

For: West Oxfordshire District Council



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

**Appendix 2a – Residential
Maximum CIL Rates Analysis**

May 2024

DSP23835

West Oxfordshire District Council - Appendix 2a - CIL Viability Assessment
Table 2aa: Theoretical Maximum CIL Rates Analysis (Residential) - Typologies beneath the on-site affordable housing threshold

Market Only			
1 House PDL/GF	TARGET BLV	1500000	Theoretical MAX CIL Rate
	Value Level 8	5750	200
	Value Level 9	6000	400
	Value Level 10	6500	750
1 House PDL/GF	TARGET BLV	2000000	Theoretical MAX CIL Rate
	Value Level 8	5750	125
	Value Level 9	6000	325
	Value Level 10	6500	675
1 House PDL/GF	TARGET BLV	2500000	Theoretical MAX CIL Rate
	Value Level 8	5750	50
	Value Level 9	6000	275
	Value Level 10	6500	625
3 Houses PDL/GF	TARGET BLV	800000	Theoretical MAX CIL Rate
	Value Level 2	4250	300
	Value Level 3	4500	475
	Value Level 4	4750	650
	Value Level 5	5000	825
3 Houses PDL/GF	TARGET BLV	1500000	Theoretical MAX CIL Rate
	Value Level 2	4250	0
	Value Level 3	4500	200
	Value Level 4	4750	400
	Value Level 5	5000	525
3 Houses PDL/GF	TARGET BLV	2000000	Theoretical MAX CIL Rate
	Value Level 2	4250	0
	Value Level 3	4500	0
	Value Level 4	4750	175
	Value Level 5	5000	375
5 Houses PDL/GF	TARGET BLV	800000	Theoretical MAX CIL Rate
	Value Level 2	4250	650
	Value Level 3	4500	850
	Value Level 4	4750	1025
	Value Level 5	5000	1200
5 Houses PDL/GF	TARGET BLV	1500000	Theoretical MAX CIL Rate
	Value Level 2	4250	450
	Value Level 3	4500	600
	Value Level 4	4750	750
	Value Level 5	5000	975
5 Houses PDL/GF	TARGET BLV	2000000	Theoretical MAX CIL Rate
	Value Level 2	4250	250
	Value Level 3	4500	450
	Value Level 4	4750	625
	Value Level 5	5000	800

AH FC			
6 Houses PDL/GF	TARGET BLV	800000	Theoretical MAX CIL Rate
	Value Level 2	4250	550
	Value Level 3	4500	750
	Value Level 4	4750	900
	Value Level 5	5000	1125
6 Houses PDL/GF	TARGET BLV	1500000	Theoretical MAX CIL Rate
	Value Level 2	4250	350
	Value Level 3	4500	500
	Value Level 4	4750	675
	Value Level 5	5000	875
6 Houses PDL/GF	TARGET BLV	2000000	Theoretical MAX CIL Rate
	Value Level 2	4250	150
	Value Level 3	4500	350
	Value Level 4	4750	500
	Value Level 5	5000	700
10 Houses PDL/GF	TARGET BLV	800000	Theoretical MAX CIL Rate
	Value Level 2	4250	550
	Value Level 3	4500	725
	Value Level 4	4750	900
	Value Level 5	5000	1100
10 Houses PDL/GF	TARGET BLV	1500000	Theoretical MAX CIL Rate
	Value Level 2	4250	325
	Value Level 3	4500	475
	Value Level 4	4750	675
	Value Level 5	5000	850
10 Houses PDL/GF	TARGET BLV	2000000	Theoretical MAX CIL Rate
	Value Level 2	4250	150
	Value Level 3	4500	325
	Value Level 4	4750	500
	Value Level 5	5000	675

West Oxfordshire District Council - Appendix 2a - CIL Viability Assessment
Table 2ab: Theoretical Maximum CIL Rates Analysis (Residential) - Typologies above the on-site affordable housing threshold

	AH - Low Zone			AH - Medium Zone			AH - High Zone		
Greenfield Typologies									
11 Houses GF	TARGET BLV	500000	Theoretical MAX CIL Rate	TARGET BLV	500000	Theoretical MAX CIL Rate	TARGET BLV	500000	Theoretical MAX CIL Rate
	Value Level 1	4000	475	Value Level 2	4250	650	Value Level 3	4500	800
	Value Level 2	4250	650	Value Level 3	4500	850	Value Level 4	4750	1000
	Value Level 3	4500	850	Value Level 4	4750	1050	Value Level 5	5000	1200
20 Houses GF	TARGET BLV	500000	Theoretical MAX CIL Rate	TARGET BLV	500000	Theoretical MAX CIL Rate	TARGET BLV	500000	Theoretical MAX CIL Rate
	Value Level 1	4000	475	Value Level 2	4250	675	Value Level 3	4500	750
	Value Level 2	4250	700	Value Level 3	4500	875	Value Level 4	4750	1025
	Value Level 3	4500	875	Value Level 4	4750	1075	Value Level 5	5000	1275
50 Mixed GF	TARGET BLV	500000	Theoretical MAX CIL Rate	TARGET BLV	500000	Theoretical MAX CIL Rate	TARGET BLV	500000	Theoretical MAX CIL Rate
	Value Level 1	4000	275	Value Level 2	4250	450	Value Level 3	4500	525
	Value Level 2	4250	450	Value Level 3	4500	625	Value Level 4	4750	725
	Value Level 3	4500	650	Value Level 4	4750	800	Value Level 5	5000	925
100 Mixed GF	TARGET BLV	500000	Theoretical MAX CIL Rate	TARGET BLV	500000	Theoretical MAX CIL Rate	TARGET BLV	500000	Theoretical MAX CIL Rate
	Value Level 1	4000	275	Value Level 2	4250	425	Value Level 3	4500	500
	Value Level 2	4250	475	Value Level 3	4500	600	Value Level 4	4750	700
	Value Level 3	4500	625	Value Level 4	4750	775	Value Level 5	5000	900
250 Mixed GF	TARGET BLV	500000	Theoretical MAX CIL Rate	TARGET BLV	500000	Theoretical MAX CIL Rate	TARGET BLV	500000	Theoretical MAX CIL Rate
	Value Level 1	4000	25	Value Level 2	4250	375	Value Level 3	4500	425
	Value Level 2	4250	275	Value Level 3	4500	525	Value Level 4	4750	600
	Value Level 3	4500	500	Value Level 4	4750	700	Value Level 5	5000	800
PDL Typologies									
11 Houses PDL	TARGET BLV	1500000	Theoretical MAX CIL Rate	TARGET BLV	1500000	Theoretical MAX CIL Rate	TARGET BLV	1500000	Theoretical MAX CIL Rate
	Value Level 1	4000	0	Value Level 2	4250	125	Value Level 3	4500	200
	Value Level 2	4250	125	Value Level 3	4500	350	Value Level 4	4750	425
	Value Level 3	4500	350	Value Level 4	4750	525	Value Level 5	5000	600
11 Houses PDL	TARGET BLV	2000000	Theoretical MAX CIL Rate	TARGET BLV	2000000	Theoretical MAX CIL Rate	TARGET BLV	2000000	Theoretical MAX CIL Rate
	Value Level 1	4000	0	Value Level 2	4250	0	Value Level 3	4500	0
	Value Level 2	4250	0	Value Level 3	4500	50	Value Level 4	4750	75
	Value Level 3	4500	50	Value Level 4	4750	250	Value Level 5	5000	300
11 Houses PDL	TARGET BLV	2500000	Theoretical MAX CIL Rate	TARGET BLV	2500000	Theoretical MAX CIL Rate	TARGET BLV	2500000	Theoretical MAX CIL Rate
	Value Level 1	4000	0	Value Level 2	4250	0	Value Level 3	4500	0
	Value Level 2	4250	0	Value Level 3	4500	0	Value Level 4	4750	0
	Value Level 3	4500	0	Value Level 4	4750	0	Value Level 5	5000	0
50 Mixed PDL	TARGET BLV	1500000	Theoretical MAX CIL Rate	TARGET BLV	1500000	Theoretical MAX CIL Rate	TARGET BLV	1500000	Theoretical MAX CIL Rate
	Value Level 1	4000	100	Value Level 2	4250	200	Value Level 3	4500	250
	Value Level 2	4250	300	Value Level 3	4500	400	Value Level 4	4750	475
	Value Level 3	4500	475	Value Level 4	4750	575	Value Level 5	5000	650
50 Mixed PDL	TARGET BLV	2000000	Theoretical MAX CIL Rate	TARGET BLV	2000000	Theoretical MAX CIL Rate	TARGET BLV	2000000	Theoretical MAX CIL Rate
	Value Level 1	4000	0	Value Level 2	4250	0	Value Level 3	4500	0
	Value Level 2	4250	100	Value Level 3	4500	200	Value Level 4	4750	225
	Value Level 3	4500	300	Value Level 4	4750	425	Value Level 5	5000	450
50 Mixed PDL	TARGET BLV	2500000	Theoretical MAX CIL Rate	TARGET BLV	2500000	Theoretical MAX CIL Rate	TARGET BLV	2500000	Theoretical MAX CIL Rate
	Value Level 1	4000	0	Value Level 1	4000	0	Value Level 1	4000	0
	Value Level 2	4250	0	Value Level 2	4250	0	Value Level 2	4250	0
	Value Level 3	4500	125	Value Level 3	4500	200	Value Level 3	4500	200
PDL Typologies - Flats									
20 Flats PDL	TARGET BLV	1500000	Theoretical MAX CIL Rate	TARGET BLV	1500000	Theoretical MAX CIL Rate	TARGET BLV	1500000	Theoretical MAX CIL Rate
	Value Level 1	4000	0	Value Level 2	4250	0	Value Level 3	4500	0
	Value Level 2	4250	0	Value Level 3	4500	0	Value Level 4	4750	0
	Value Level 3	4500	0	Value Level 4	4750	0	Value Level 5	5000	0
50 Flats PDL	TARGET BLV	1500000	Theoretical MAX CIL Rate	TARGET BLV	1500000	Theoretical MAX CIL Rate	TARGET BLV	1500000	Theoretical MAX CIL Rate
	Value Level 1	4000	0	Value Level 2	4250	0	Value Level 3	4500	0
	Value Level 2	4250	0	Value Level 3	4500	0	Value Level 4	4750	0
	Value Level 3	4500	0	Value Level 4	4750	0	Value Level 5	5000	0

AH - Low Zone				AH - Medium Zone				AH - High Zone			
PDL Typologies - Sheltered / Extra Care Flats											
30 Flats Sheltered PDL	TARGET BLV	1500000	Theoretical MAX CIL Rate	TARGET BLV	1500000	Theoretical MAX CIL Rate	TARGET BLV	1500000	Theoretical MAX CIL Rate		
	Value Level 7	5500	0	Value Level 7	5500	0	Value Level 7	5500	0		
	Value Level 8	5750	0	Value Level 8	5750	0	Value Level 8	5750	0		
	Value Level 9	6000	125	Value Level 9	6000	50	Value Level 9	6000	0		
	Value Level 10	6500	475	Value Level 10	6500	425	Value Level 10	6500	225		
30 Flats Sheltered PDL	TARGET BLV	2000000	Theoretical MAX CIL Rate	TARGET BLV	2000000	Theoretical MAX CIL Rate	TARGET BLV	2000000	Theoretical MAX CIL Rate		
	Value Level 7	5500	0	Value Level 7	5500	0	Value Level 7	5500	0		
	Value Level 8	5750	0	Value Level 8	5750	0	Value Level 8	5750	0		
	Value Level 9	6000	50	Value Level 9	6000	0	Value Level 9	6000	0		
	Value Level 10	6500	425	Value Level 10	6500	325	Value Level 10	6500	100		
30 Flats Sheltered PDL	TARGET BLV	2500000	Theoretical MAX CIL Rate	TARGET BLV	2500000	Theoretical MAX CIL Rate	TARGET BLV	2500000	Theoretical MAX CIL Rate		
	Value Level 7	5500	0	Value Level 7	5500	0	Value Level 7	5500	0		
	Value Level 8	5750	0	Value Level 8	5750	0	Value Level 8	5750	0		
	Value Level 9	6000	0	Value Level 9	6000	0	Value Level 9	6000	0		
	Value Level 10	6500	325	Value Level 10	6500	225	Value Level 10	6500	0		
60 Flats EC PDL	TARGET BLV	1500000	Theoretical MAX CIL Rate	TARGET BLV	1500000	Theoretical MAX CIL Rate	TARGET BLV	1500000	Theoretical MAX CIL Rate		
	Value Level 7	5500	0	Value Level 7	5500	0	Value Level 7	5500	0		
	Value Level 8	5750	100	Value Level 8	5750	0	Value Level 8	5750	0		
	Value Level 9	6000	250	Value Level 9	6000	0	Value Level 9	6000	0		
	Value Level 10	6500	500	Value Level 10	6500	25	Value Level 10	6500	25		
60 Flats EC PDL	TARGET BLV	2000000	Theoretical MAX CIL Rate	TARGET BLV	2000000	Theoretical MAX CIL Rate	TARGET BLV	2000000	Theoretical MAX CIL Rate		
	Value Level 7	5500	0	Value Level 7	5500	0	Value Level 7	5500	0		
	Value Level 8	5750	50	Value Level 8	5750	0	Value Level 8	5750	0		
	Value Level 9	6000	200	Value Level 9	6000	0	Value Level 9	6000	0		
	Value Level 10	6500	450	Value Level 10	6500	0	Value Level 10	6500	0		
60 Flats EC PDL	TARGET BLV	2500000	Theoretical MAX CIL Rate	TARGET BLV	2500000	Theoretical MAX CIL Rate	TARGET BLV	2500000	Theoretical MAX CIL Rate		
	Value Level 7	5500	0	Value Level 7	5500	0	Value Level 7	5500	0		
	Value Level 8	5750	0	Value Level 8	5750	0	Value Level 8	5750	0		
	Value Level 9	6000	125	Value Level 9	6000	0	Value Level 9	6000	0		
	Value Level 10	6500	425	Value Level 10	6500	0	Value Level 10	6500	0		