



**Community Infrastructure Levy Viability  
Welwyn Hatfield BC  
Results summary**

#N/A = Scheme RLV is lower  
than EUV with nil rate of CL.

	<b>AH %</b>	<b>Rented</b>	<b>SO</b>	<b>SH</b>
<b>Affordable Housing</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>

**Site type Retirement Housing 40 Units**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£5,597 per sq m	#N/A	#N/A	#N/A	#N/A

**Site type Extra Care 40 Units**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
£5,597 per sq m	#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy  
Welwyn Hatfield BC**
**Benchmark Land Values (per gross ha)**

BLV1 Benchmark land value 1 - Industrial	BLV2 value 2- Urban Openspace & other	BLV3 value 3 - Greenfield (higher)	BLV4 value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

**Site type Retirement Housing 40 Units**

No of units	40 units
Density:	90 dph
CSH level:	6

<b>Affordable %</b>	0%
% rented	0%
% intermed	0%
% strter homes	0%

Site area	0.4444 ha
Net to gross	100%

<b>Growth</b>	
Sales	0%
Build	0%

£5,597 per sq m

**Private values** £5597 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,367,034	-3,075,827	-5,245,827	-3,575,827	-3,475,827	-3,325,827
20	-1,440,735	-3,241,654	-5,411,654	-3,741,654	-3,641,654	-3,491,654
30	-1,477,585	-3,324,567	-5,494,567	-3,824,567	-3,724,567	-3,574,567
50	-1,551,287	-3,490,395	-5,660,395	-3,990,395	-3,890,395	-3,740,395
70	-1,624,988	-3,656,223	-5,826,223	-4,156,223	-4,056,223	-3,906,223
90	-1,698,688	-3,822,048	-5,992,048	-4,322,048	-4,222,048	-4,072,048
100	-1,735,539	-3,904,963	-6,074,963	-4,404,963	-4,304,963	-4,154,963
125	-1,827,665	-4,112,246	-6,282,246	-4,612,246	-4,512,246	-4,362,246
150	-1,919,791	-4,319,529	-6,489,529	-4,819,529	-4,719,529	-4,569,529
175	-2,011,918	-4,526,814	-6,696,814	-5,026,814	-4,926,814	-4,776,814
200	-2,104,043	-4,734,098	-6,904,098	-5,234,098	-5,134,098	-4,984,098
225	-2,196,169	-4,941,381	-7,111,381	-5,441,381	-5,341,381	-5,191,381
250	-2,288,296	-5,148,666	-7,318,666	-5,648,666	-5,548,666	-5,398,666
275	-2,380,422	-5,355,949	-7,525,949	-5,855,949	-5,755,949	-5,605,949
300	-2,472,548	-5,563,234	-7,733,234	-6,063,234	-5,963,234	-5,813,234
325	-2,564,674	-5,770,517	-7,940,517	-6,270,517	-6,170,517	-6,020,517

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

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**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial	value 2- Urban Openspace & other	value 3 - Greenfield (higher)	value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

**Site type Extra Care 40 Units**

	Flats
No of units	40 units
Density:	90 dph
CSH level:	6

Affordable %	0%
% rented	0%
% intermed	0%
% strter homes	0%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£5,597 per sq m

**Private values** £5597 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,348,543	-7,534,223	-9,704,223	-8,034,223	-7,934,223	-7,784,223
20	-3,434,527	-7,727,686	-9,897,686	-8,227,686	-8,127,686	-7,977,686
30	-3,477,519	-7,824,418	-9,994,418	-8,324,418	-8,224,418	-8,074,418
50	-3,563,504	-8,017,884	-10,187,884	-8,517,884	-8,417,884	-8,267,884
70	-3,649,488	-8,211,348	-10,381,348	-8,711,348	-8,611,348	-8,461,348
90	-3,735,473	-8,404,814	-10,574,814	-8,904,814	-8,804,814	-8,654,814
100	-3,778,465	-8,501,546	-10,671,546	-9,001,546	-8,901,546	-8,751,546
125	-3,885,945	-8,743,377	-10,913,377	-9,243,377	-9,143,377	-8,993,377
150	-3,993,426	-8,985,208	-11,155,208	-9,485,208	-9,385,208	-9,235,208
175	-4,100,906	-9,227,039	-11,397,039	-9,727,039	-9,627,039	-9,477,039
200	-4,208,387	-9,468,870	-11,638,870	-9,968,870	-9,868,870	-9,718,870
225	-4,315,867	-9,710,701	-11,880,701	-10,210,701	-10,110,701	-9,960,701
250	-4,423,347	-9,952,532	-12,122,532	-10,452,532	-10,352,532	-10,202,532
275	-4,530,829	-10,194,365	-12,364,365	-10,694,365	-10,594,365	-10,444,365
300	-4,638,309	-10,436,196	-12,606,196	-10,936,196	-10,836,196	-10,686,196
325	-4,745,790	-10,678,027	-12,848,027	-11,178,027	-11,078,027	-10,928,027

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A