



CIL Development Viability Study:
Residential Urban Extension
Birmingham City Council

Contents

Foreword	3
1. INTRODUCTION	3
2. ASSUMPTIONS	5
3. RESULTS	7
4. CONCLUSIONS.....	8

Appendix 1: Appraisals

Foreword

1. INTRODUCTION

3. ASSUMPTIONS

[Private Sales Values](#)

[Other Assumptions](#)

Item	Assumption

Table 5: CIL assuming 20% Affordable

Enabling Costs	IRR @ 20%	
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Appendices

BIRMINGHAM CIL

Sustainable Residential Development of 5,000 dwellings

Enabling Costs @ £20,000 per dwelling

Assume 20% Affordable Housing & S106 Contribution @ £10,000 per dwelling

Nil CIL

BIRMINGHAM CIL
Sustainable Residential Development of 5,000 dwellings
Enabling Costs @ £20,000 per dwelling
Assume 35% Affordable Housing & S106 Contribution @ £10,000 per dwelling
Nil CIL

REVENUE

REVENUE

COSTS