence pitch	Discretionary	2,165.00	2,165.00	0.0%
8 month retail licence pitch	Discretionary	2,045.00	2,045.00	0.0%
4 month food licence pitch	Discretionary	722.00	722.00	0.0%
4 month retail licence pitch	Discretionary	682.00	682.00	0.0%
* These charges are shown net of VAT				
** Externally set fees and charges				
Please note that all licensing fees not set by statute were approved at Licensing Committee on 26th January 2026				

Housing Revenue Account (HRA)

Charge Type and description	Discretionary or Statutory	Charges 2025/26 £	Proposed Charges 2026/27 £	% Increase 2026/27
HRA				
Resident Parking Permits for City Homes	Discretionary	30.00	31.00	3.3%
Visitor Parking Permits for City Homes	Discretionary	30.00	31.00	3.3%
Replacement Resident/ Visitor Parking Permits for City Homes	Discretionary	12.00	12.40	3.3%
Temporary Resident Permit	Discretionary	12.00	12.40	3.3%
Access Licences on Housing Land	Discretionary	Variable - Minimum £20	Variable - Minimum £20	0.0%
Electric Vehicle Charges on Pod Point App - Member (per kwh)	Discretionary	0.37	0.38	3.5%
Electric Vehicle Charges on Pod Point App - Public (per kwh)	Discretionary	0.50	0.52	3.5%
* These charges are shown VAT Inclusive				

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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