

For: Bath & North East Somerset Council

**Bath & North East
Somerset Council**

Improving People's Lives

Local Plan Viability Assessment – Stage 2

Appendix 4 – Build to Rent

Typology Results

(Tables 4a – 4f)

July 2026

DSP24878

Dixon Searle Partnership

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Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 2) - Appendix 4



Table 4a: Build to Rent - 200 Flats with 10% Affordable Housing

Development Scenario	200
Typical Site Type	PDL
Net Site Area (ha)	0.40
Gross Site Area (ha)	0.52
Site Density (dph)	500

200 Flats (6+ Storey) BTR scheme with 10% Affordable Housing	AFFORDABLE PRIVATE RENT CAPPED at 80% below market rent (Testing included CIL at current indexed rates)	Low Yield - 4.00%			Mid Range Yield - 4.50%			High Yield - 5.00%			
		Rent Level	Low	Medium	High	Low	Medium	High	Low	Medium	High
		Residual Value	Negative	£2,353,218	£8,673,336	Negative	-£1,614,137	£4,354,598	Negative	Negative	£899,609
Residual Value [£ per hectare, for comparison with BLVs]		Negative	£4,525,419	£16,679,492	Negative	Negative	£8,374,227	Negative	Negative	£1,730,017	

Rent levels	Notes
Low	1-bed flat: £1,250 £/month, 2-bed flat: £1,450 £/month, 3-bed flat: £1,650 £/month
Medium	1-bed flat: £1,800 £/month, 2-bed flat: £2,000 £/month, 3-bed flat: £2,200 £/month
High	1-bed flat: £2,300 £/month, 2-bed flat: £2,600 £/month, 3-bed flat: £2,800 £/month

Key:	
● Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL	Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values

Dixon Searle Partnership (2026)

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Table 4b: Build to Rent - 500 Flats with 10% Affordable Housing

Development Scenario	500
Typical Site Type	PDL
Net Site Area (ha)	1.00
Gross Site Area (ha)	1.30
Site Density (dph)	500

500 Flats (6+ Storey) BTR scheme with 10% Affordable Housing	AFFORDABLE PRIVATE RENT CAPPED at 80% below market rent (Testing included CIL at current indexed rates)	Low Yield - 4.00%			Mid Range Yield - 4.50%			High Yield - 5.00%			
		Rent Level	Low	Medium	High	Low	Medium	High	Low	Medium	High
		Residual Value	Negative	£6,003,117	£21,803,405	Negative	Negative	£11,006,560	Negative	Negative	£2,369,085
		Residual Value [£ per hectare, for comparison with BLVs]	Negative	£4,617,782	£16,771,850	Negative	Negative	£8,466,585	Negative	Negative	£1,822,373

Rent levels	Notes
Low	1-bed flat: £1,250 £/month, 2-bed flat: £1,450 £/month, 3-bed flat: £1,650 £/month
Medium	1-bed flat: £1,800 £/month, 2-bed flat: £2,000 £/month, 3-bed flat: £2,200 £/month
High	1-bed flat: £2,300 £/month, 2-bed flat: £2,600 £/month, 3-bed flat: £2,800 £/month

Key:	
● Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL	Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values

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Table 4c: Build to Rent - 200 Flats with 20% Affordable Housing

Development Scenario	200
Typical Site Type	PDL
Net Site Area (ha)	0.40
Gross Site Area (ha)	0.52
Site Density (dph)	500

200 Flats (6+ Storey) BTR scheme with 20% Affordable Housing	AFFORDABLE PRIVATE RENT CAPPED at 80% below market rent (Testing included CIL at current indexed rates)	Low Yield - 4.00%			Mid Range Yield - 4.50%			High Yield - 5.00%			
		Rent Level	Low	Medium	High	Low	Medium	High	Low	Medium	High
		Residual Value	-£5,506,573	£1,449,801	£7,640,938	-£9,093,202	-£2,469,778	£3,406,468	-£11,985,306	-£5,663,258	£18,893
Residual Value [£ per hectare, for comparison with BLVs]		Negative	£2,788,079	£14,694,112	Negative	Negative	£6,550,900	Negative	Negative	£36,333	

Rent levels	Notes
Low	1-bed flat: £1,250 £/month, 2-bed flat: £1,450 £/month, 3-bed flat: £1,650 £/month
Medium	1-bed flat: £1,800 £/month, 2-bed flat: £2,000 £/month, 3-bed flat: £2,200 £/month
High	1-bed flat: £2,300 £/month, 2-bed flat: £2,600 £/month, 3-bed flat: £2,800 £/month

Key:	
● Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL	Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values

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Table 4d: Build to Rent - 500 Flats with 20% Affordable Housing

Development Scenario	500
Typical Site Type	PDL
Net Site Area (ha)	1.00
Gross Site Area (ha)	1.30
Site Density (dph)	500

500 Flats (6+ Storey) BTR scheme with 20% Affordable Housing	AFFORDABLE PRIVATE RENT CAPPED at 80% below market rent (Testing included CIL at current indexed rates)	Low Yield - 4.00%			Mid Range Yield - 4.50%			High Yield - 5.00%			
		Rent Level	Low	Medium	High	Low	Medium	High	Low	Medium	High
		Residual Value	Negative	£3,727,484	£19,222,406	Negative	Negative	£8,636,233	Negative	Negative	£167,295
Residual Value [£ per hectare, for comparison with BLVs]	Negative	£2,867,295	£14,786,466	Negative	Negative	£6,643,256	Negative	Negative	£128,688		

Rent levels	Notes
Low	1-bed flat: £1,250 £/month, 2-bed flat: £1,450 £/month, 3-bed flat: £1,650 £/month
Medium	1-bed flat: £1,800 £/month, 2-bed flat: £2,000 £/month, 3-bed flat: £2,200 £/month
High	1-bed flat: £2,300 £/month, 2-bed flat: £2,600 £/month, 3-bed flat: £2,800 £/month

Key:	
● Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL	Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values

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Table 4e: Build to Rent - 200 Flats, 100% Market Housing (Nil Affordable)

Development Scenario	200
Typical Site Type	PDL
Net Site Area (ha)	0.40
Gross Site Area (ha)	0.52
Site Density (dph)	500

200 Flats (6+ Storey) BTR scheme with 100% Market Housing	100% MARKET HOUSING - NIL AFFORDABLE	Low Yield - 4.00%			Mid Range Yield - 4.50%			High Yield - 5.00%			
		Rent Level	Low	Medium	High	Low	Medium	High	Low	Medium	High
		Residual Value	-£3,901,440	£3,256,819	£9,705,919	Negative	-£758,305	£5,302,913	Negative	-£4,059,313	£1,780,508
Residual Value [£ per hectare, for comparison with BLVs]		Negative	£6,263,113	£18,665,229	Negative	Negative	£10,197,910	Negative	Negative	£3,424,054	

Rent levels	Notes
Low	1-bed flat: £1,250 £/month, 2-bed flat: £1,450 £/month, 3-bed flat: £1,650 £/month
Medium	1-bed flat: £1,800 £/month, 2-bed flat: £2,000 £/month, 3-bed flat: £2,200 £/month
High	1-bed flat: £2,300 £/month, 2-bed flat: £2,600 £/month, 3-bed flat: £2,800 £/month

Key:	
● Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL	Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values

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Table 4f: Build to Rent - 500 Flats, 100% Market Housing (Nil Affordable)

Development Scenario	500
Typical Site Type	PDL
Net Site Area (ha)	1.00
Gross Site Area (ha)	1.30
Site Density (dph)	500

200 Flats (6+ Storey) BTR scheme with 100% Market Housing	100% MARKET HOUSING - NIL AFFORDABLE	Low Yield - 4.00%			Mid Range Yield - 4.50%			High Yield - 5.00%			
		Rent Level	Low	Medium	High	Low	Medium	High	Low	Medium	High
		Residual Value	Negative	£8,262,110	£24,384,862	Negative	-£1,771,602	£13,377,346	Negative	Negative	£4,571,333
Residual Value [£ per hectare, for comparison with BLVs]	Negative	£6,355,469	£18,757,586	Negative	Negative	£10,290,266	Negative	Negative	£3,516,410		

Rent levels	Notes
Low	1-bed flat: £1,250 £/month, 2-bed flat: £1,450 £/month, 3-bed flat: £1,650 £/month
Medium	1-bed flat: £1,800 £/month, 2-bed flat: £2,000 £/month, 3-bed flat: £2,200 £/month
High	1-bed flat: £2,300 £/month, 2-bed flat: £2,600 £/month, 3-bed flat: £2,800 £/month

Key:	
● Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
▲ Potential viability on lower PDL	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
■ Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £2,000,000/ha)
◆ Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
★ Viability indications - higher value PDL	Viability Test 5 (RLV >£3,000,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£750,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	
£2,000,000	PDL - industrial/commercial
£3,000,000	Upper PDL/residential land values

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