



CIL Development Viability Study:  
Residential Urban Extension  
Birmingham City Council

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Appendix 1: Appraisals

# Foreword

## 1. INTRODUCTION



### 3. ASSUMPTIONS

#### Private Sales Values

## Other Assumptions

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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

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REVENUE

COSTS