

For: West Oxfordshire District Council



**Viability Assessment to inform the
Community Infrastructure Levy
Charging Schedule**

Appendix 4 – Build to Rent

May 2024

DSP23835

**West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment -
Appendix 4 Residential Appraisal Results
Table 4a - Build to Rent 200 Flats (6+ Storey)**

Development Scenario	200
Typical Site Type	PDL
Net Site Area (ha)	1.00
Gross Site Area (ha)	1.30
Site Density (dph)	200

200 Flats (6+ Storey) BTR scheme	Residual Land Value (£)	Residual Land Value (£/ha)
	20% AH	
Nil CIL £0	£1,114,577	£857,367
Test CIL at £50/m ²	£478,771	£368,285

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £800,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £800,000 to £1,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£800,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)