

London Borough of Havering

COMMUNITY INFRASTRUCTURE LEVY Viability Appraisal Assessment

February 2015

Prepared by: ERM

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1 INTRODUCTION AND APPROACH

Background

- 1.1.1 The London Borough of Havering, ('the Council') has decided to introduce a Community Infrastructure Levy (CIL) and has prepared a preliminary draft Charging Schedule, as provided for in Part 11 of the Planning Act, 2008.
- 1.1.2 The preliminary draft Charging Schedule (PDCS) and the proposed CIL rates are informed by:
- Draft Further Alterations to the London Plan (Table 3.1 Housing targets for Havering), 2014;
 - London Plan, 2011;
 - Havering Local Development Framework Core Strategy and Development Control Policies Development Plan Document, Adopted 2008;
 - Havering Local Development Framework Site Specific Allocations Development Plan Document, 2008;
 - The Infrastructure Evidence Base Report, 2014; and
 - The Community Infrastructure Levy Viability Assessment, 2014.
- 1.1.3 To progress the introduction of CIL, the Council appointed Environmental Resources Management (ERM) to support three specific but inter-related tasks, namely:
- Task 1: Developing a CIL Infrastructure Evidence Base Report;
 - Task 2: Undertaking a CIL Viability Appraisal; and
 - Task 3: Developing proposed CIL rates and producing the PDCS.
- 1.1.4 Task 2, the Viability Appraisal, which is a critical part of the necessary evidence base to underpin the PDCS, is contained in this Report. Elements of Task 3, the justification for the proposed CIL rates, are also addressed.

Scope of the Study

- 1.1.5 This Study involved the following tasks:
- a. review and development of the viability evidence base;
 - b. utilising a bespoke Financial Appraisal model specifically designed to examine and evaluate different CIL rates for different uses, together with other financial variables including affordable housing;
 - c. consideration of the possibility of PDCS zonings within the borough and CIL charge rates for different use categories;
 - d. taking account of recent legislation, guidance and policy affecting CIL and CIL viability assessments; and

- e. assessing the implications for the PDCS of recent Examiners' decisions on the CIL proposals of other (especially neighbouring) charging authorities.

Approach

1.1.6 This Report explains ERM's approach to testing financial viability issues as part of the process of establishing a preliminary draft Charging Schedule for the London Borough of Havering. Such studies are a requirement under the Community Infrastructure Levy regime, and the various amended Regulations to date (summarised in **Section 2**) and have laid increasing emphasis on the robustness of such studies in establishing CIL rates. Nevertheless, they are only general overviews at particular points in time and cannot take account of exceptional individual site circumstances or future market conditions.

1.1.7 The remaining sections of this Report are as follows:

- **Section 2** presents a summary of National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), the CIL Regulations, CIL Guidance and the requirements for Viability Assessments;
- **Section 3** describes the general principles of the CIL appraisal methodology, the general assumptions employed and the significance of affordable housing and CIL rates in neighbouring areas;
- **Section 4** explains the specific assumptions in the residential and commercial appraisals;
- **Section 5** describes the appraisal results for residential schemes;
- **Section 6** presents the appraisal results for commercial development; and
- **Section 7** describes the PDCS options for the Council and the ERM recommendation for the preliminary draft Charging Schedule CIL Rates.

1.1.8 In support of this Report:

- **Appendix A** sets out the residential appraisal results in the form of comparative tables reflecting the range of financial variables considered and 15% affordable housing as required, compared to different CIL charging rates.
- **Appendix B** replicates **Appendix A** but with 25% affordable housing.
- **Appendix C** presents the residential results in graphical form.
- **Appendix D** summarises the main appraisal results for various commercial uses in numerical and graphical form.

- **Appendix E** sets out the status and published CIL rates for all London boroughs, where these are available.

2 COMMUNITY INFRASTRUCTURE LEVY POLICY AND VIABILITY ASSESSMENTS

- 2.1.1 To establish a Community Infrastructure Levy on development in the borough, the Council as a charging authority must set out the rate or rates it intends to charge, initially in a PDCS. When doing so, the aim is to *'strike what appears to be an appropriate balance between the desirability of funding the total cost of infrastructure required, and the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development'*¹.
- 2.1.2 The statutory requirements for CIL are set out in the Community Infrastructure Levy Regulations 2010, as amended, most recently in the CIL (Amendment) Regulations 2014. Policy and practice guidance is set out in the provisions of the National Planning Policy Framework (NPPF) and in Sections 10 and 25 of the Planning Practice Guidance (PPG). The key provisions that are taken into account in the Study are set out in paragraphs 2.1.3 to 2.1.21 of this Report.

Legislation and CIL Regulations

- 2.1.3 The legislation governing the Community Infrastructure Levy is enshrined in the Planning Act 2008 (Part 11, Sections 105 - 225) as amended by the Localism Act 2011 and the CIL Regulations April 2010 as amended 2011, 2012, 2013 and 2014.
- 2.1.4 A charging authority which proposes to charge CIL must issue a charging schedule. A charging schedule sets out the levy rates for a charging authority area, such as Havering. Havering as a charging authority in setting its rates must have regard, to the extent and in the manner specified by CIL regulations, to *'matters specified by CIL regulations relating to the economic viability of development (which may include, in particular, actual or potential economic effects of planning permission or of the imposition of CIL)'* (s211 Planning Act 2008).
- 2.1.5 The initial stage of preparing a charging schedule focuses on determining the CIL rates. In preparing a charging schedule, charging authorities must have regard to the drafting requirements set out in Part 11 of the Planning Act 2008 (as amended) and the CIL Regulations.
- 2.1.6 In setting the CIL rate it is important, as set out in regulation 14 *'to strike what appears to the charging authority to be an appropriate balance'* between the desirability of funding infrastructure from CIL and *'the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area'*. Havering as the charging authority needs to demonstrate it has *'used appropriate available evidence to inform the preparation of a draft charging schedule'* (s211 (7A)).

¹ Regulation 14 of the CIL Regulations, as amended.

- 2.1.7 In accordance with the regulations, Havering needs to summarise its evidence as to economic viability as part of its background evidence that shows the potential effects of their proposed CIL rates on the economic viability of development across their area. This is the purpose of this Report.
- 2.1.8 Under the regulations Havering can adopt a single rate of CIL for all types of development or set differential rates of CIL for different categories of development, different geographical zones and different scales of development or a mix. Should Havering decide to set differential rates, it should do so only where there is consistent evidence relating to economic viability that constitutes the basis for any such differences in treatment.

National Planning Policy Framework, 2012

- 2.1.9 The National Planning Policy Framework (NPPF) sets out the policy framework for the assessment of viability. It places considerable emphasis on the need for local plans to be deliverable and the need to pay careful attention to viability.
- 2.1.10 Paragraph 173 of the NPPF states that ‘the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable’.
- 2.1.11 Furthermore, ‘the Community Infrastructure Levy should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place’ (paragraph 175).

Planning Practice Guidance, 2014

- 2.1.12 The NPPF is supported by Planning Practice Guidance (PPG). Section 10 of the guidance provides advice on viability and Section 25 on Community Infrastructure Levy. The principles in Section 10 are particularly relevant to the evidence collection for CIL.
- 2.1.13 ‘Viability assessment should be considered as a tool that can assist with the development of plans and policies’ (Section 10, paragraph 5). Paragraph 4 of Section 10 notes that ‘assessing viability requires judgements which are informed by the relevant available facts’. It requires a realistic understanding of the costs and the value of development in the local area and an understanding of the operation of the market’.

- 2.1.14 Section 25 of the PPG provides detailed guidance on setting a Community Infrastructure Levy. Paragraph 8 is clear that ‘charging authorities should set a rate which does not threaten the ability to develop viably the sites and scale of development identified in the relevant Plan’.
- 2.1.15 The guidance is clear that CIL is ‘expected to have a positive economic effect on development across a local plan area’. When setting the CIL rate ‘an appropriate balance must be struck between additional investment to support development and the potential effect on the viability of developments’ (paragraph 9).
- 2.1.16 This balance is at the centre of the charge-setting process. In meeting the requirements in regulation 14 of the CIL Regulations, Havering should be able to *‘show and explain how their proposed CIL rate (or rates) will contribute towards the implementation of their relevant plan and support development across their area’* (paragraph 9).
- 2.1.17 Echoing the NPPF, the guidance is clear that ‘development should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened’ (paragraph 9).
- 2.1.18 Havering needs to use ‘appropriate available evidence’ as required under s211 (7A) of the Planning Act, 2008. ‘Charging authorities need to demonstrate that their proposed levy rate or rates are informed by ‘appropriate available’ evidence and consistent with that evidence across their area as a whole’ (paragraph 19).
- 2.1.19 Proposed CIL rates should be ‘reasonable given the available evidence’ but ‘there is no requirement for a proposed rate to exactly mirror the evidence. For example, this might not be appropriate if the evidence pointed to setting a charge right at the margins of viability. There is room for some pragmatism. It would be appropriate to ensure that a ‘buffer’ or margin is included, so that the levy rate is able to support development when economic circumstances adjust. In all cases, the charging authority should be able to explain its approach clearly’ (paragraph 19).
- 2.1.20 Paragraph 18 is clear that the ‘evidence should be presented in a document (separate from the charging schedule) that shows the potential effects of the proposed levy rate or rates on the economic viability of development across the authority’s area’. This is the purpose of this Report.

Conclusion

- 2.1.21 The viability assessment and the proposed setting of the CIL rates for Havering has been undertaken in accordance with the legislation, including the CIL Regulations, and has had regard to the relevant elements of the NPPF and the guidance.

3 GENERAL CIL APPRAISAL PRINCIPLES, ASSUMPTIONS AND KEY DRIVERS

Principles of Development Appraisal

3.1.1 Development appraisal models are in essence simple and can be summarised in the following equation:

$$\begin{aligned} &\text{Completed Development Value} \\ &\quad \textit{Minus} \\ &\quad \text{Total Construction Costs} \\ &\quad \quad \textit{Minus} \\ &\quad \quad \text{Developers Profit} \\ &\quad \quad \quad = \\ &\quad \quad \quad \textbf{Residual Land Value} \end{aligned}$$

3.1.2 Residual Value (what the landowner receives) will normally be the critical variable. If a proposal generates sufficient positive land value, it will be implemented; if not, unless, there are alternative funding sources to bridge the 'gap', the proposal will not go ahead.

3.1.3 The problems with development appraisals all flow from the requirement to identify the key variables – values, costs etc – with some degree of accuracy in advance of implementation. Even on the basis of the standard convention, namely that current values and costs are adopted (not values and costs on completion), this can be difficult.

3.1.4 The difficulties in assessing each of the key variables can be summarised as follows:

- Completed Development Values are largely dependent on comparable evidence which requires sufficient new development in the locality of a similar size and type, to provide a realistic value base.
- Development costs are subject to extensive national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. Increasingly however, with restrictions on greenfield development and a greater emphasis on brownfield sites, 'exceptional' costs such as decontamination are becoming more common. Such costs can be very difficult to anticipate before detailed site surveys.
- Development value and costs will also be significantly affected by assumptions about the nature and type of affordable housing provision and other Planning Obligations/CIL and on major projects, assumptions about development phasing and infrastructure triggers.
- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the greater the profit level, in part as a contingency against the unexpected.

- Ultimately, the landowner holds the key and will make a decision on whether to release a development site on the basis of the financial return and the potential for market change and thus alternative developments. The landowner's 'bottom line' will be achieving 'development value' that sufficiently exceeds 'existing use value' to make development worthwhile.

Key Drivers

3.1.5 Before considering the base financial factors in appraisal modelling in Havering, it is important to draw attention to key drivers which have figured strongly when Draft Charging Schedules have been formally examined. They are the:

- impact of Affordable Housing and on-site Planning Obligations on CIL Development Viability;
- differential / zonal rates; and,
- established or emerging CIL strategies and rates in neighbouring local authority areas.

Affordable Housing and On-site Planning Obligations

3.1.6 While in principle, it is simple to incorporate and test policy assumptions about affordable housing and on-site planning obligations into a single site specific development appraisal for CIL purposes, it is more complex in a strategic assessment of development viability.

3.1.7 The principal variables are:

- the proportion of the housing units to be affordable;
- the proportions of the affordable housing which are to be social/affordable rented and intermediate tenures, ie. the tenure split;
- affordable housing funding and delivery mechanisms and the availability of Grant or not;
- local affordability criteria; and
- the nature of any restrictions on eligibility for and access to the intermediate housing.

3.1.8 Where the planning authority has clear policies or practices which define all of these, this restricts the range of affordable housing options which need to be modelled. Under most circumstances, the proportion of housing to be affordable and its capital value (as well as the land requirement) are the most important variables.

- 3.1.9 Currently in Havering, the Council has an adopted affordable housing target (50%) which does not reflect the more recent changes in the availability of grants. The adopted policy target from 2008 predates the 2011 Housing Strategy¹ and subsequent changes to the affordable housing funding regime and the London Plan.
- 3.1.10 Until the Local Development Framework Core Strategy policies are reviewed and included in a new Havering Local Plan the Council is reliant on the London Plan's overall affordable housing requirements and its recent practice when planning permissions have been granted. On this basis, ERM was asked to test an affordable housing input of 25% and 15% without grant but with the London Plan tenure split of 60-40%, affordable rent to intermediate tenures. The Government changes to the Affordable Housing Funding Regime in February 2011, which effectively removed grant eligibility from most development scenarios, would, in our experience, confirm that affordable housing provision on this basis is a realistic range that should be modelled.
- 3.1.11 In terms of other on-site planning obligations, in addition to (in effect) off-site CIL, we have made appropriate assumptions with advice from the Council's officers. Clearly, both contributions (together with the Mayoral CIL), are development costs over and above construction and ancillary costs, and as such will have a financial impact on the development appraisal. In reality, while obligations and CIL are a cost, the provision of necessary infrastructure is often an important prerequisite to sales and lettings. However, the timing of any planning obligation will also be of concern to the applicant, given the potential impact on cash flow. Clearly, from the developer's perspective, the longer payments can be deferred, the greater the saving in terms of real cost incurred and improving cash flow for developers, so long as sales are not adversely affected.
- 3.1.12 In the Technical Report 2 on Viability Assessment² which supported the Borough's SPD on Planning Obligations³, we posed the question, '*who bears the costs of planning obligations and other risks (including CIL and the capital value of affordable housing units)?*' We noted then there was no single answer, since it will vary according to the circumstances of the development. Thus:
- a. when negotiating with the landowner, the prudent developer will normally negotiate an option to purchase which put crudely, will enable any additional costs arising (planning obligations, CIL and affordable housing for example) to be passed on to the landowner. Ultimately, the landowner pays; and/or,
 - b. the developer will build in sufficient contingency into the development appraisal to offset risks. An obvious example would be the so-called 'cascade' provisions in planning agreements, in which funding for affordable housing is not forthcoming or is less than anticipated, then some proportion of affordable housing units revert to intermediate

¹ HM Government, Laying the Foundation: A Housing Strategy for England, 2011.

² London Borough of Havering, Planning Obligations Supplementary Planning Document, Technical Report 2 Viability Assessment, 2013.

³ London Borough of Havering, Planning Obligations Supplementary Planning Document, 2013.

tenures, or eventually market housing, to offset losses which would otherwise fall on the developer. The risks of this and other contingencies will be shared between the developer and landowner on a negotiated basis, albeit, in a 'No Grant' regime, this uncertainty is minimised; or

- c. in certain unusual circumstances, for example when a developer is assembling a site from residential owner-occupiers, the land may well have to be acquired for a fixed or minimum price, which will leave the developer to carry all of the costs of planning obligations and other risks.

3.1.13 Under the CIL regime, these choices faced by developers and landowners remain broadly the same.

CIL Strategies in Neighbouring Authorities

3.1.14 **Appendix E** to this Report shows the current status of CIL Strategies in the London boroughs, (plus the Mayor of London), who are actively pursuing and/or have completed their CIL preparations.

3.1.15 **Figure 3.1** shows the current CIL proposals in the neighbouring local authorities around Havering. The levels at which these are being set is important in setting Havering's Charge Rates for two main reasons. First, Examiners have now been through the CIL evaluation process many times and are likely to look in part to the neighbouring authorities for benchmarks. Secondly, in the current economic climate, adjacent authorities are often competing for inward investment, and developers are aware of local variations in CIL rates, even if these are not often the main factor in selecting development sites.

3.1.16 It should also be noted that the Mayoral CIL, which is additional to any CIL charges levied by individual London boroughs, is set at different levels in neighbouring boroughs. The rate of Mayoral CIL in Zone 1 boroughs is £50psm; in Zone 2 boroughs is £35psm and in Zone 3 boroughs (including Havering) is £20psm. **Figure 3.1** shows the how the rates of Mayoral CIL vary in neighbouring boroughs.

4 KEY CIL RESIDENTIAL AND COMMERCIAL MODELLING VARIABLES

4.1.1 As noted in **Section 3.1**, viability appraisal calculations, while simple in general, are complex in reality, mainly because of the range of variables involved. These are initially summarised in principle as follows and then detailed for residential and commercial schemes:

- a. **Sales Values by area.** Sales values – residential and commercial – will vary in all local authority areas and of course are continually changing to reflect market conditions. While residential sales have the benefit of Land Registry data and are therefore transparent to a large extent, commercial sales and lettings are less visible. Thus, value data inputs to CIL financially modelling draw on various sources, some statistical like the Land Registry and Rightmove, but also indirect sources such as local agents views.
- b. **Density.** Density is an important determinant of development value, albeit with commensurate effects on development costs and thus residual land value. It is a particularly important variable in Havering.
- c. **Gross to net floorspace.** Clearly, the greater the density, the lower the gross to net floorspace ratio – that is, more floorspace is taken up by common areas and services and thus less space is available for renting / sale - and this will adversely affect the appraisal calculation.
- d. **Base construction costs.** While base construction costs will be affected by density and other variables such as flood risk, ground conditions etc., they are nevertheless well documented and can be reasonably accurately determined in advance by the developer. In this exercise, a 5% contingency and 5% for ancillaries are shown in **Table 4.4** as a composite 10% cost.
- e. **Profit on value/cost ratio.** Following the standard conventions, developer profits are based on an assumed percentage on values or costs, normally between 15% and 25%. Higher profit figures reflect levels of risk. The higher the potential risk, the higher the profit margin in order to offset those risks. Housing developers often assume over 20% on value as their margin. Recent difficult market conditions tended to inflate margins, but with bank lending restrictions starting to ease, the profit margins being adopted are also easing, at least for the moment, and residential starts across London have improved. For modelling purposes therefore, we have adopted a margin of 20% on value as being reasonable.
- f. **Existing Use Value / Alternative Use Value.** Existing Use Value (EUV) requires particular attention. Clearly, there is a point where the Residual Land Value that results from the development appraisal, what the landowner receives, may be less than the land's

existing use value. The latter varies hugely from site to site and is a central consideration in the modelling exercise.

- 4.1.2 Referred to as Benchmark Land Value in the Modelling, EUV / AUV is a 'value threshold' which must be exceeded if development proposals are to be viable, effectively a 'bottom line' in the financial sense and a major driver in this modelling. In the residential residual valuations in **Appendices A to C**, all development scenarios and their Residual Land Values have been compared to four illustrative levels of Existing Use Value, based on typical sites which have come forward for development in Havering. The highest EUV, which might for example be secondary Industrial space capable of redevelopment, is assumed at £1,650,000 per hectare (£687,000 per acre). A 'mid-range' EUV at £1,375,000 per hectare (£573,000 per acre) may be low grade warehousing, while a medium- low EUV of £1,100,000 per hectare (£458,000 per acre) is nominally presented as the value of a former school site, and the low EUV of £825,000 per hectare (£344,000 per acre) could be local authority use. If the landowner was prepared to accept less, then providing affordable housing, on-site obligations and CIL is facilitated.

Specific Modelling Variables: Residential

- 4.1.3 This section summarises the particular assumptions used in this CIL modelling exercise for residential schemes together with further commentary on current conditions and their effect.

Sales Values

- 4.1.4 Following the much publicised housing market recession, current market conditions across London are remarkably strong (perhaps too strong). Trends in London as a whole at the end of the third quarter 2014, according to Molior London, are as follows:

- Based on annualised data, the number of construction starts in 2014 looks set to exceed the records in 2013, with 40,457 units currently under construction;
- 6,026 units sold in Q3 2014, 12% higher than the average for the previous four quarters; and
- 70% of units under construction have already sold.

- 4.1.5 Trends in Havering reflect these patterns as shown in **Table 4.1**, with a marked increase in starts and sales during 2013 and 2014.

Table 4.1: Housing Starts and Sales, LB Havering, 2009 to Q3 2014

Havering	2009	2010	2011	2012	2013	Q1-Q3 2014	Total
Starts	17	83	345	266	580	436	1727
Sales	58	83	132	249	586	340	763
Source: Molior London October 2014							

- 4.1.6 With regard to average house prices in Havering, which cover both existing and new dwellings, the Land Registry data clearly shows the effect of the recession from mid 2008 to mid 2009 and the partial recovery by the beginning of 2011. Since then values fluctuated, but have risen noticeably by 13% in the last year. This of course has contributed to the increase in construction starts, while sales volumes, which had averaged about 240 transactions per month until mid 2013, have risen to approximately 340 per month in the last year.
- 4.1.7 Average house price levels are a particularly sensitive variable in setting CIL rates. Experience elsewhere confirms, in general, the significance of sales values above or below a threshold of £300psf (£3,228psm) as being important. Areas commanding values above this threshold generally deliver reasonable CIL levels but below that level, greater care is needed in setting CIL rates that are reasonable. While there are certainly signs of the residential market improving in Havering during 2014, sales values being achieved for new build remain crucial in setting a CIL. **Table 4.2** summarises schemes in Havering, recording sales values at the end of the third quarter, 2014.

Table 4.2: Sales Values for Selected Housing Schemes in LB Havering, October 2014

Scheme	Post code	Developer	Price per square foot (£)			Value (£000s)		
			Min	Aver	Max	Min	Aver	Max
Dunningford Chase	RM12	Bellway	274	319	342	305	352	440
Orchard Village Phase 3	RM13	Circle	310	314	321	335	343	350
Kings Place, Harold Wood 1B	RM3	Countryside	351	379	387	460	463	475
Harold Wood 3A	RM3	Countryside	249	331	368	189	225	340
Neave Place, Plot 1 west	RM3	Persimmon				222	238	284
Neave Place, Plot 2 east	RM3	Persimmon				283	300	340
Gooslays Drive	RM3	Persimmon				182	259	315
Oldchurch plc – Former hospital	RM7	Swan	298	303	306	151	153	155
Reflections (Oldchurch)	RM7	Taylor Wimpey	266	296	332	155	163	178

- 4.1.8 While this data takes no account of any prospective increases in sales values, it nevertheless, suggests that the Council should exercise some caution in setting residential CIL rates.
- 4.1.9 Of equal importance in setting CIL rates, is the location of current applications and schemes across Havering, including the limited amount of development activity in London Riverside. **Figure 4.3** illustrates the latest Molior London dataset for residential schemes in Havering. Molior is the most respected data source for

residential schemes in London, although it does not record all schemes. Nevertheless, it presents a very clear breakdown of scheme location, not least the comparative lack of residential developments in the south of the borough.

Other Key Variables

4.1.10 **Table 4.3** summarises the main residential modelling variables. The requirement for Mayoral CIL has been factored into the analysis.

4.1.11 **Tables 4.4 to 4.7** provide an illustration of *one* development scenario, with all financial variables identified. This illustration has been replicated for every residential scenario in the full datasets in **Appendices A** and **B**, and shown graphically in **Appendix C**.

Table 4.3: Summary of Residential Viability Variables for LB Havering

Variable																															
Density range	Model 30, 50, 80, 110, 150, 175, 275, 435 units per hectare based on net deliverable area. Adopted a suitable gross to net from 100% to 80%.																														
Residential Values	Most schemes have been concentrated in the middle and north of the borough with only a small number to date in the south and there is a wide price range from about £250 to £400psf (£2,680psm - £4,300psm).																														
Affordable Housing	Two sets of assumptions have been used, based on advice from LBH officers: 1) Assume 25% affordable housing and a 60-40% tenure split with no grant 2) Assume 15% as (1)																														
Affordable housing values	Having taken advice from LBH officers, and two RPs, we have assumed, for modelling purposes, 70% of OMV based on a blended tenure split rate as above, taking account of the housing mix below.																														
On-site obligations	Instructed to assume £2,000 per unit																														
Housing mix	<table border="0"> <thead> <tr> <th colspan="2">Private</th> <th colspan="2">Affordable rent</th> <th colspan="2">Shared ownership</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>20%</td> <td>1 – 2 bed</td> <td>75%</td> <td>1 bed</td> <td>40%</td> </tr> <tr> <td>2 bed</td> <td>40%</td> <td></td> <td></td> <td>2 bed</td> <td>40%</td> </tr> <tr> <td>3 bed</td> <td>30%</td> <td>3 – 4 bed</td> <td>25%</td> <td>3 bed</td> <td>20%</td> </tr> <tr> <td>4 bed</td> <td>10%</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Private		Affordable rent		Shared ownership		1 bed	20%	1 – 2 bed	75%	1 bed	40%	2 bed	40%			2 bed	40%	3 bed	30%	3 – 4 bed	25%	3 bed	20%	4 bed	10%				
Private		Affordable rent		Shared ownership																											
1 bed	20%	1 – 2 bed	75%	1 bed	40%																										
2 bed	40%			2 bed	40%																										
3 bed	30%	3 – 4 bed	25%	3 bed	20%																										
4 bed	10%																														
Build costs	Up to date BCIS suited to density including contingencies and ancillaries. CSH LEVEL 4 allowance reduced to 4%, based on update work by Davis Langdon and Element Energy in January 2014.																														
Profit Margin	20% on Value.																														
Existing Use Values	The typical existing sites that have been coming forward has been secondary industrials, former hospitals and schools.																														

Figure 4.1: Residential Development Sites in Havering

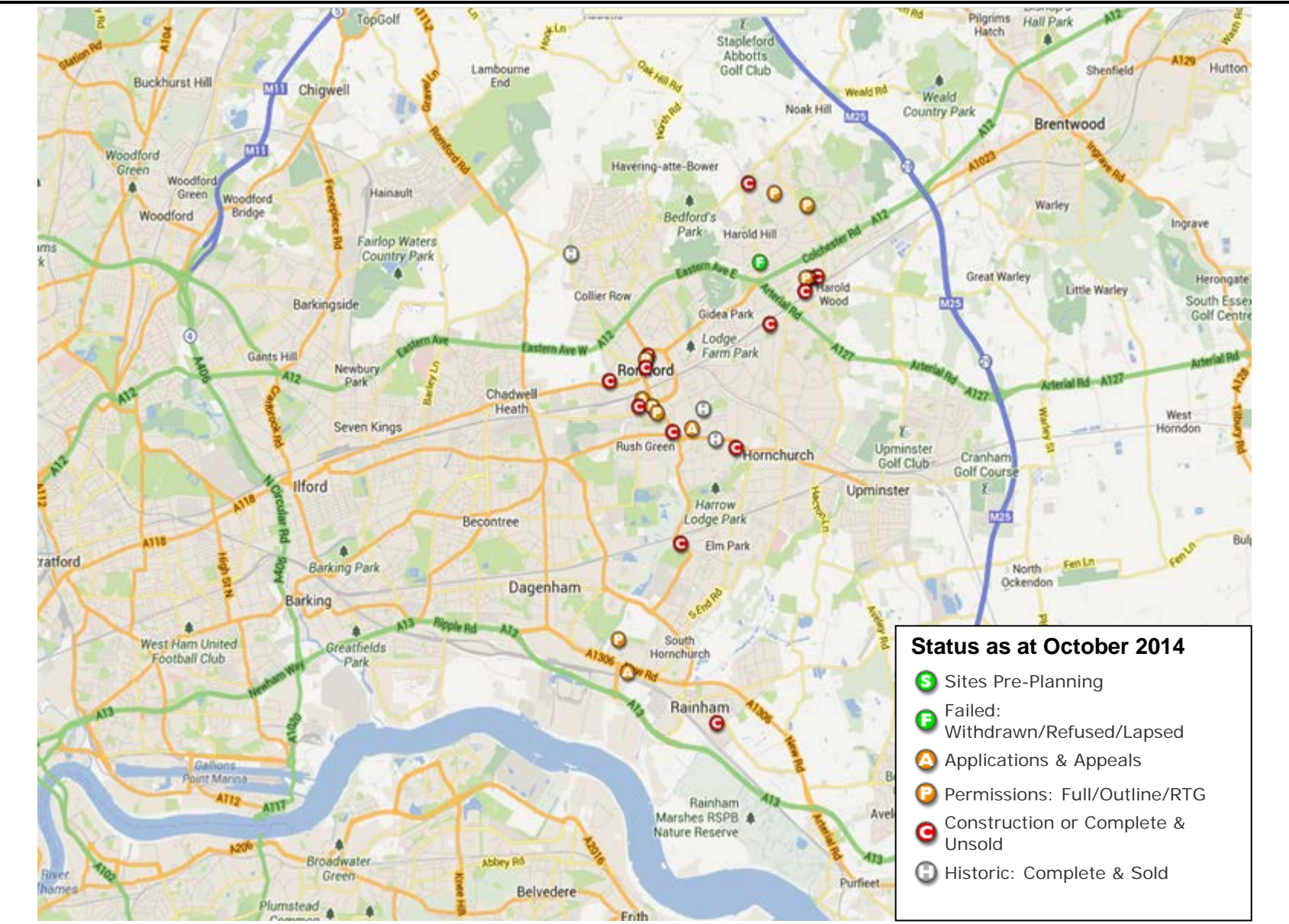


Table 4.4: CIL Residential Viability Model for LB Havering

LOCAL PLAN AND CIL VIABILITY MODEL

This is input source box for reference info that appears on all sheets

Local Authority	London Borough of Havering
Area(s)	CIL viability
Author	
Date	01 October 2014
Reference	

Local Plan Test

Values:

Sales values	1 (vlookup)
	400 psm

Affordable housing percentage	3 (vlookup)	15%
of which social rented		60%
of which intermediate		40%

Code for Sustainable Homes **Level**

Cost allowance - all tenures (% of base costs)	4%	1 (vlookup)
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Grant available check box

CIL rate **16**

CIL rates	Rate per sqm
1	£0
2	£10
3	£20
4	£30
5	£40
6	£50
7	£60
8	£70
9	£80
10	£90 #
11	£100 #
12	£110 #
13	£120 #
14	£130 #
15	£140 #
16	£150 #

Typology description	Residual Land Values	Total units	Total floor area	Private floor area	Ave unit size	CIL as % of dev costs
30 uph	£2,957,120	30	2,415	2,053	81	4.0%
50 uph	£4,928,533	50	4,025	3,421	81	4.0%
80 uph	£6,036,445	80	6,370	5,406	80	4.2%
110 uph	£6,577,288	110	8,710	7,387	79	4.3%
150 uph	£3,425,694	150	11,070	9,371	74	4.7%
275 uph	-£4,521,891	275	21,137	17,882	77	5.3%
325 uph	-£6,124,679	325	24,980	21,133	77	5.4%
375 uph	-£8,244,229	375	26,456	22,392	71	5.5%
435 uph	-£11,726,285	435	28,814	24,404	66	5.7%

Benchmark Land Values

BLV no	Description	£s per ha
BLV1	BLV 1	£1,650,000
BLV2	BLV 2	£1,375,000
BLV3	BLV 3	£1,100,000
BLV4	BLV 4	£825,000

Growth 3 (vlookup)

Value growth	0.00%
Cost growth	0.00%

Table 4.5: CIL Residential Viability Model for LB Havering

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	London Borough of Havering
Area(s)	CIL viability
Author	0
Date	01 October 2014
Reference	0

SITE TYPOLOGIES

Total number of units identified from Site Details

Typology descriptions and total units	
Description	No of units
30 uph	30
50 uph	50
80 uph	80
110 uph	110
150 uph	150
275 uph	275
325 uph	325
375 uph	375
435 uph	435
Total number of units identified	1,830

UNIT MIX enter for each typology identified

Units (percent of units)							
Flats				Houses			Totals
1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house	
20.00%				40%	30%	10%	100%
20.00%				40%	30%	10%	100%
20.00%	10.00%	10.00%		30%	20%	10%	100%
20.00%	15.00%	15.00%		25%	15%	10%	100%
20.00%	25.00%	25.00%		25%	5%		100%
20.00%	40.00%	30.00%	10%				100%
20.00%	40.00%	30.00%	10%				100%
35.00%	35.00%	25.00%	5%				100%
40.00%	40.00%	20.00%					100%

DESCRIPTION

(for results sheet)

DESCRIPTION	DENSITY AND NET SITE AREA	
	Units per ha	Gross to net
Houses and Flats	30	100%
Houses and Flats	50	100%
Houses and Flats	80	100%
Flats and houses	110	100%
Flats and houses	150	100%
Flats	275	100%
Flats	325	100%
Flats	375	100%
Flats	435	100%

UNIT SIZES enter for each unit type (net sellable area) - square metres

	Flats				Houses		
	1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house
Private	50.0 sqm	70.0 sqm	90.0 sqm	115.0 sqm	75.0 sqm	95.0 sqm	120.0 sqm
Affordable	50.0 sqm	70.0 sqm	90.0 sqm	115.0 sqm	75.0 sqm	95.0 sqm	120.0 sqm

Table 4.6: CIL Residential Viability Model for LB Havering

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	London Borough of Havering
Area(s)	CIL viability
Author	0
Date	01 October 2014
Reference	0

SALES AND AFFORDABLE HOUSING VALUES

VALUE BANDS for private sales

Sub Market	£ per sq metre
A Value 1	£2,680
B Value 2	£2,892
C Value 3	£3,154
D Value 4	£3,416
E Value 5	£3,678
F Value 6	£3,940
G Value 7	£4,202
H Value 8	£4,300
I Value 9	£4,400

GROUND RENTS from flats (£s per annum)

	Private	Affordable
One bed	£100	£0
Two beds	£150	£0
Three beds	£200	£0
Four beds	£250	£0
Capitalisation rate		5.50%

Investment value

	Private	Affordable
One bed	£1,818	£0
Two beds	£2,727	£0
Three beds	£3,636	£0
Four beds	£4,545	£0

Select affordable value option from drop down box Option 2: Capital values calculated from net rents & yields

AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)

Option 1 User defined capital values per unit

	Social rent			NBHB		
	Capitalised rent per unit	Indicative HCA funding per unit	Value per unit	Equity + rent	Indicative HCA funding per unit	Value per unit
One bed flats		£154,000	£154,000			£0
Two bed flats		£215,600	£215,600			£0
Three bed flats		£301,840	£301,840			£0
Four bed flats		£354,200	£354,200			£0
Two bed house		£231,000	£231,000			£0
Three bed house		£292,600	£292,600			£0
Four bed house		£369,600	£369,600			£0

NOTE: workaround on the affordable rented values:
These are entered in "GCA grant funding" under optio and linked to 70% of average market value in "averag

Option 2 Capital values for affordable housing calculated from net rents & yield assumption

	Social rent						NBHB					
	Net Target rent per annum	Yield	Capital value	Indicative unit funding	Value per unit	Average market value	% of equity sold	Value of equity sold	Rent (% of retained equity)	Rent per annum	Yield	Capital value of retained equity
One bed flats		5.00%	£0	£154,000	£154,000	£220,000	50%	£110,000	2.50%	£2,750	6.00%	£45,833
Two bed flats		5.00%	£0	£215,600	£215,600	£308,000	50%	£154,000	2.50%	£3,850	6.00%	£64,167
Three bed flats		5.00%	£0	£301,840	£301,840	£431,200	50%	£215,600	2.50%	£5,390	6.00%	£89,833
Four bed flats		5.00%	£0	£354,200	£354,200	£506,000	50%	£253,000	2.50%	£6,325	6.00%	£105,417
Two bed house		5.00%	£0	£231,000	£231,000	£330,000	50%	£165,000	2.50%	£4,125	6.00%	£68,750
Three bed house		5.00%	£0	£292,600	£292,600	£418,000	50%	£209,000	2.50%	£5,225	6.00%	£87,083
Four bed house		5.00%	£0	£369,600	£369,600	£528,000	50%	£264,000	2.50%	£6,600	6.00%	£110,000

Table 4.7: CIL Residential Viability Model for LB Havering

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	London Borough of Havering
Area(s)	CIL viability
Author	0
Date	01 October 2014
Reference	0

BUILD COSTS

TIMINGS *for cash flow*

PLANNING OBLIGATIONS / CIL

Typology	Build costs (flats) per gross sq m	Build costs (houses) per gross sq m	External works and other costs	Gross to net adjustment for flats	Build start	Build period	Sales period	Sales period start	\$106		CIL Charges			Fees	
					Quarters	Quarters	Quarters	Quarters from start on site	£s per unit all tenures	Quarter paid	£s p sq m private sales only	Instal-ment 1 - Qtr paid	Instal-ment 2 - Qtr paid	Instal-ment 3 - Qtr paid	% of build cost
30 uph	£1,507	£942	£220	85.0%	2	4	3	6	£2,000	6	£150	1	3	6	12%
50 uph	£1,507	£942	£220	85.0%	2	4	3	6	£2,000	6	£150	1	3	6	12%
80 uph	£1,615	£942	£220	85.0%	2	4	3	7	£2,000	6	£150	1	3	6	12%
110 uph	£1,615	£942	£220	85.0%	2	6	6	8	£2,000	6	£150	1	3	6	12%
150 uph	£1,723	£942	£220	85.0%	2	8	8	10	£2,000	6	£150	1	3	6	12%
275 uph	£1,776	£942	£220	85.0%	2	10	10	12	£2,000	6	£150	1	3	6	12%
325 uph	£1,776	£942	£220	85.0%	2	11	11	13	£2,000	6	£150	1	3	6	12%
375 uph	£1,830	£942	£220	85.0%	2	11	11	13	£2,000	6	£150	1	3	6	12%
435 uph	£1,884	£942	£220	85.0%	2	12	12	14	£2,000	6	£150	1	3	6	12%

OTHER COSTS

Developer return % GDV	Private	20.00%	From test variables
	Affordable	6.00%	
Code for Sustainable Homes	All tenures	4%	
Contingency		10%	
Marketing costs % of sales values		3.00%	
Legal Fees % of GDV		0.50%	
Site acquisition costs % land value		5.80%	
Development Finance		7.00%	

4.1.12 Overall therefore, all the financial variables in the modelling exercise are based on standard appraisal conventions adopted by the development industry. Specific variables are based on either Council policy and/or officer advice, such as housing mix, or on local market factors.

Specific Modelling Variables: Commercial

4.1.13 This section summarises the particular assumptions used in this CIL modelling exercise for commercial schemes together with further commentary on current conditions and their effect.

4.1.14 In general, the commercial property market has followed similar trends to the residential market, namely an extended period of weak demand, with modest levels of new supply and declining values in some areas. In 2013, however, the commercial development sector, especially prime business space property, has shown a marked improvement in London, mainly driven by overseas investors, and a small number of very large investment transactions. While this growth has to date been concentrated in the City, West End and Docklands markets, commercial agents suggest, that stronger economic growth is beginning to lift business space tenant demand more widely, with stable rents and capital values, and very limited new supply. Certainly in previous economic cycles, there has ultimately been a 'ripple out' effect from prime locations to secondary and tertiary areas. During 2014, while there is certainly evidence of increased demand in outer London boroughs including Havering, significant rental growth and thus better investment yields has yet to materialise.

4.1.15 For CIL modelling purposes, this study has therefore considered: supermarkets and superstores, all other (town centre) retail, office space and industrial units. While the modelling approach is based on a size of development (which can be extrapolated), other variables consider a range of financial possibilities, initially based on the most likely local financial circumstance, but then exploring variations above and below that base position. These 'sensitivities', namely commercial rents and yields, build costs, profit, together with existing use values, are summarised for each development type in **Tables 4.8 to 4.11**. The full commercial appraisals are contained in **Appendix D**.

Table 4.8: Summary of Commercial Viability Variables for LB Havering, Supermarkets and Superstores

Variable	per sq. metre	per sq. foot
Size of development modelled	5000 m ²	53,820 ft ²
Base rent	£215 psm	£20 psf
Rental range	£205 – 280 psm	£19 – 26 psf
Yield range	5.5 – 6.0 %	5.5 – 6.0 %
Base Build costs (82% gross to net)	£1150 psm	£107 psf
External works	10%	10%
Fees	10%	10%
Contingency	5%	5%
On-site S106 costs	£215 psm	£20 psf
Finance rate	7%	7%
Profit on cost	20%	20%
Existing space as % of new dev	30%	30%
Current Use Rental range	£118 – 161 psm	£11 – 15 psf
Current Use yield	7.5%	7.5%
Current use Refurbishment cost	£538 psm	£50 psf
Landowner premium	20%	20%

Table 4.9: Summary of Commercial Viability Variables for LB Havering, Other Retail eg Town Centre

Variable	per sq. metre	per sq. foot
Size of development modelled	280 m ²	3,000 ft ²
Base rent	£215 psm	£20 psf
Rental range	£183 – 260 psm	£17 – 24 psf
Yield range	5.75 – 6.5 %	5.75 – 6.5 %
Base Build costs (82% gross to net)	£1237 psm	£115 psf
External works	10%	10%
Fees	10%	10%
Contingency	5%	5%
On-site S106 costs	£0 psm	£0 psf
Finance rate	7%	7%
Profit on cost	20%	20%
Existing space as % of new dev	30%	30%
Current Use Rental range	£118 – 161 psm	£11 – 15 psf
Current Use yield	7.5%	7.5%
Current use Refurbishment cost	£538 psm	£50 psf
Landowner premium	15%	15%

Table 4.10: Summary of Commercial Viability Variables for LB Havering, Offices

Variable	per sq. metre	per sq. foot
Size of development modelled	£2800 m ²	30,000 ft ²
Base rent	£161 psm	£15 psf
Rental range	£130 – 205 psm	£12 – 19 psf
Yield range	7.5 – 8.5 %	7.5 – 8.5 %
Base Build costs (82% gross to net)	£1260 psm	£117 psf
External works	10%	10%
Fees	10%	10%
Contingency	5%	5%
On-site S106 costs	£0 psm	£0 psf
Finance rate	7%	7%
Profit on cost	20%	20%
Existing space as % of new dev	30%	30%
Current Use Rental range	£86 – 130 psm	£8 – 12 psf
Current Use yield	9.0%	9.0%
Current use Refurbishment cost	£538 psm	£50 psf
Landowner premium	15 - 20%	15 - 20%

Table 4.11: Summary of Commercial Viability Variables for LB Havering, Industrial

Variable	per sq. metre	per sq. foot
Size of development modelled	£4,650 m ²	50,000 ft ²
Base rent	£97 psm	£9 psf
Rental range	£65 – 140 psm	£6 – 13 psf
Yield range	8.0 – 9.0 %	8.0 – 9.0 %
Base Build costs (90% gross to net)	£742 psm	£69 psf
External works	10%	10%
Fees	10%	10%
Contingency	5%	5%
On-site S106 costs	£0 psm	£0 psf
Finance rate	7%	7%
Profit on cost	20%	20%
Existing space as % of new dev	50%	50%
Current Use Rental range	£54 – 86 psm	£5 – 8 psf
Current Use yield	9.5%	9.5%
Current use Refurbishment cost	£323 psm	£30 psf
Landowner premium	15 - 20%	15 - 20%

5 KEY MODELLING RESULTS

Residential

- 5.1.1 The full dataset in **Appendices A to D** incorporates the complete outputs of the Havering CIL modelling exercise, and this section needs to be read in conjunction with those Appendices. The residual land values shown in the results (compared to Existing Use (benchmark) values), are calculated for the range of financial and other variables noted earlier, which reflect market conditions across the borough.
- 5.1.2 The review of the CIL regulations in **Section 2** of this Report makes clear that in setting a charge, the Council must:
- strike an appropriate balance between maximising CIL revenue and minimising any adverse impacts on development viability;
 - consider viability variations at a site specific level and set the charge at a typical viability position;
 - examine differential CIL rates if reasonable;
 - review charges in the light of any likely policy changes such as the affordable housing funding regime and likely changes in market conditions over time;
 - incorporate a viability 'buffer', so that CIL rates are not set too close to the lower limits of viability; and
 - be aware of the impact that CIL rates may have on the potential for viable affordable housing delivery.
- 5.1.3 The last of these is a particularly important factor in Havering in circumstances where no grant towards affordable housing is likely to be available. **Table 4.3** sets out the assumptions regarding the two levels of affordable housing to be modelled and the tenure split, based on advice from the London Borough of Havering's housing officer and local registered providers. This ensures that, as far as possible, realistic affordable housing scenarios have been tested.
- 5.1.4 While the full tables are included in **Appendix C**, it is useful by way of explanation to consider the summaries in **Figures 5.1 to 5.4**, which summarise a range of:
- possible CIL rates (left to right);
 - Sales value across the borough (right column legend);
 - benchmark (Existing) Use Value in coloured horizontal lines (right column legend); and

- the resultant Residual Land Values (scale of vertical bars).
- 5.1.5 **Figures 5.1** and **5.2** are based on 15% and 25% affordable housing and a density of 30 dwelling units per hectare (uph), applying all of the other parameters in **Table 4.3**. **Figures 5.3** and **5.4** show the equivalent results at a residential density of 80uph.
- 5.1.6 Several conclusions can be drawn from the analysis:
- the range of residential values across Havering is a key factor in determining a reasonable level of CIL. Predictably, in areas of the borough with high values, higher CIL can reasonably be set. The converse is also true.
 - Similarly, the range of benchmark (existing use) values also has a significant impact.
 - While the examples in **Figures 5.1** to **5.4** show two different densities and two levels of affordable housing, the residual land value outputs are also different, the higher densities generating higher residual values and thus a greater potential to yield higher rates of CIL. However, reference to **Figures 5.3** and **5.4** and **Appendix C** also shows that increasing density does NOT extrapolate. In fact, higher densities gradually reverse the relationship (initially in low value areas), for the simple reason that residential values in Havering are not at a level that generates significantly higher values to overcome the additional build and associated costs incurred at higher densities. This may of course change as market influences such public transport improvements take place, but currently, this is not the case, and is further support for the view that a moderate rate of CIL should be set, at least at present.
- 5.1.7 Taking all of the evidence together, suggests that a residential CIL rate at or about £70psm, can be supported across most of Havering, but should be subject to continued monitoring of development activity and the key cost and price parameters, which may allow an early review of the rate imposed. This would be chargeable in addition to the adopted Mayoral CIL, set at £20 psm. The Mayoral CIL has already been included in the modelling exercise as a development cost.

Figure 5.1: 15% Affordable Housing at 30 dwelling units per hectare

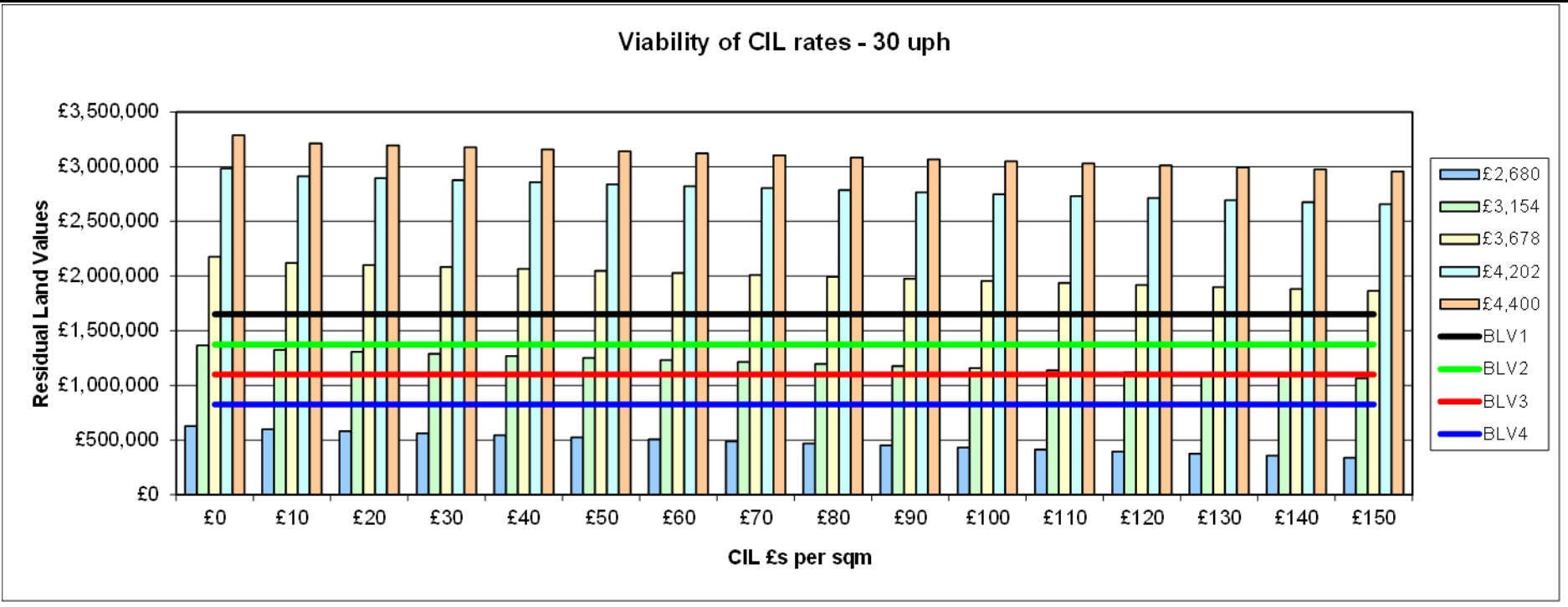


Figure 5.2: 25% Affordable Housing at 30 dwelling units per hectare

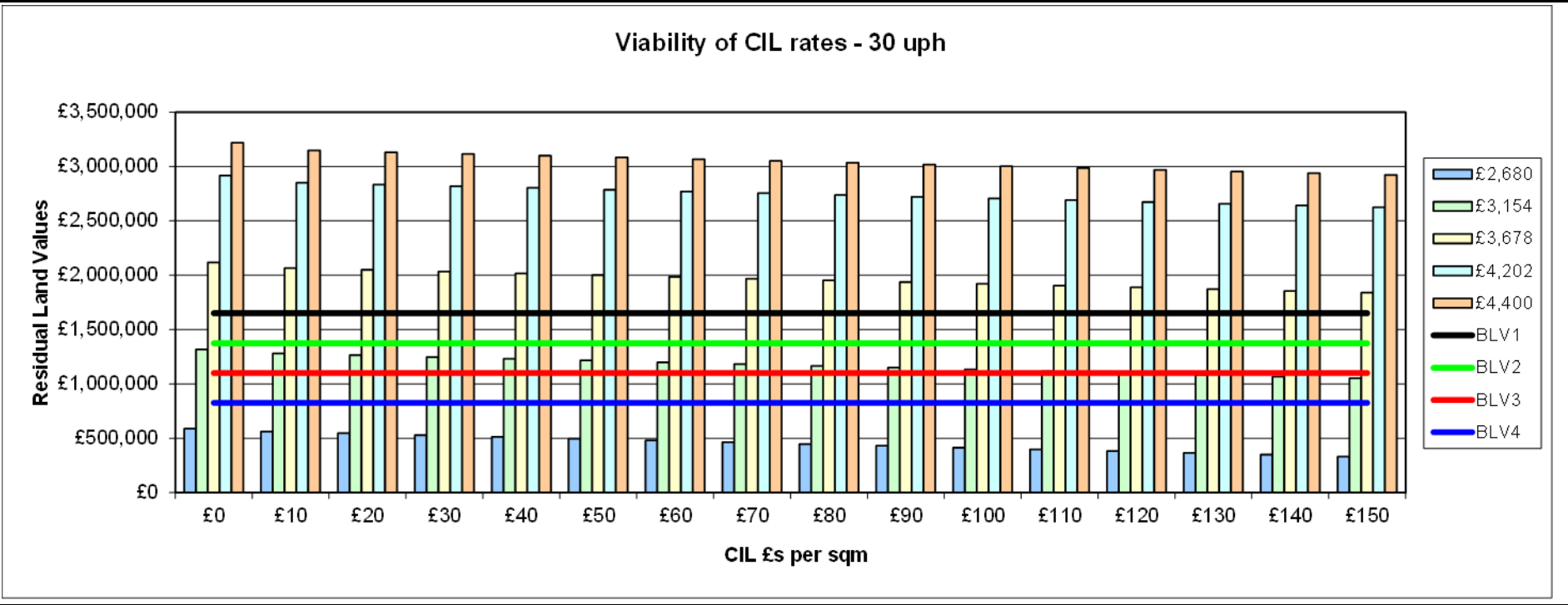


Figure 5.3: 15% Affordable Housing at 80 dwelling units per hectare

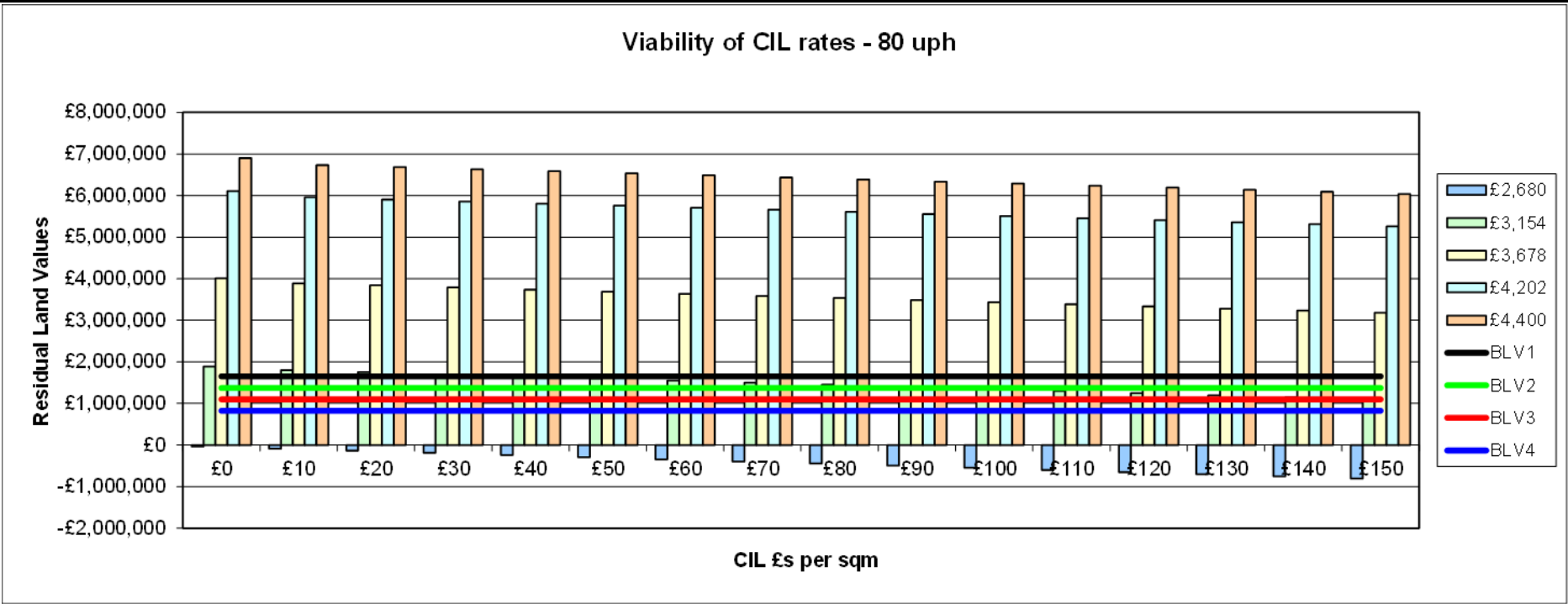
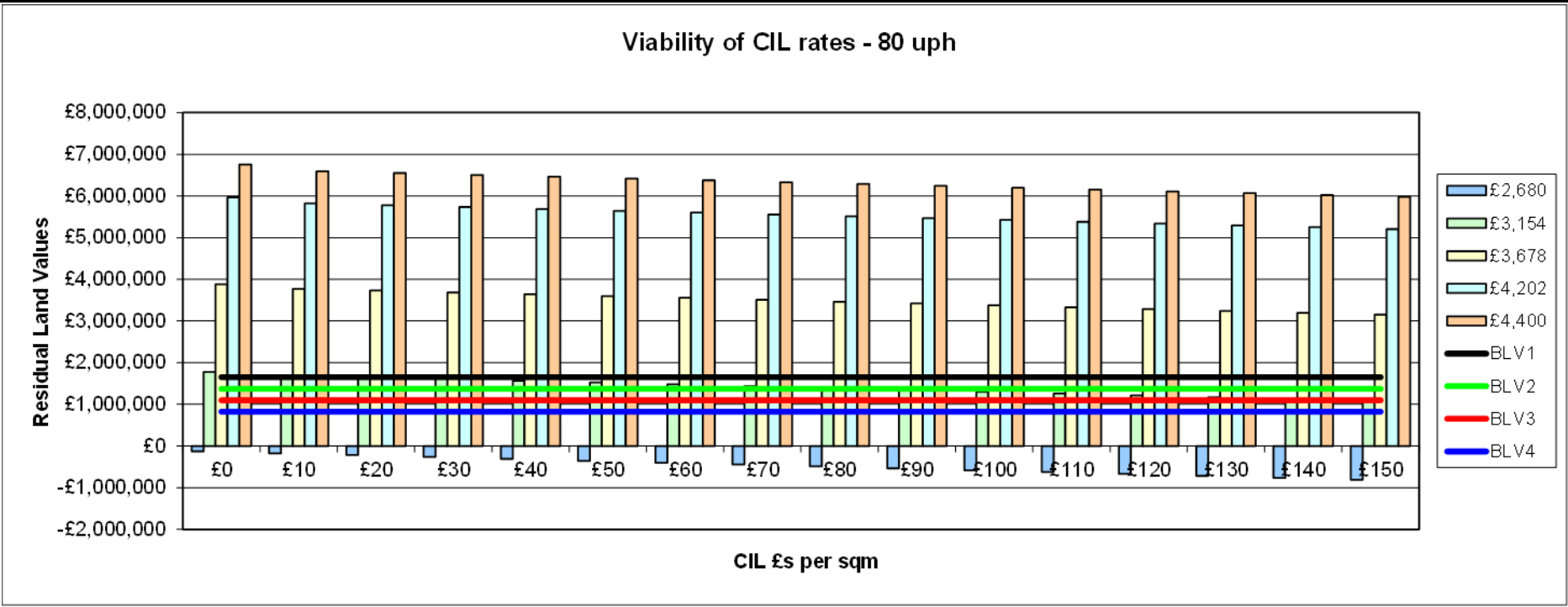


Figure 5.4: 25% Affordable Housing at 80 dwelling units per hectare



- 5.1.8 The question of a differential residential rate remains. As can be seen in **Figure 4.3**, the concentration of new developments is in the central part of the borough currently and the adoption of a single standard rate (as in Redbridge would have the advantage that it is simple and robust. However, if only a single standard rate is adopted, this has to be low enough not to preclude development in the lower value parts of Havering and may not yield as much CIL revenue as a series of differential rates, although there is always an element of judgment to be applied when drawing the boundaries and setting the levels of each of those differential rates.
- 5.1.9 In line with practice in most of the neighbouring authorities, we favour the rationale of pursuing a differential approach in Havering. The range of values locally and its effects on viability are reasonably clear. The question then is where should any boundary be? The obvious answer as shown in **Figure 4.3**, is to set the boundary along the A1306, to the south of which current sales evidence is limited and values are averaging only around £270psf (below the threshold noted above in **Figures 5.1** and **5.2**). In the area to the south of the A1306, the Council would be advised, based on the available evidence and modelling, to set a lower rate, around £50psm.
- 5.1.10 In this area, it will be important not only to continue to monitor development activity and the key cost and price variables, but also to undertake an early review, in the light of potentially significant public transport improvements.

Private Care/Retirement Housing

- 5.1.11 Private care/retirement housing is a specific sector of the residential market. In pure financial appraisal terms, the key variables are very similar in the adjoining Boroughs. In summary, most providers accept that there is approximately a 10% premium above prevailing residential values in private care/retirement schemes, but equally that base construction costs are similarly inflated. While profit margins are broadly comparable with standard residential schemes, residual land values emanating from private care/retirement proposals will normally match, if not slightly exceed, more traditional housing projects.
- 5.1.12 There are only a limited number of examples where charging authorities have levies specific CIL rates for private care/retirement housing development, as against those authorities who attach a positive CIL rate of 'other development'. A relevant example is the neighbouring authority of LB Waltham Forest (LBWF). We have considered the LBWF case, consulted with BNP Paribas, who advised LBWF to adopt a separate rate for private care/retirement schemes, and considered the representations which LBWF received from specialist providers, including McCarthy and Stone.
- 5.1.13 On that basis and in line with LBWF, which as a neighbouring authority would inevitably influence an Examiner considering LBH's proposals, the evidence justifies a separate specified CIL rate for private care/retirement housing development. The appraisals do not, however, suggest a higher rate than standard residential schemes. Indeed, it is noteworthy that LBWF in their adopted Charging Schedule, have presented residential and private care/retirement housing, as one item.

5.1.14 Whilst LB Havering Officers advise that there are no retirement projects in the south of the Borough at present, for consistency with the approach to standard residential schemes and that taken in LBWF we recommend a differential rate. In line with standard residential schemes, in the area to the north of the A1306, the Council would be advised, based on the available evidence, to set a rate of around £70psm and to the south of the A1306, to set a lower rate, of around £50psm for private care/retirement housing schemes. This should be subject to continued monitoring of development activity and the key cost and price parameters, which may allow an early review of the rate imposed. This would be chargeable in addition to the adopted Mayoral CIL, set at £20 psm. The Mayoral CIL has already been included in the modelling exercise as a development cost.

Commercial

5.1.15 The commercial development proposals modelled demonstrate some noticeable variations in viability between uses. The local retail sector shows some potential and, as demonstrated below, has the capacity to support reasonable rates of CIL. The business space market however is more problematic.

5.1.16 As noted, rent and yields for commercial space vary according to particular location, building quality, floorspace layout and tenant covenant. The approach, therefore, in the appraisals has been to adopt a 'base' position, as summarised in **Tables 5.1 to 5.4**, and then test sensitivity by adjusting rents and yields, and thus meet the requirement for 'robustness' in viability testing.

5.1.17 **Appendix C** details the outcomes, which are summarised in the following section.

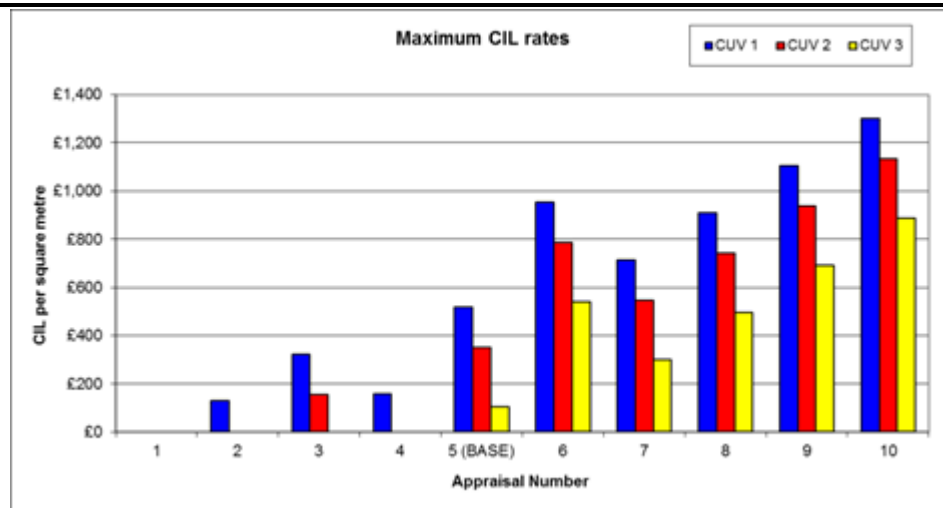
Supermarkets, Superstores and Retail Warehouses

5.1.18 The appraisals for convenience retail developments are generally stronger than other development types, mainly because of the lower investment yields associated with the major national food retail chains, which reflects their historic covenant strength. **Table 5.1** summarises the results where the base CIL appraisal is positive, almost throughout. Based on the lower two current use values, and adopting a suitable 'buffer' we would suggest a CIL rate of £175psm. This could reasonably be applied to any large space users, where the floorspace is greater than 2,000 sq metres. The Mayoral CIL is additional but included within the modelling exercise as a cost. This is summarised in **Figure 5.5**.

Table 5.1: Viability Assessment of Large Scale Retail Development above 5,000 sq m

	Change in Rent from Base	EUV 1	EUV 2	EUV 3
Appraisal 1	-5%	£324	£156	£0
Appraisal 2	0%	£519	£351	£106
Appraisal 3	5%	£715	£547	£301
Appraisal 4	0%	£157	£0	£0
Appraisal 5 (base)	-	£519	£351	£106
Appraisal 6	0%	£954	£786	£541
Appraisal 7	13%	£1,105	£937	£692
Appraisal 8	17%	£1,301	£1,133	£887
Appraisal 9	20%	£1,496	£1,328	£1,082
Appraisal 10	23%	£1,691	£1,523	£1,278

Figure 5.5: Supermarkets, Superstores and Retail Warehouse Development – above 5,000 sq m



Town Centre Retail Units

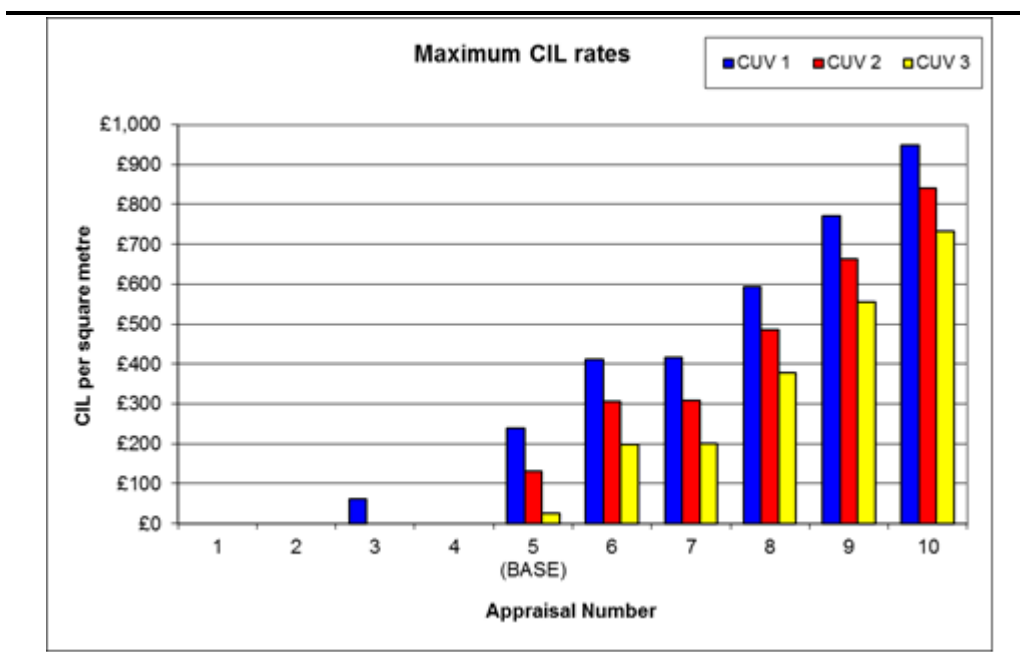
5.1.19 While town centre retail schemes, based on smaller units, are somewhat less financially robust, as the results demonstrate in **Table 5.2**, they nevertheless are still capable of yielding a reasonable rate of CIL.

Table 5.2: Viability Assessment of Town Centre Retail Development

	Change in Rent from Base	EUV 1	EUV 2	EUV 3
Appraisal 1	-18%	£0	£0	£0
Appraisal 2	-11%	£0	£0	£0
Appraisal 3	-5%	£62	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£239	£132	£24
Appraisal 6	0%	£412	£305	£198
Appraisal 7	5%	£416	£309	£202
Appraisal 8	9%	£594	£486	£379
Appraisal 9	13%	£771	£663	£556
Appraisal 10	17%	£948	£841	£733

5.1.20 As illustrated in **Figure 5.6**, based on the lower EUV rates and applying a suitable 'buffer', we would recommend a CIL rate of £50psm. This would apply to all retail developments of less than 2,000 sq m within town centres as defined as Metropolitan, District and Local Centres in the Havering Core Strategy, 2008.

Figure 5.6: Town Centre Retail Development



Office and Industrial Development

5.1.21 In contrast to the retail sector, the office and industrial values are not sufficient to support a positive rate of CIL at this time, but this may change in future. While we have tested a range of scenarios based on different levels of rental growth without identifying a positive CIL rate, should an improving market occur, yields would also improve and this would reduce the level of rental growth required. Currently, the summary results in **Tables 5.3** and **5.4** for Offices and Industrial are conclusive.

Table 5.3: Viability Assessment of Office Development

	Change in Rent from Base	CUV 1	CUV 2	CUV 3
Appraisal 1	-25%	£0	£0	£0
Appraisal 2	-15%	£0	£0	£0
Appraisal 3	-7%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	6%	£0	£0	£0
Appraisal 8	12%	£0	£0	£0
Appraisal 9	17%	£0	£0	£0
Appraisal 10	21%	£0	£0	£0

Table 5.4: Viability Assessment of Industrial Development

	Change in Rent from Base	CUV 1	CUV 2	CUV 3
Appraisal 1	-25%	£0	£0	£0
Appraisal 2	-15%	£0	£0	£0
Appraisal 3	-7%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	6%	£0	£0	£0
Appraisal 8	12%	£0	£0	£0
Appraisal 9	17%	£0	£0	£0
Appraisal 10	21%	£0	£0	£0

Hotels

5.1.22 The hotel market, especially at the budget end of the range such as Premier Inn and Travelodge, is active and while there is very little real local evidence to draw upon several neighbouring authorities have proposed levying CIL on these developments. Our modelling (see **Appendix D**) suggests that this form of development could support a reasonable CIL rate of between £30 and £90psm, depending on existing use values. We would, therefore, propose suggest a CIL rate of £20psm.

All Other Development

5.1.23 We have also considered other uses in this study which might merit the application of CIL. We do not favour a 'blanket' rate for other uses as some local authorities have, because of the lack of robust evidence for individual uses such as schools, utilities etc, on which to base a rate. The exception is hotels.

6 CONCLUSIONS

6.1.1 The results of this appraisal study highlight differences in viability for different uses. This presents the Council with a choice of CIL strategy; that is either:

- a standard rate for all uses across the borough which in order to meet the requirements of the Regulations, suggests a '*lowest common denominator*' approach , in order that most development proposals remain viable; or,
- a variable rate depending on use, scale of development and location within the borough.

6.1.2 While a standard rate has the advantage of simplicity and has been adopted, for example, in LB Redbridge, the disadvantage is that potential CIL income is lost from higher value uses and thus the Council's ability to fund infrastructure is undermined. As in most authorities, we strongly recommend the differential route.

6.1.3 In terms of sensitivity testing, the CIL rate adopted is comparatively insignificant. Changes in sales values, build costs, profit margins and existing use values are far more likely to affect viability. Nevertheless, the CIL regulations oblige Councils to adopt rates which in most cases, do not make viable proposals unviable, and thus the need for a viability 'buffer'.

6.1.4 In summary, **Table 6.1** represents our recommendations for CIL rates in the borough by land use type, the residential and private care/retirement housing rates being the only uses with a variation based on location.

6.1.5 As this study makes clear, development appraisal variables are very sensitive to change and, in a period following an extended property market recession, when market conditions are showing marked improvement, we recommend that the Council maintains close monitoring of market changes, with a view to amending CIL rates, whenever justifiable in the future.

Table 6.1: Recommended Levels of CIL for Principal Types of Development in Havering, excluding the Mayoral CIL

Type of Development	CIL Rates £ per square metre Net additional floorspace
Open market residential north of the A1306	£70
Open market residential south of the A1306	£50
Private care/retirement housing north of the A1306	£70
Private care/retirement housing south of the A1306	£50
Office and Industrial	£0
Retail – supermarkets, superstores and retail warehouses above 2,000m ² gross internal area	£175
Retail – below 2,000 m ² gross internal area in Metropolitan, District and Local Centres as defined in the Havering Core Strategy, 2008.	£50
Hotel	£20
All other development	£0

Appendix A

Residential CIL Viability Results - 15% Affordable Housing

**Community Infrastructure Levy Viability
London Borough of Havering
Results summary**

#N/A = Scheme RLV is lower than EUV with nil rate of CIL.

Site type 30 uph

	BLV1	BLV2	BLV3	BLV4
Value 1	#N/A	#N/A	#N/A	#N/A
Value 2	#N/A	#N/A	#N/A	60
Value 3	#N/A	#N/A	130	150
Value 4	40	150	150	150
Value 5	150	150	150	150
Value 6	150	150	150	150
Value 7	150	150	150	150

Site type 50 uph

	BLV1	BLV2	BLV3	BLV4
Value 1	#N/A	#N/A	#N/A	60
Value 2	#N/A	60	150	150
Value 3	150	150	150	150
Value 4	150	150	150	150
Value 5	150	150	150	150
Value 6	150	150	150	150
Value 7	150	150	150	150

Site type 80 uph

	BLV1	BLV2	BLV3	BLV4
Value 1	#N/A	#N/A	#N/A	#N/A
Value 2	#N/A	#N/A	#N/A	0
Value 3	40	90	140	150
Value 4	150	150	150	150
Value 5	150	150	150	150
Value 6	150	150	150	150
Value 7	150	150	150	150

Site type 110 uph

	BLV1	BLV2	BLV3	BLV4
Value 1	#N/A	#N/A	#N/A	#N/A
Value 2	#N/A	#N/A	#N/A	#N/A
Value 3	#N/A	#N/A	10	50
Value 4	120	150	150	150
Value 5	150	150	150	150
Value 6	150	150	150	150
Value 7	150	150	150	150

Site type 150 uph

	BLV1	BLV2	BLV3	BLV4
Value 1	#N/A	#N/A	#N/A	#N/A
Value 2	#N/A	#N/A	#N/A	#N/A
Value 3	#N/A	#N/A	#N/A	#N/A
Value 4	#N/A	#N/A	#N/A	#N/A
Value 5	#N/A	#N/A	#N/A	#N/A
Value 6	20	50	80	110
Value 7	150	150	150	150

**Community Infrastructure Levy Viability
London Borough of Havering
Results summary**

#N/A = Scheme RLV is lower
than EUV with nil rate of CIL.

Site type 275 uph

	BLV1	BLV2	BLV3	BLV4
Value 1	#N/A	#N/A	#N/A	#N/A
Value 2	#N/A	#N/A	#N/A	#N/A
Value 3	#N/A	#N/A	#N/A	#N/A
Value 4	#N/A	#N/A	#N/A	#N/A
Value 5	#N/A	#N/A	#N/A	#N/A
Value 6	#N/A	#N/A	#N/A	#N/A
Value 7	#N/A	#N/A	#N/A	#N/A

Site type 325 uph

	BLV1	BLV2	BLV3	BLV4
Value 1	#N/A	#N/A	#N/A	#N/A
Value 2	#N/A	#N/A	#N/A	#N/A
Value 3	#N/A	#N/A	#N/A	#N/A
Value 4	#N/A	#N/A	#N/A	#N/A
Value 5	#N/A	#N/A	#N/A	#N/A
Value 6	#N/A	#N/A	#N/A	#N/A
Value 7	#N/A	#N/A	#N/A	#N/A

Site type 375 uph

	BLV1	BLV2	BLV3	BLV4
Value 1	#N/A	#N/A	#N/A	#N/A
Value 2	#N/A	#N/A	#N/A	#N/A
Value 3	#N/A	#N/A	#N/A	#N/A
Value 4	#N/A	#N/A	#N/A	#N/A
Value 5	#N/A	#N/A	#N/A	#N/A
Value 6	#N/A	#N/A	#N/A	#N/A
Value 7	#N/A	#N/A	#N/A	#N/A

Site type 435 uph

	BLV1	BLV2	BLV3	BLV4
Value 1	#N/A	#N/A	#N/A	#N/A
Value 2	#N/A	#N/A	#N/A	#N/A
Value 3	#N/A	#N/A	#N/A	#N/A
Value 4	#N/A	#N/A	#N/A	#N/A
Value 5	#N/A	#N/A	#N/A	#N/A
Value 6	#N/A	#N/A	#N/A	#N/A
Value 7	#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

BLV1 BLV 1 £1,650,000	BLV2 BLV 2 £1,375,000	BLV3 BLV 3 £1,100,000	BLV4 BLV 4 £825,000
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Site type 1

Houses and Flats	
No of units	30 units
Density:	30 dph
CSH level:	1

Affordable %	15%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	628,497	628,497	-1,021,503	-746,503	-471,503	-196,503
10	599,124	599,124	-1,050,876	-775,876	-500,876	-225,876
20	580,561	580,561	-1,069,439	-794,439	-519,439	-244,439
30	561,998	561,998	-1,088,002	-813,002	-538,002	-263,002
40	543,435	543,435	-1,106,565	-831,565	-556,565	-281,565
50	524,872	524,872	-1,125,128	-850,128	-575,128	-300,128
60	506,309	506,309	-1,143,691	-868,691	-593,691	-318,691
70	487,746	487,746	-1,162,254	-887,254	-612,254	-337,254
80	469,183	469,183	-1,180,817	-905,817	-630,817	-355,817
90	450,621	450,621	-1,199,379	-924,379	-649,379	-374,379
100	432,058	432,058	-1,217,942	-942,942	-667,942	-392,942
110	413,495	413,495	-1,236,505	-961,505	-686,505	-411,505
120	394,932	394,932	-1,255,068	-980,068	-705,068	-430,068
130	376,369	376,369	-1,273,631	-998,631	-723,631	-448,631
140	357,806	357,806	-1,292,194	-1,017,194	-742,194	-467,194
150	339,242	339,242	-1,310,758	-1,035,758	-760,758	-485,758

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 2 Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£958,965	958,965	-691,035	-416,035	-141,035	133,965
10	923,909	923,909	-726,091	-451,091	-176,091	98,909
20	905,346	905,346	-744,654	-469,654	-194,654	80,346
30	886,783	886,783	-763,217	-488,217	-213,217	61,783
40	868,220	868,220	-781,780	-506,780	-231,780	43,220
50	849,657	849,657	-800,343	-525,343	-250,343	24,657
60	831,094	831,094	-818,906	-543,906	-269,906	6,094
70	812,531	812,531	-837,469	-562,469	-289,469	-12,469
80	793,968	793,968	-856,032	-581,032	-308,032	-31,032
90	775,404	775,404	-874,595	-599,595	-327,595	-49,595
100	756,841	756,841	-893,159	-618,159	-347,159	-68,159
110	738,278	738,278	-911,722	-636,722	-367,722	-86,722
120	719,715	719,715	-930,285	-655,285	-387,285	-105,285
130	701,152	701,152	-948,848	-673,848	-398,848	-123,848
140	682,589	682,589	-967,411	-692,411	-417,411	-142,411
150	664,026	664,026	-985,974	-710,974	-435,974	-160,974

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£60

Value 3 Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,367,373	1,367,373	-282,827	-7,827	267,373	542,373
10	1,325,293	1,325,293	-324,707	-49,707	225,293	500,293
20	1,306,730	1,306,730	-343,270	-68,270	206,730	481,730
30	1,288,167	1,288,167	-361,833	-86,833	188,167	463,167
40	1,269,604	1,269,604	-380,396	-105,396	169,604	444,604
50	1,251,041	1,251,041	-398,959	-123,959	151,041	426,041
60	1,232,478	1,232,478	-417,522	-142,522	132,478	407,478
70	1,213,915	1,213,915	-436,085	-161,085	113,915	388,915
80	1,195,352	1,195,352	-454,648	-179,648	95,352	370,352
90	1,176,789	1,176,789	-473,211	-198,211	76,789	351,789
100	1,158,226	1,158,226	-491,774	-216,774	58,226	333,226
110	1,139,663	1,139,663	-510,337	-235,337	39,663	314,663
120	1,121,100	1,121,100	-528,900	-253,900	21,100	296,100
130	1,102,537	1,102,537	-547,463	-272,463	2,537	277,537
140	1,083,974	1,083,974	-566,026	-291,026	-16,026	258,974
150	1,065,410	1,065,410	-584,590	-309,590	-34,590	240,410

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£130	£150

Value 4 Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,771,463	1,771,463	121,463	396,463	671,463	946,463
10	1,722,731	1,722,731	72,731	347,731	622,731	897,731
20	1,704,467	1,704,467	54,467	329,467	604,467	879,467
30	1,686,203	1,686,203	36,203	311,203	586,203	861,203
40	1,667,939	1,667,939	17,939	292,939	567,939	842,939
50	1,649,675	1,649,675	-325	274,675	549,675	824,675
60	1,631,410	1,631,410	-18,590	256,410	531,410	806,410
70	1,613,146	1,613,146	-36,854	238,146	513,146	788,146
80	1,594,881	1,594,881	-55,119	219,881	494,881	769,881
90	1,576,617	1,576,617	-73,383	201,617	476,617	751,617
100	1,558,352	1,558,352	-91,648	183,352	458,352	733,352
110	1,540,089	1,540,089	-109,911	165,089	440,089	715,089
120	1,521,825	1,521,825	-128,175	146,825	421,825	696,825
130	1,503,560	1,503,560	-146,440	128,560	403,560	678,560
140	1,485,296	1,485,296	-164,704	110,296	385,296	660,296
150	1,466,795	1,466,795	-183,205	91,795	366,795	641,795

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£150	£150	£150

Site type 1

Value 5 Private values £3678 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,175,158	2,175,158	525,158	800,158	1,075,158	1,350,158
10	2,119,483	2,119,483	469,483	744,483	1,019,483	1,294,483
20	2,101,219	2,101,219	451,219	726,219	1,001,219	1,276,219
30	2,082,954	2,082,954	432,954	707,954	982,954	1,257,954
40	2,064,690	2,064,690	414,690	689,690	964,690	1,239,690
50	2,046,425	2,046,425	396,425	671,425	946,425	1,221,425
60	2,028,161	2,028,161	378,161	653,161	928,161	1,203,161
70	2,009,897	2,009,897	359,897	634,897	909,897	1,184,897
80	1,991,633	1,991,633	341,633	616,633	891,633	1,166,633
90	1,973,368	1,973,368	323,368	598,368	873,368	1,148,368
100	1,955,104	1,955,104	305,104	580,104	855,104	1,130,104
110	1,936,840	1,936,840	286,840	561,840	836,840	1,111,840
120	1,918,575	1,918,575	268,575	543,575	818,575	1,093,575
130	1,900,311	1,900,311	250,311	525,311	800,311	1,075,311
140	1,882,047	1,882,047	232,047	507,047	782,047	1,057,047
150	1,863,783	1,863,783	213,783	488,783	763,783	1,038,783

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 6 Private values £3940 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,578,852	2,578,852	928,852	1,203,852	1,478,852	1,753,852
10	2,516,234	2,516,234	866,234	1,141,234	1,416,234	1,691,234
20	2,497,970	2,497,970	847,970	1,122,970	1,397,970	1,672,970
30	2,479,706	2,479,706	829,706	1,104,706	1,379,706	1,654,706
40	2,461,441	2,461,441	811,441	1,086,441	1,361,441	1,636,441
50	2,443,177	2,443,177	793,177	1,068,177	1,343,177	1,618,177
60	2,424,912	2,424,912	774,912	1,049,912	1,324,912	1,599,912
70	2,406,648	2,406,648	756,648	1,031,648	1,306,648	1,581,648
80	2,388,384	2,388,384	738,384	1,013,384	1,288,384	1,563,384
90	2,370,120	2,370,120	720,120	995,120	1,270,120	1,545,120
100	2,351,856	2,351,856	701,856	976,856	1,251,856	1,526,856
110	2,333,591	2,333,591	683,591	958,591	1,233,591	1,508,591
120	2,315,327	2,315,327	665,327	940,327	1,215,327	1,490,327
130	2,297,062	2,297,062	647,062	922,062	1,197,062	1,472,062
140	2,278,798	2,278,798	628,798	903,798	1,178,798	1,453,798
150	2,260,533	2,260,533	610,533	885,533	1,160,533	1,435,533

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,982,546	2,982,546	1,332,546	1,607,546	1,882,546	2,157,546
10	2,912,985	2,912,985	1,262,985	1,537,985	1,812,985	2,087,985
20	2,894,721	2,894,721	1,244,721	1,519,721	1,794,721	2,069,721
30	2,876,456	2,876,456	1,226,456	1,501,456	1,776,456	2,051,456
40	2,858,193	2,858,193	1,208,193	1,483,193	1,758,193	2,033,193
50	2,839,928	2,839,928	1,189,928	1,464,928	1,739,928	2,014,928
60	2,821,664	2,821,664	1,171,664	1,446,664	1,721,664	1,996,664
70	2,803,400	2,803,400	1,153,400	1,428,400	1,703,400	1,978,400
80	2,785,135	2,785,135	1,135,135	1,410,135	1,685,135	1,960,135
90	2,766,871	2,766,871	1,116,871	1,391,871	1,666,871	1,941,871
100	2,748,606	2,748,606	1,098,606	1,373,606	1,648,606	1,923,606
110	2,730,342	2,730,342	1,080,342	1,355,342	1,630,342	1,905,342
120	2,712,078	2,712,078	1,062,078	1,337,078	1,612,078	1,887,078
130	2,693,814	2,693,814	1,043,814	1,318,814	1,593,814	1,868,814
140	2,675,549	2,675,549	1,025,549	1,300,549	1,575,549	1,850,549
150	2,657,285	2,657,285	1,007,285	1,282,285	1,557,285	1,832,285

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,133,547	3,133,547	1,483,547	1,758,547	2,033,547	2,308,547
10	3,061,389	3,061,389	1,411,389	1,686,389	1,961,389	2,236,389
20	3,043,124	3,043,124	1,393,124	1,668,124	1,943,124	2,218,124
30	3,024,860	3,024,860	1,374,860	1,649,860	1,924,860	2,199,860
40	3,006,596	3,006,596	1,356,596	1,631,596	1,906,596	2,181,596
50	2,988,331	2,988,331	1,338,331	1,613,331	1,888,331	2,163,331
60	2,970,067	2,970,067	1,320,067	1,595,067	1,870,067	2,145,067
70	2,951,802	2,951,802	1,301,802	1,576,802	1,851,802	2,126,802
80	2,933,539	2,933,539	1,283,539	1,558,539	1,833,539	2,108,539
90	2,915,274	2,915,274	1,265,274	1,540,274	1,815,274	2,090,274
100	2,897,010	2,897,010	1,247,010	1,522,010	1,797,010	2,072,010
110	2,878,745	2,878,745	1,228,745	1,503,745	1,778,745	2,053,745
120	2,860,481	2,860,481	1,210,481	1,485,481	1,760,481	2,035,481
130	2,842,217	2,842,217	1,192,217	1,467,217	1,742,217	2,017,217
140	2,823,952	2,823,952	1,173,952	1,448,952	1,723,952	1,998,952
150	2,805,688	2,805,688	1,155,688	1,430,688	1,705,688	1,980,688

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 9 Private values £4400 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,287,629	3,287,629	1,637,629	1,912,629	2,187,629	2,462,629
10	3,212,820	3,212,820	1,562,820	1,837,820	2,112,820	2,387,820
20	3,194,556	3,194,556	1,544,556	1,819,556	2,094,556	2,369,556
30	3,176,291	3,176,291	1,526,291	1,801,291	2,076,291	2,351,291
40	3,158,028	3,158,028	1,508,028	1,783,028	2,058,028	2,333,028
50	3,139,763	3,139,763	1,489,763	1,764,763	2,039,763	2,314,763
60	3,121,499	3,121,499	1,471,499	1,746,499	2,021,499	2,296,499
70	3,103,234	3,103,234	1,453,234	1,728,234	2,003,234	2,278,234
80	3,084,970	3,084,970	1,434,970	1,709,970	1,984,970	2,259,970
90	3,066,705	3,066,705	1,416,705	1,691,705	1,966,705	2,241,705
100	3,048,441	3,048,441	1,398,441	1,673,441	1,948,441	2,223,441
110	3,030,178	3,030,178	1,380,178	1,655,178	1,930,178	2,205,178
120	3,011,913	3,011,913	1,361,913	1,636,913	1,911,913	2,186,913
130	2,993,649	2,993,649	1,343,649	1,618,649	1,893,649	2,168,649
140	2,975,384	2,975,384	1,325,384	1,600,384	1,875,384	2,150,384
150	2,957,120	2,957,120	1,307,120	1,582,120	1,857,120	2,132,120

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Community Infrastructure Levy
London Borough of Havering

Benchmark Land Values (per gross ha)

BLV1 BLV 1 £1,650,000	BLV2 BLV 2 £1,375,000	BLV3 BLV 3 £1,100,000	BLV4 BLV 4 £825,000
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Site type 2

Houses and Flats	
No of units	50 units
Density:	50 dph
CSH level:	1

Affordable %	15%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,047,496	1,047,496	-602,504	-327,504	-52,504	222,496
10	998,541	998,541	-651,459	-376,459	-101,459	173,541
20	967,603	967,603	-682,397	-407,397	-132,397	142,603
30	936,665	936,665	-713,335	-438,335	-163,335	111,665
40	905,727	905,727	-744,275	-469,275	-194,275	80,727
50	874,787	874,787	-775,213	-500,213	-225,213	49,787
60	843,849	843,849	-806,151	-531,151	-256,151	18,849
70	812,910	812,910	-837,090	-562,090	-287,090	-12,910
80	781,972	781,972	-868,028	-593,028	-318,028	-43,028
90	751,034	751,034	-898,966	-623,966	-348,966	-73,966
100	720,096	720,096	-929,904	-654,904	-379,904	-104,904
110	689,157	689,157	-960,843	-685,843	-410,843	-135,843
120	658,219	658,219	-991,781	-716,781	-441,781	-166,781
130	627,281	627,281	-1,022,719	-747,719	-472,719	-197,719
140	596,342	596,342	-1,053,658	-778,658	-503,658	-228,658
150	565,403	565,403	-1,084,597	-809,597	-534,597	-259,597

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£60

Value 2 Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,598,275	1,598,275	-51,725	223,275	498,275	773,275
10	1,539,848	1,539,848	-110,152	164,848	439,848	714,848
20	1,508,910	1,508,910	-141,090	133,910	408,910	683,910
30	1,477,971	1,477,971	-172,029	102,971	377,971	652,971
40	1,447,033	1,447,033	-202,967	72,033	347,033	622,033
50	1,416,094	1,416,094	-233,906	41,094	316,094	591,094
60	1,385,156	1,385,156	-264,844	10,156	285,156	560,156
70	1,354,217	1,354,217	-295,783	-20,783	254,217	529,217
80	1,323,279	1,323,279	-326,721	-51,721	223,279	498,279
90	1,292,341	1,292,341	-357,659	-82,659	192,341	467,341
100	1,261,402	1,261,402	-388,598	-113,598	161,402	436,402
110	1,230,464	1,230,464	-419,536	-144,536	130,464	405,464
120	1,199,526	1,199,526	-450,474	-175,474	99,526	374,526
130	1,168,588	1,168,588	-481,412	-206,412	68,588	343,588
140	1,137,649	1,137,649	-512,351	-237,351	37,649	312,649
150	1,106,711	1,106,711	-543,289	-268,289	6,711	281,711

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£150	£150

Value 3 Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,278,956	2,278,956	628,956	903,956	1,178,956	1,453,956
10	2,208,821	2,208,821	558,821	833,821	1,108,821	1,383,821
20	2,177,883	2,177,883	527,883	802,883	1,077,883	1,352,883
30	2,146,945	2,146,945	496,945	771,945	1,046,945	1,321,945
40	2,116,006	2,116,006	466,006	741,006	1,016,006	1,291,006
50	2,085,068	2,085,068	435,068	710,068	985,068	1,260,068
60	2,054,130	2,054,130	404,130	679,130	954,130	1,229,130
70	2,023,191	2,023,191	373,191	648,191	923,191	1,198,191
80	1,992,253	1,992,253	342,253	617,253	892,253	1,167,253
90	1,961,315	1,961,315	311,315	586,315	861,315	1,136,315
100	1,930,377	1,930,377	280,377	555,377	830,377	1,105,377
110	1,899,437	1,899,437	249,437	524,437	799,437	1,074,437
120	1,868,499	1,868,499	218,499	493,499	768,499	1,043,499
130	1,837,561	1,837,561	187,561	462,561	737,561	1,012,561
140	1,806,622	1,806,622	156,622	431,622	706,622	981,622
150	1,775,684	1,775,684	125,684	400,684	675,684	950,684

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 4 Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,952,439	2,952,439	1,302,439	1,577,439	1,852,439	2,127,439
10	2,871,220	2,871,220	1,221,220	1,496,220	1,771,220	2,046,220
20	2,840,779	2,840,779	1,190,779	1,465,779	1,740,779	2,015,779
30	2,810,338	2,810,338	1,160,338	1,435,338	1,710,338	1,985,338
40	2,779,898	2,779,898	1,129,898	1,404,898	1,679,898	1,954,898
50	2,749,458	2,749,458	1,099,458	1,374,458	1,649,458	1,924,458
60	2,719,017	2,719,017	1,069,017	1,344,017	1,619,017	1,894,017
70	2,688,576	2,688,576	1,038,576	1,313,576	1,588,576	1,863,576
80	2,658,136	2,658,136	1,008,136	1,283,136	1,558,136	1,833,136
90	2,627,695	2,627,695	977,695	1,252,695	1,527,695	1,802,695
100	2,597,255	2,597,255	947,255	1,222,255	1,497,255	1,772,255
110	2,566,814	2,566,814	916,814	1,191,814	1,466,814	1,741,814
120	2,536,374	2,536,374	886,374	1,161,374	1,436,374	1,711,374
130	2,505,933	2,505,933	855,933	1,130,933	1,405,933	1,680,933
140	2,475,492	2,475,492	825,492	1,100,492	1,375,492	1,650,492
150	2,444,658	2,444,658	794,658	1,069,658	1,344,658	1,619,658

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Site type 2

Value 5 Private values £3678 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,625,262	3,625,262	1,975,262	2,250,262	2,525,262	2,800,262
10	3,532,472	3,532,472	1,882,472	2,157,472	2,432,472	2,707,472
20	3,502,031	3,502,031	1,852,031	2,127,031	2,402,031	2,677,031
30	3,471,590	3,471,590	1,821,590	2,096,590	2,371,590	2,646,590
40	3,441,150	3,441,150	1,791,150	2,066,150	2,341,150	2,616,150
50	3,410,710	3,410,710	1,760,710	2,035,710	2,310,710	2,585,710
60	3,380,269	3,380,269	1,730,269	2,005,269	2,280,269	2,555,269
70	3,349,828	3,349,828	1,699,828	1,974,828	2,249,828	2,524,828
80	3,319,388	3,319,388	1,669,388	1,944,388	2,219,388	2,494,388
90	3,288,947	3,288,947	1,638,947	1,913,947	2,188,947	2,463,947
100	3,258,507	3,258,507	1,608,507	1,883,507	2,158,507	2,433,507
110	3,228,066	3,228,066	1,578,066	1,853,066	2,128,066	2,403,066
120	3,197,626	3,197,626	1,547,626	1,822,626	2,097,626	2,372,626
130	3,167,185	3,167,185	1,517,185	1,792,185	2,067,185	2,342,185
140	3,136,745	3,136,745	1,486,745	1,761,745	2,036,745	2,311,745
150	3,106,304	3,106,304	1,456,304	1,731,304	2,006,304	2,281,304

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 6 Private values £3940 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,298,087	4,298,087	2,648,087	2,923,087	3,198,087	3,473,087
10	4,193,724	4,193,724	2,543,724	2,818,724	3,093,724	3,368,724
20	4,163,283	4,163,283	2,513,283	2,788,283	3,063,283	3,338,283
30	4,132,842	4,132,842	2,482,842	2,757,842	3,032,842	3,307,842
40	4,102,401	4,102,401	2,452,401	2,727,401	3,002,401	3,277,401
50	4,071,962	4,071,962	2,421,962	2,696,962	2,971,962	3,246,962
60	4,041,521	4,041,521	2,391,521	2,666,521	2,941,521	3,216,521
70	4,011,080	4,011,080	2,361,080	2,636,080	2,911,080	3,186,080
80	3,980,640	3,980,640	2,330,640	2,605,640	2,880,640	3,155,640
90	3,950,200	3,950,200	2,300,200	2,575,200	2,850,200	3,125,200
100	3,919,759	3,919,759	2,269,759	2,544,759	2,819,759	3,094,759
110	3,889,318	3,889,318	2,239,318	2,514,318	2,789,318	3,064,318
120	3,858,878	3,858,878	2,208,878	2,483,878	2,758,878	3,033,878
130	3,828,437	3,828,437	2,178,437	2,453,437	2,728,437	3,003,437
140	3,797,997	3,797,997	2,147,997	2,422,997	2,697,997	2,972,997
150	3,767,556	3,767,556	2,117,556	2,392,556	2,667,556	2,942,556

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,970,910	4,970,910	3,320,910	3,595,910	3,870,910	4,145,910
10	4,854,976	4,854,976	3,204,976	3,479,976	3,754,976	4,029,976
20	4,824,535	4,824,535	3,174,535	3,449,535	3,724,535	3,999,535
30	4,794,094	4,794,094	3,144,094	3,419,094	3,694,094	3,969,094
40	4,763,654	4,763,654	3,113,654	3,388,654	3,663,654	3,938,654
50	4,733,214	4,733,214	3,083,214	3,358,214	3,633,214	3,908,214
60	4,702,773	4,702,773	3,052,773	3,327,773	3,602,773	3,877,773
70	4,672,332	4,672,332	3,022,332	3,297,332	3,572,332	3,847,332
80	4,641,891	4,641,891	2,991,891	3,266,891	3,541,891	3,816,891
90	4,611,452	4,611,452	2,961,452	3,236,452	3,511,452	3,786,452
100	4,581,011	4,581,011	2,931,011	3,206,011	3,481,011	3,756,011
110	4,550,570	4,550,570	2,900,570	3,175,570	3,450,570	3,725,570
120	4,520,130	4,520,130	2,870,130	3,145,130	3,420,130	3,695,130
130	4,489,690	4,489,690	2,839,690	3,114,690	3,389,690	3,664,690
140	4,459,249	4,459,249	2,809,249	3,084,249	3,359,249	3,634,249
150	4,428,808	4,428,808	2,778,808	3,053,808	3,328,808	3,603,808

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,222,578	5,222,578	3,572,578	3,847,578	4,122,578	4,397,578
10	5,102,314	5,102,314	3,452,314	3,727,314	4,002,314	4,277,314
20	5,071,874	5,071,874	3,421,874	3,696,874	3,971,874	4,246,874
30	5,041,433	5,041,433	3,391,433	3,666,433	3,941,433	4,216,433
40	5,010,993	5,010,993	3,360,993	3,635,993	3,910,993	4,185,993
50	4,980,552	4,980,552	3,330,552	3,605,552	3,880,552	4,155,552
60	4,950,111	4,950,111	3,300,111	3,575,111	3,850,111	4,125,111
70	4,919,671	4,919,671	3,269,671	3,544,671	3,819,671	4,094,671
80	4,889,231	4,889,231	3,239,231	3,514,231	3,789,231	4,064,231
90	4,858,790	4,858,790	3,208,790	3,483,790	3,758,790	4,033,790
100	4,828,349	4,828,349	3,178,349	3,453,349	3,728,349	4,003,349
110	4,797,909	4,797,909	3,147,909	3,422,909	3,697,909	3,972,909
120	4,767,469	4,767,469	3,117,469	3,392,469	3,667,469	3,942,469
130	4,737,028	4,737,028	3,087,028	3,362,028	3,637,028	3,912,028
140	4,706,587	4,706,587	3,056,587	3,331,587	3,606,587	3,881,587
150	4,676,146	4,676,146	3,026,146	3,301,146	3,576,146	3,851,146

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 9 Private values £4400 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,479,381	5,479,381	3,829,381	4,104,381	4,379,381	4,654,381
10	5,354,700	5,354,700	3,704,700	3,979,700	4,254,700	4,529,700
20	5,324,260	5,324,260	3,674,260	3,949,260	4,224,260	4,499,260
30	5,293,820	5,293,820	3,643,820	3,918,820	4,193,820	4,468,820
40	5,263,379	5,263,379	3,613,379	3,888,379	4,163,379	4,438,379
50	5,232,939	5,232,939	3,582,939	3,857,939	4,132,939	4,407,939
60	5,202,497	5,202,497	3,552,497	3,827,497	4,102,497	4,377,497
70	5,172,058	5,172,058	3,522,058	3,797,058	4,072,058	4,347,058
80	5,141,617	5,141,617	3,491,617	3,766,617	4,041,617	4,316,617
90	5,111,176	5,111,176	3,461,176	3,736,176	4,011,176	4,286,176
100	5,080,735	5,080,735	3,430,735	3,705,735	3,980,735	4,255,735
110	5,050,296	5,050,296	3,400,296	3,675,296	3,950,296	4,225,296
120	5,019,855	5,019,855	3,369,855	3,644,855	3,919,855	4,194,855
130	4,989,414	4,989,414	3,339,414	3,614,414	3,889,414	4,164,414
140	4,958,973	4,958,973	3,308,973	3,583,973	3,858,973	4,133,973
150	4,928,533	4,928,533	3,278,533	3,553,533	3,828,533	4,103,533

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Community Infrastructure Levy
London Borough of Havering

Benchmark Land Values (per gross ha)

BLV1 BLV 1 £1,650,000	BLV2 BLV 2 £1,375,000	BLV3 BLV 3 £1,100,000	BLV4 BLV 4 £825,000
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Site type 3

Houses and Flats	80 units
No of units	80 units
Density:	80 dph
CSH level:	1

Affordable %	15%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1

Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-33,799	-33,799	-1,683,789	-1,408,789	-1,133,789	-858,789
10	-84,576	-84,576	-1,734,576	-1,459,576	-1,184,576	-909,576
20	-135,944	-135,944	-1,785,944	-1,510,944	-1,235,944	-960,944
30	-187,312	-187,312	-1,837,312	-1,562,312	-1,287,312	-1,012,312
40	-238,681	-238,681	-1,888,681	-1,613,681	-1,338,681	-1,063,681
50	-290,049	-290,049	-1,940,049	-1,665,049	-1,390,049	-1,115,049
60	-341,418	-341,418	-1,991,418	-1,716,418	-1,441,418	-1,166,418
70	-392,786	-392,786	-2,042,786	-1,767,786	-1,492,786	-1,217,786
80	-444,154	-444,154	-2,094,154	-1,819,154	-1,544,154	-1,269,154
90	-495,523	-495,523	-2,145,523	-1,870,523	-1,595,523	-1,320,523
100	-546,891	-546,891	-2,196,891	-1,921,891	-1,646,891	-1,371,891
110	-598,259	-598,259	-2,248,259	-1,973,259	-1,698,259	-1,423,259
120	-649,628	-649,628	-2,299,628	-2,024,628	-1,749,628	-1,474,628
130	-700,996	-700,996	-2,350,996	-2,075,996	-1,800,996	-1,525,996
140	-752,364	-752,364	-2,402,364	-2,127,364	-1,852,364	-1,577,364
150	-803,733	-803,733	-2,453,733	-2,178,733	-1,903,733	-1,628,733

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 2

Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	825,223	825,223	-824,777	-549,777	-274,777	223
10	760,488	760,488	-889,512	-614,512	-339,512	-64,512
20	709,947	709,947	-940,053	-665,053	-390,053	-115,053
30	659,405	659,405	-990,595	-715,595	-440,595	-165,595
40	608,863	608,863	-1,041,137	-766,137	-491,137	-216,137
50	558,322	558,322	-1,091,678	-816,678	-541,678	-266,678
60	507,779	507,779	-1,142,221	-867,221	-592,221	-317,221
70	457,237	457,237	-1,192,763	-917,763	-642,763	-367,763
80	406,696	406,696	-1,243,304	-968,304	-693,304	-418,304
90	356,154	356,154	-1,293,846	-1,018,846	-743,846	-468,846
100	305,612	305,612	-1,344,388	-1,069,388	-794,388	-519,388
110	255,071	255,071	-1,394,929	-1,119,929	-844,929	-569,929
120	204,529	204,529	-1,445,471	-1,170,471	-895,471	-620,471
130	153,987	153,987	-1,496,013	-1,221,013	-946,013	-671,013
140	103,446	103,446	-1,546,554	-1,271,554	-996,554	-721,554
150	52,904	52,904	-1,597,096	-1,322,096	-1,047,096	-772,096

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Value 3

Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,886,160	1,886,160	236,160	511,160	786,160	1,061,160
10	1,803,178	1,803,178	153,178	428,178	703,178	978,178
20	1,752,636	1,752,636	102,636	377,636	652,636	927,636
30	1,702,094	1,702,094	52,094	327,094	602,094	877,094
40	1,651,553	1,651,553	1,553	276,553	551,553	826,553
50	1,601,011	1,601,011	-48,989	226,011	501,011	776,011
60	1,550,469	1,550,469	-99,531	175,469	450,469	725,469
70	1,499,928	1,499,928	-150,072	124,928	399,928	674,928
80	1,449,386	1,449,386	-200,614	74,386	349,386	624,386
90	1,398,844	1,398,844	-251,156	23,844	298,844	573,844
100	1,348,303	1,348,303	-301,697	-26,697	248,303	523,303
110	1,297,760	1,297,760	-352,240	-77,240	197,760	472,760
120	1,247,218	1,247,218	-402,782	-127,782	147,218	422,218
130	1,196,677	1,196,677	-453,323	-178,323	96,677	371,677
140	1,146,135	1,146,135	-503,865	-228,865	46,135	321,135
150	1,095,593	1,095,593	-554,407	-279,407	-4,407	270,593

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£90	£140	£150

Value 4

Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,947,097	2,947,097	1,297,097	1,572,097	1,847,097	2,122,097
10	2,845,868	2,845,868	1,195,868	1,470,868	1,745,868	2,020,868
20	2,795,326	2,795,326	1,145,326	1,420,326	1,695,326	1,970,326
30	2,744,785	2,744,785	1,094,785	1,369,785	1,644,785	1,919,785
40	2,694,242	2,694,242	1,044,242	1,319,242	1,594,242	1,869,242
50	2,643,700	2,643,700	993,700	1,268,700	1,543,700	1,818,700
60	2,593,159	2,593,159	943,159	1,218,159	1,493,159	1,768,159
70	2,542,617	2,542,617	892,617	1,167,617	1,442,617	1,717,617
80	2,492,075	2,492,075	842,075	1,117,075	1,392,075	1,667,075
90	2,441,533	2,441,533	791,533	1,066,533	1,341,533	1,616,533
100	2,390,992	2,390,992	740,992	1,015,992	1,290,992	1,565,992
110	2,340,450	2,340,450	690,450	965,450	1,240,450	1,515,450
120	2,289,908	2,289,908	639,908	914,908	1,189,908	1,464,908
130	2,239,367	2,239,367	589,367	864,367	1,139,367	1,414,367
140	2,188,825	2,188,825	538,825	813,825	1,088,825	1,363,825
150	2,138,283	2,138,283	488,283	763,283	1,038,283	1,313,283

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Site type 3

Value 5 Private values £3678 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,008,033	4,008,033	2,358,033	2,633,033	2,908,033	3,183,033
10	3,888,557	3,888,557	2,238,557	2,513,557	2,788,557	3,063,557
20	3,838,015	3,838,015	2,188,015	2,463,015	2,738,015	3,013,015
30	3,787,474	3,787,474	2,137,474	2,412,474	2,687,474	2,962,474
40	3,736,932	3,736,932	2,086,932	2,361,932	2,636,932	2,911,932
50	3,686,390	3,686,390	2,036,390	2,311,390	2,586,390	2,861,390
60	3,635,849	3,635,849	1,985,849	2,260,849	2,535,849	2,810,849
70	3,585,307	3,585,307	1,935,307	2,210,307	2,485,307	2,760,307
80	3,534,765	3,534,765	1,884,765	2,159,765	2,434,765	2,709,765
90	3,484,223	3,484,223	1,834,223	2,109,223	2,384,223	2,659,223
100	3,433,681	3,433,681	1,783,681	2,058,681	2,333,681	2,608,681
110	3,383,139	3,383,139	1,733,139	2,008,139	2,283,139	2,558,139
120	3,332,598	3,332,598	1,682,598	1,957,598	2,232,598	2,507,598
130	3,282,056	3,282,056	1,632,056	1,907,056	2,182,056	2,457,056
140	3,231,514	3,231,514	1,581,514	1,856,514	2,131,514	2,406,514
150	3,180,973	3,180,973	1,530,973	1,805,973	2,080,973	2,355,973

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 6 Private values £3940 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,059,881	5,059,881	3,409,881	3,684,881	3,959,881	4,234,881
10	4,923,127	4,923,127	3,273,127	3,548,127	3,823,127	4,098,127
20	4,873,399	4,873,399	3,223,399	3,498,399	3,773,399	4,048,399
30	4,823,671	4,823,671	3,173,671	3,448,671	3,723,671	3,998,671
40	4,773,942	4,773,942	3,123,942	3,398,942	3,673,942	3,948,942
50	4,724,214	4,724,214	3,074,214	3,349,214	3,624,214	3,899,214
60	4,674,486	4,674,486	3,024,486	3,299,486	3,574,486	3,849,486
70	4,624,757	4,624,757	2,974,757	3,249,757	3,524,757	3,799,757
80	4,575,028	4,575,028	2,925,028	3,200,028	3,475,028	3,750,028
90	4,525,300	4,525,300	2,875,300	3,150,300	3,425,300	3,700,300
100	4,475,572	4,475,572	2,825,572	3,100,572	3,375,572	3,650,572
110	4,425,830	4,425,830	2,775,830	3,050,830	3,325,830	3,600,830
120	4,375,288	4,375,288	2,725,288	3,000,288	3,275,288	3,550,288
130	4,324,746	4,324,746	2,674,746	2,949,746	3,224,746	3,499,746
140	4,274,204	4,274,204	2,624,204	2,899,204	3,174,204	3,449,204
150	4,223,662	4,223,662	2,573,662	2,848,662	3,123,662	3,398,662

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,108,554	6,108,554	4,458,554	4,733,554	5,008,554	5,283,554
10	5,953,765	5,953,765	4,303,765	4,578,765	4,853,765	5,128,765
20	5,904,036	5,904,036	4,254,036	4,529,036	4,804,036	5,079,036
30	5,854,308	5,854,308	4,204,308	4,479,308	4,754,308	5,029,308
40	5,804,580	5,804,580	4,154,580	4,429,580	4,704,580	4,979,580
50	5,754,851	5,754,851	4,104,851	4,379,851	4,654,851	4,929,851
60	5,705,122	5,705,122	4,055,122	4,330,122	4,605,122	4,880,122
70	5,655,394	5,655,394	4,005,394	4,280,394	4,555,394	4,830,394
80	5,605,666	5,605,666	3,955,666	4,230,666	4,505,666	4,780,666
90	5,555,937	5,555,937	3,905,937	4,180,937	4,455,937	4,730,937
100	5,506,209	5,506,209	3,856,209	4,131,209	4,406,209	4,681,209
110	5,456,480	5,456,480	3,806,480	4,081,480	4,356,480	4,631,480
120	5,406,752	5,406,752	3,756,752	4,031,752	4,306,752	4,581,752
130	5,357,023	5,357,023	3,707,023	3,982,023	4,257,023	4,532,023
140	5,307,295	5,307,295	3,657,295	3,932,295	4,207,295	4,482,295
150	5,257,567	5,257,567	3,607,567	3,882,567	4,157,567	4,432,567

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,500,806	6,500,806	4,850,806	5,125,806	5,400,806	5,675,806
10	6,339,270	6,339,270	4,689,270	4,964,270	5,239,270	5,514,270
20	6,289,542	6,289,542	4,639,542	4,914,542	5,189,542	5,464,542
30	6,239,814	6,239,814	4,589,814	4,864,814	5,139,814	5,414,814
40	6,190,085	6,190,085	4,540,085	4,815,085	5,090,085	5,365,085
50	6,140,356	6,140,356	4,490,356	4,765,356	5,040,356	5,315,356
60	6,090,628	6,090,628	4,440,628	4,715,628	4,990,628	5,265,628
70	6,040,899	6,040,899	4,390,899	4,665,899	4,940,899	5,215,899
80	5,991,171	5,991,171	4,341,171	4,616,171	4,891,171	5,166,171
90	5,941,443	5,941,443	4,291,443	4,566,443	4,841,443	5,116,443
100	5,891,715	5,891,715	4,241,715	4,516,715	4,791,715	5,066,715
110	5,841,985	5,841,985	4,191,985	4,466,985	4,741,985	5,016,985
120	5,792,257	5,792,257	4,142,257	4,417,257	4,692,257	4,967,257
130	5,742,529	5,742,529	4,092,529	4,367,529	4,642,529	4,917,529
140	5,692,800	5,692,800	4,042,800	4,317,800	4,592,800	4,867,800
150	5,643,072	5,643,072	3,993,072	4,268,072	4,543,072	4,818,072

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 9 Private values £4400 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,901,063	6,901,063	5,251,063	5,526,063	5,801,063	6,076,063
10	6,732,643	6,732,643	5,082,643	5,357,643	5,632,643	5,907,643
20	6,682,914	6,682,914	5,032,914	5,307,914	5,582,914	5,857,914
30	6,633,186	6,633,186	4,983,186	5,258,186	5,533,186	5,808,186
40	6,583,458	6,583,458	4,933,458	5,208,458	5,483,458	5,758,458
50	6,533,729	6,533,729	4,883,729	5,158,729	5,433,729	5,708,729
60	6,484,001	6,484,001	4,834,001	5,109,001	5,384,001	5,659,001
70	6,434,273	6,434,273	4,784,273	5,059,273	5,334,273	5,609,273
80	6,384,543	6,384,543	4,734,543	5,009,543	5,284,543	5,559,543
90	6,334,815	6,334,815	4,684,815	4,959,815	5,234,815	5,509,815
100	6,285,087	6,285,087	4,635,087	4,910,087	5,185,087	5,460,087
110	6,235,359	6,235,359	4,585,359	4,860,359	5,135,359	5,410,359
120	6,185,630	6,185,630	4,535,630	4,810,630	5,085,630	5,360,630
130	6,135,902	6,135,902	4,485,902	4,760,902	5,035,902	5,310,902
140	6,086,173	6,086,173	4,436,173	4,711,173	4,986,173	5,261,173
150	6,036,445	6,036,445	4,386,445	4,661,445	4,936,445	5,211,445

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

BLV1 BLV 1 £1,650,000	BLV2 BLV 2 £1,375,000	BLV3 BLV 3 £1,100,000	BLV4 BLV 4 £825,000
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Site type 4

Flats and houses	
No of units	110 units
Density:	110 dph
CSH level:	1

Affordable %	15%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,338,288	-1,338,288	-2,988,288	-2,713,288	-2,438,288	-2,163,288
10	-1,386,347	-1,386,347	-3,036,347	-2,761,347	-2,486,347	-2,211,347
20	-1,457,424	-1,457,424	-3,107,424	-2,832,424	-2,557,424	-2,282,424
30	-1,528,501	-1,528,501	-3,178,501	-2,903,501	-2,628,501	-2,353,501
40	-1,599,576	-1,599,576	-3,249,576	-2,974,576	-2,699,576	-2,424,576
50	-1,670,653	-1,670,653	-3,320,653	-3,045,653	-2,770,653	-2,495,653
60	-1,741,730	-1,741,730	-3,391,730	-3,116,730	-2,841,730	-2,566,730
70	-1,812,806	-1,812,806	-3,462,806	-3,187,806	-2,912,806	-2,637,806
80	-1,883,883	-1,883,883	-3,533,883	-3,258,883	-2,983,883	-2,708,883
90	-1,954,960	-1,954,960	-3,604,960	-3,329,960	-3,054,960	-2,779,960
100	-2,026,037	-2,026,037	-3,676,037	-3,401,037	-3,126,037	-2,851,037
110	-2,097,112	-2,097,112	-3,747,112	-3,472,112	-3,197,112	-2,922,112
120	-2,168,189	-2,168,189	-3,818,189	-3,543,189	-3,268,189	-2,993,189
130	-2,239,266	-2,239,266	-3,889,266	-3,614,266	-3,339,266	-3,064,266
140	-2,310,343	-2,310,343	-3,960,343	-3,685,343	-3,410,343	-3,135,343
150	-2,381,419	-2,381,419	-4,031,419	-3,756,419	-3,481,419	-3,206,419

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 2 Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-193,539	-193,539	-1,843,539	-1,568,539	-1,293,539	-1,018,539
10	-261,286	-261,286	-1,911,286	-1,636,286	-1,361,286	-1,086,286
20	-332,363	-332,363	-1,982,363	-1,707,363	-1,432,363	-1,157,363
30	-403,440	-403,440	-2,053,440	-1,778,440	-1,503,440	-1,228,440
40	-474,516	-474,516	-2,124,516	-1,849,516	-1,574,516	-1,299,516
50	-545,593	-545,593	-2,195,593	-1,920,593	-1,645,593	-1,370,593
60	-616,669	-616,669	-2,266,669	-1,991,669	-1,716,669	-1,441,669
70	-687,746	-687,746	-2,337,746	-2,062,746	-1,787,746	-1,512,746
80	-758,822	-758,822	-2,408,822	-2,133,822	-1,858,822	-1,583,822
90	-829,899	-829,899	-2,479,899	-2,204,899	-1,929,899	-1,654,899
100	-900,976	-900,976	-2,550,976	-2,275,976	-2,000,976	-1,725,976
110	-972,053	-972,053	-2,622,053	-2,347,053	-2,072,053	-1,797,053
120	-1,043,128	-1,043,128	-2,693,128	-2,418,128	-2,143,128	-1,868,128
130	-1,114,205	-1,114,205	-2,764,205	-2,489,205	-2,214,205	-1,939,205
140	-1,185,282	-1,185,282	-2,835,282	-2,560,282	-2,285,282	-2,010,282
150	-1,256,359	-1,256,359	-2,906,359	-2,631,359	-2,356,359	-2,081,359

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 3 Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,201,546	1,201,546	-448,454	-173,454	101,546	376,546
10	1,110,949	1,110,949	-539,051	-284,051	10,949	285,949
20	1,041,015	1,041,015	-608,985	-333,985	-58,985	216,015
30	971,083	971,083	-678,917	-403,917	-128,917	146,083
40	901,150	901,150	-748,850	-473,850	-198,850	76,150
50	831,217	831,217	-818,783	-543,783	-268,783	6,217
60	761,285	761,285	-888,715	-613,715	-338,715	-63,715
70	691,352	691,352	-958,648	-683,648	-408,648	-133,648
80	621,419	621,419	-1,028,581	-753,581	-478,581	-203,581
90	551,486	551,486	-1,098,514	-823,514	-548,514	-273,514
100	481,553	481,553	-1,168,447	-893,447	-618,447	-343,447
110	411,620	411,620	-1,238,380	-963,380	-688,380	-413,380
120	341,688	341,688	-1,308,312	-1,033,312	-758,312	-483,312
130	271,755	271,755	-1,378,245	-1,103,245	-828,245	-553,245
140	201,822	201,822	-1,448,178	-1,173,178	-898,178	-623,178
150	131,889	131,889	-1,518,111	-1,243,111	-968,111	-693,111

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£10	£50

Value 4 Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,591,876	2,591,876	941,876	1,216,876	1,491,876	1,766,876
10	2,478,491	2,478,491	828,491	1,103,491	1,378,491	1,653,491
20	2,409,046	2,409,046	759,046	1,034,046	1,309,046	1,584,046
30	2,339,113	2,339,113	689,113	964,113	1,239,113	1,514,113
40	2,269,181	2,269,181	619,181	894,181	1,169,181	1,444,181
50	2,199,248	2,199,248	549,248	824,248	1,099,248	1,374,248
60	2,129,315	2,129,315	479,315	754,315	1,029,315	1,304,315
70	2,059,383	2,059,383	409,383	684,383	959,383	1,234,383
80	1,989,449	1,989,449	339,449	614,449	889,449	1,164,449
90	1,919,517	1,919,517	269,517	544,517	819,517	1,094,517
100	1,849,584	1,849,584	199,584	474,584	749,584	1,024,584
110	1,779,651	1,779,651	129,651	404,651	679,651	954,651
120	1,709,719	1,709,719	59,719	334,719	609,719	884,719
130	1,639,786	1,639,786	-10,214	264,786	539,786	814,786
140	1,569,852	1,569,852	-80,148	194,852	469,852	744,852
150	1,499,920	1,499,920	-150,080	124,920	399,920	674,920

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£120	£150	£150	£150

Site type 4

Value 5 Private values £3678 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,964,512	3,964,512	2,314,512	2,589,512	2,864,512	3,139,512
10	3,827,519	3,827,519	2,177,519	2,452,519	2,727,519	3,002,519
20	3,758,712	3,758,712	2,108,712	2,383,712	2,658,712	2,933,712
30	3,689,904	3,689,904	2,039,904	2,314,904	2,589,904	2,864,904
40	3,621,097	3,621,097	1,971,097	2,246,097	2,521,097	2,796,097
50	3,552,290	3,552,290	1,902,290	2,177,290	2,452,290	2,727,290
60	3,483,482	3,483,482	1,833,482	2,108,482	2,383,482	2,658,482
70	3,414,675	3,414,675	1,764,675	2,039,675	2,314,675	2,589,675
80	3,345,867	3,345,867	1,695,867	1,970,867	2,245,867	2,520,867
90	3,277,060	3,277,060	1,627,060	1,902,060	2,177,060	2,452,060
100	3,208,252	3,208,252	1,558,252	1,833,252	2,108,252	2,383,252
110	3,139,445	3,139,445	1,489,445	1,764,445	2,039,445	2,314,445
120	3,070,637	3,070,637	1,420,637	1,695,637	1,970,637	2,245,637
130	3,001,830	3,001,830	1,351,830	1,626,830	1,901,830	2,176,830
140	2,933,023	2,933,023	1,283,023	1,558,023	1,833,023	2,108,023
150	2,864,215	2,864,215	1,214,215	1,489,215	1,764,215	2,039,215

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 6 Private values £3940 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,337,150	5,337,150	3,687,150	3,962,150	4,237,150	4,512,150
10	5,176,548	5,176,548	3,526,548	3,801,548	4,076,548	4,351,548
20	5,107,741	5,107,741	3,457,741	3,732,741	4,007,741	4,282,741
30	5,038,933	5,038,933	3,388,933	3,663,933	3,938,933	4,213,933
40	4,970,126	4,970,126	3,320,126	3,595,126	3,870,126	4,145,126
50	4,901,318	4,901,318	3,251,318	3,526,318	3,801,318	4,076,318
60	4,832,511	4,832,511	3,182,511	3,457,511	3,732,511	4,007,511
70	4,763,703	4,763,703	3,113,703	3,388,703	3,663,703	3,938,703
80	4,694,896	4,694,896	3,044,896	3,319,896	3,594,896	3,869,896
90	4,626,089	4,626,089	2,976,089	3,251,089	3,526,089	3,801,089
100	4,557,281	4,557,281	2,907,281	3,182,281	3,457,281	3,732,281
110	4,488,474	4,488,474	2,838,474	3,113,474	3,388,474	3,663,474
120	4,419,666	4,419,666	2,769,666	3,044,666	3,319,666	3,594,666
130	4,350,859	4,350,859	2,700,859	2,975,859	3,250,859	3,525,859
140	4,282,051	4,282,051	2,632,051	2,907,051	3,182,051	3,457,051
150	4,213,244	4,213,244	2,563,244	2,838,244	3,113,244	3,388,244

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,700,389	6,700,389	5,050,389	5,325,389	5,600,389	5,875,389
10	6,517,448	6,517,448	4,867,448	5,142,448	5,417,448	5,692,448
20	6,449,749	6,449,749	4,799,749	5,074,749	5,349,749	5,624,749
30	6,382,048	6,382,048	4,732,048	5,007,048	5,282,048	5,557,048
40	6,314,348	6,314,348	4,664,348	4,939,348	5,214,348	5,489,348
50	6,246,648	6,246,648	4,596,648	4,871,648	5,146,648	5,421,648
60	6,178,947	6,178,947	4,528,947	4,803,947	5,078,947	5,353,947
70	6,111,248	6,111,248	4,461,248	4,736,248	5,011,248	5,286,248
80	6,043,547	6,043,547	4,393,547	4,668,547	4,943,547	5,218,547
90	5,975,847	5,975,847	4,325,847	4,600,847	4,875,847	5,150,847
100	5,908,146	5,908,146	4,258,146	4,533,146	4,808,146	5,083,146
110	5,840,445	5,840,445	4,190,445	4,465,445	4,740,445	5,015,445
120	5,772,744	5,772,744	4,122,744	4,397,744	4,672,744	4,947,744
130	5,705,043	5,705,043	4,055,043	4,330,043	4,605,043	4,880,043
140	5,637,342	5,637,342	3,987,342	4,262,342	4,537,342	4,812,342
150	5,569,641	5,569,641	3,919,641	4,194,641	4,469,641	4,744,641

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,207,849	7,207,849	5,557,849	5,832,849	6,107,849	6,382,849
10	7,016,181	7,016,181	5,366,181	5,641,181	5,916,181	6,191,181
20	6,948,480	6,948,480	5,298,480	5,573,480	5,848,480	6,123,480
30	6,880,781	6,880,781	5,230,781	5,505,781	5,780,781	6,055,781
40	6,813,080	6,813,080	5,163,080	5,438,080	5,713,080	5,988,080
50	6,745,380	6,745,380	5,095,380	5,370,380	5,645,380	5,920,380
60	6,677,680	6,677,680	5,027,680	5,302,680	5,577,680	5,852,680
70	6,609,979	6,609,979	4,959,979	5,234,979	5,509,979	5,784,979
80	6,542,280	6,542,280	4,892,280	5,167,280	5,442,280	5,717,280
90	6,474,579	6,474,579	4,824,579	5,099,579	5,374,579	5,649,579
100	6,406,879	6,406,879	4,756,879	5,031,879	5,306,879	5,581,879
110	6,339,179	6,339,179	4,689,179	4,964,179	5,239,179	5,514,179
120	6,271,478	6,271,478	4,621,478	4,896,478	5,171,478	5,446,478
130	6,203,778	6,203,778	4,553,778	4,828,778	5,103,778	5,378,778
140	6,136,078	6,136,078	4,486,078	4,761,078	5,036,078	5,311,078
150	6,068,377	6,068,377	4,418,377	4,693,377	4,968,377	5,243,377

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 9 Private values £4400 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,725,665	7,725,665	6,075,665	6,350,665	6,625,665	6,900,665
10	7,525,091	7,525,091	5,875,091	6,150,091	6,425,091	6,700,091
20	7,457,391	7,457,391	5,807,391	6,082,391	6,357,391	6,632,391
30	7,389,690	7,389,690	5,739,690	6,014,690	6,289,690	6,564,690
40	7,321,991	7,321,991	5,671,991	5,946,991	6,221,991	6,496,991
50	7,254,290	7,254,290	5,604,290	5,879,290	6,154,290	6,429,290
60	7,186,591	7,186,591	5,536,591	5,811,591	6,086,591	6,361,591
70	7,118,890	7,118,890	5,468,890	5,743,890	6,018,890	6,293,890
80	7,051,189	7,051,189	5,401,189	5,676,189	5,951,189	6,226,189
90	6,983,490	6,983,490	5,333,490	5,608,490	5,883,490	6,158,490
100	6,915,789	6,915,789	5,265,789	5,540,789	5,815,789	6,090,789
110	6,848,089	6,848,089	5,198,089	5,473,089	5,748,089	6,023,089
120	6,780,389	6,780,389	5,130,389	5,405,389	5,680,389	5,955,389
130	6,712,688	6,712,688	5,062,688	5,337,688	5,612,688	5,887,688
140	6,644,989	6,644,989	4,994,989	5,269,989	5,544,989	5,819,989
150	6,577,288	6,577,288	4,927,288	5,202,288	5,477,288	5,752,288

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

BLV1 BLV 1 £1,650,000	BLV2 BLV 2 £1,375,000	BLV3 BLV 3 £1,100,000	BLV4 BLV 4 £825,000
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Site type 5

Flats and houses	
No of units	150 units
Density:	150 dph
CSH level:	1

Affordable %	15%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1

Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,270,033	-6,270,033	-7,920,033	-7,645,033	-7,370,033	-7,095,033
10	-6,255,644	-6,255,644	-7,905,644	-7,630,644	-7,355,644	-7,080,644
20	-6,349,092	-6,349,092	-7,999,092	-7,724,092	-7,449,092	-7,174,092
30	-6,442,541	-6,442,541	-8,092,541	-7,817,541	-7,542,541	-7,267,541
40	-6,535,991	-6,535,991	-8,185,991	-7,910,991	-7,635,991	-7,360,991
50	-6,629,439	-6,629,439	-8,279,439	-8,004,439	-7,729,439	-7,454,439
60	-6,722,888	-6,722,888	-8,372,888	-8,097,888	-7,822,888	-7,547,888
70	-6,816,337	-6,816,337	-8,466,337	-8,191,337	-7,916,337	-7,641,337
80	-6,909,787	-6,909,787	-8,559,787	-8,284,787	-8,009,787	-7,734,787
90	-7,003,235	-7,003,235	-8,653,235	-8,378,235	-8,103,235	-7,828,235
100	-7,096,684	-7,096,684	-8,746,684	-8,471,684	-8,196,684	-7,921,684
110	-7,190,133	-7,190,133	-8,840,133	-8,565,133	-8,290,133	-8,015,133
120	-7,283,582	-7,283,582	-8,933,582	-8,658,582	-8,383,582	-8,108,582
130	-7,377,031	-7,377,031	-9,027,031	-8,752,031	-8,477,031	-8,202,031
140	-7,470,480	-7,470,480	-9,120,480	-8,845,480	-8,570,480	-8,295,480
150	-7,563,928	-7,563,928	-9,213,928	-8,938,928	-8,663,928	-8,388,928

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 2

Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,883,466	-4,883,466	-6,533,466	-6,258,466	-5,983,466	-5,708,466
10	-4,892,924	-4,892,924	-6,542,924	-6,267,924	-5,992,924	-5,717,924
20	-4,986,372	-4,986,372	-6,636,372	-6,361,372	-6,086,372	-5,811,372
30	-5,079,822	-5,079,822	-6,729,822	-6,454,822	-6,179,822	-5,904,822
40	-5,173,271	-5,173,271	-6,823,271	-6,548,271	-6,273,271	-5,998,271
50	-5,266,719	-5,266,719	-6,916,719	-6,641,719	-6,366,719	-6,091,719
60	-5,360,168	-5,360,168	-7,010,168	-6,735,168	-6,460,168	-6,185,168
70	-5,453,618	-5,453,618	-7,103,618	-6,828,618	-6,553,618	-6,278,618
80	-5,547,066	-5,547,066	-7,197,066	-6,922,066	-6,647,066	-6,372,066
90	-5,640,515	-5,640,515	-7,290,515	-7,015,515	-6,740,515	-6,465,515
100	-5,733,964	-5,733,964	-7,383,964	-7,108,964	-6,833,964	-6,558,964
110	-5,827,414	-5,827,414	-7,477,414	-7,202,414	-6,927,414	-6,652,414
120	-5,920,862	-5,920,862	-7,570,862	-7,295,862	-7,020,862	-6,745,862
130	-6,014,311	-6,014,311	-7,664,311	-7,389,311	-7,114,311	-6,839,311
140	-6,107,760	-6,107,760	-7,757,760	-7,482,760	-7,207,760	-6,932,760
150	-6,201,209	-6,201,209	-7,851,209	-7,576,209	-7,301,209	-7,026,209

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 3

Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,169,877	-3,169,877	-4,819,877	-4,544,877	-4,269,877	-3,994,877
10	-3,208,807	-3,208,807	-4,858,807	-4,583,807	-4,308,807	-4,033,807
20	-3,302,256	-3,302,256	-4,952,256	-4,677,256	-4,402,256	-4,127,256
30	-3,395,706	-3,395,706	-5,045,706	-4,770,706	-4,495,706	-4,220,706
40	-3,489,155	-3,489,155	-5,139,155	-4,864,155	-4,589,155	-4,314,155
50	-3,582,603	-3,582,603	-5,232,603	-4,957,603	-4,682,603	-4,407,603
60	-3,676,052	-3,676,052	-5,326,052	-5,051,052	-4,776,052	-4,501,052
70	-3,769,502	-3,769,502	-5,419,502	-5,144,502	-4,869,502	-4,594,502
80	-3,862,950	-3,862,950	-5,512,950	-5,237,950	-4,962,950	-4,687,950
90	-3,956,399	-3,956,399	-5,606,399	-5,331,399	-5,056,399	-4,781,399
100	-4,049,848	-4,049,848	-5,699,848	-5,424,848	-5,149,848	-4,874,848
110	-4,143,297	-4,143,297	-5,793,297	-5,518,297	-5,243,297	-4,968,297
120	-4,236,746	-4,236,746	-5,886,746	-5,611,746	-5,336,746	-5,061,746
130	-4,330,195	-4,330,195	-5,980,195	-5,705,195	-5,430,195	-5,155,195
140	-4,423,644	-4,423,644	-6,073,644	-5,798,644	-5,523,644	-5,248,644
150	-4,517,093	-4,517,093	-6,167,093	-5,892,093	-5,617,093	-5,342,093

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 4

Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,456,290	-1,456,290	-3,106,290	-2,831,290	-2,556,290	-2,281,290
10	-1,524,691	-1,524,691	-3,174,691	-2,899,691	-2,624,691	-2,349,691
20	-1,618,140	-1,618,140	-3,268,140	-2,993,140	-2,718,140	-2,443,140
30	-1,711,590	-1,711,590	-3,361,590	-3,086,590	-2,811,590	-2,536,590
40	-1,805,039	-1,805,039	-3,455,039	-3,180,039	-2,905,039	-2,630,039
50	-1,898,487	-1,898,487	-3,548,487	-3,273,487	-2,998,487	-2,723,487
60	-1,991,936	-1,991,936	-3,641,936	-3,366,936	-3,091,936	-2,816,936
70	-2,085,385	-2,085,385	-3,735,385	-3,460,385	-3,185,385	-2,910,385
80	-2,178,834	-2,178,834	-3,828,834	-3,553,834	-3,278,834	-3,003,834
90	-2,272,283	-2,272,283	-3,922,283	-3,647,283	-3,372,283	-3,097,283
100	-2,365,732	-2,365,732	-4,015,732	-3,740,732	-3,465,732	-3,190,732
110	-2,459,180	-2,459,180	-4,109,180	-3,834,180	-3,559,180	-3,284,180
120	-2,552,630	-2,552,630	-4,202,630	-3,927,630	-3,652,630	-3,377,630
130	-2,646,079	-2,646,079	-4,296,079	-4,021,079	-3,746,079	-3,471,079
140	-2,739,528	-2,739,528	-4,389,528	-4,114,528	-3,839,528	-3,564,528
150	-2,832,976	-2,832,976	-4,482,976	-4,207,976	-3,932,976	-3,657,976

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

Value 5 Private values £3678 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	253,159	253,159	-1,396,841	-1,121,841	-846,841	-571,841
10	156,859	156,859	-1,493,141	-1,218,141	-943,141	-668,141
20	64,914	64,914	-1,585,086	-1,310,086	-1,035,086	-760,086
30	-27,473	-27,473	-1,677,473	-1,402,473	-1,127,473	-852,473
40	-120,922	-120,922	-1,770,922	-1,495,922	-1,220,922	-945,922
50	-214,371	-214,371	-1,864,371	-1,589,371	-1,314,371	-1,039,371
60	-307,820	-307,820	-1,957,820	-1,682,820	-1,407,820	-1,132,820
70	-401,269	-401,269	-2,051,269	-1,776,269	-1,501,269	-1,226,269
80	-494,718	-494,718	-2,144,718	-1,869,718	-1,594,718	-1,319,718
90	-588,167	-588,167	-2,238,167	-1,963,167	-1,688,167	-1,413,167
100	-681,616	-681,616	-2,331,616	-2,056,616	-1,781,616	-1,506,616
110	-775,064	-775,064	-2,425,064	-2,150,064	-1,875,064	-1,600,064
120	-868,514	-868,514	-2,518,514	-2,243,514	-1,968,514	-1,693,514
130	-961,963	-961,963	-2,611,963	-2,336,963	-2,061,963	-1,786,963
140	-1,055,412	-1,055,412	-2,705,412	-2,430,412	-2,155,412	-1,880,412
150	-1,148,860	-1,148,860	-2,798,860	-2,523,860	-2,248,860	-1,973,860

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 6 Private values £3940 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,939,172	1,939,172	289,172	564,172	839,172	1,114,172
10	1,813,875	1,813,875	163,875	438,875	713,875	988,875
20	1,721,930	1,721,930	71,930	346,930	621,930	896,930
30	1,629,984	1,629,984	-20,016	254,984	529,984	804,984
40	1,538,039	1,538,039	-111,961	163,039	438,039	713,039
50	1,446,094	1,446,094	-203,906	71,094	346,094	621,094
60	1,354,149	1,354,149	-295,851	-20,851	254,149	529,149
70	1,262,204	1,262,204	-387,796	-112,796	162,204	437,204
80	1,170,259	1,170,259	-479,741	-204,741	70,259	345,259
90	1,078,313	1,078,313	-571,687	-296,687	-21,687	253,313
100	986,368	986,368	-663,632	-388,632	-113,632	161,368
110	894,423	894,423	-755,577	-480,577	-205,577	69,423
120	802,478	802,478	-847,522	-572,522	-297,522	-22,522
130	710,533	710,533	-939,467	-664,467	-389,467	-114,467
140	618,588	618,588	-1,031,412	-756,412	-481,412	-206,412
150	526,642	526,642	-1,123,358	-848,358	-573,358	-298,358

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£50	£80	£110

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,610,660	3,610,660	1,960,660	2,235,660	2,510,660	2,785,660
10	3,458,094	3,458,094	1,808,094	2,083,094	2,358,094	2,633,094
20	3,367,628	3,367,628	1,717,628	1,992,628	2,267,628	2,542,628
30	3,277,162	3,277,162	1,627,162	1,902,162	2,177,162	2,452,162
40	3,186,697	3,186,697	1,536,697	1,811,697	2,086,697	2,361,697
50	3,096,232	3,096,232	1,446,232	1,721,232	1,996,232	2,271,232
60	3,005,766	3,005,766	1,355,766	1,630,766	1,905,766	2,180,766
70	2,915,301	2,915,301	1,265,301	1,540,301	1,815,301	2,090,301
80	2,824,835	2,824,835	1,174,835	1,449,835	1,724,835	1,999,835
90	2,734,369	2,734,369	1,084,369	1,359,369	1,634,369	1,909,369
100	2,643,904	2,643,904	993,384	1,268,384	1,543,384	1,818,384
110	2,553,438	2,553,438	901,438	1,176,438	1,451,438	1,726,438
120	2,462,973	2,462,973	809,493	1,084,493	1,359,493	1,634,493
130	2,372,507	2,372,507	717,548	992,548	1,267,548	1,542,548
140	2,282,042	2,282,042	625,603	900,603	1,175,603	1,450,603
150	2,191,576	2,191,576	533,658	808,658	1,083,658	1,358,658

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,232,175	4,232,175	2,582,175	2,857,175	3,132,175	3,407,175
10	4,068,920	4,068,920	2,418,920	2,693,920	2,968,920	3,243,920
20	3,978,455	3,978,455	2,328,455	2,603,455	2,878,455	3,153,455
30	3,887,989	3,887,989	2,237,989	2,512,989	2,787,989	3,062,989
40	3,797,523	3,797,523	2,147,523	2,422,523	2,697,523	2,972,523
50	3,707,058	3,707,058	2,057,058	2,332,058	2,607,058	2,882,058
60	3,616,592	3,616,592	1,966,592	2,241,592	2,516,592	2,791,592
70	3,526,126	3,526,126	1,876,126	2,151,126	2,426,126	2,701,126
80	3,435,661	3,435,661	1,785,661	2,060,661	2,335,661	2,610,661
90	3,345,195	3,345,195	1,695,195	1,970,195	2,245,195	2,520,195
100	3,254,730	3,254,730	1,604,730	1,879,730	2,154,730	2,429,730
110	3,164,265	3,164,265	1,514,265	1,789,265	2,064,265	2,339,265
120	3,073,799	3,073,799	1,423,799	1,698,799	1,973,799	2,248,799
130	2,983,333	2,983,333	1,333,333	1,608,333	1,883,333	2,158,333
140	2,892,868	2,892,868	1,242,868	1,517,868	1,792,868	2,067,868
150	2,802,402	2,802,402	1,152,402	1,427,402	1,702,402	1,977,402

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 9 Private values £4400 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,866,375	4,866,375	3,216,375	3,491,375	3,766,375	4,041,375
10	4,692,212	4,692,212	3,042,212	3,317,212	3,592,212	3,867,212
20	4,601,746	4,601,746	2,951,746	3,226,746	3,501,746	3,776,746
30	4,511,281	4,511,281	2,861,281	3,136,281	3,411,281	3,686,281
40	4,420,815	4,420,815	2,770,815	3,045,815	3,320,815	3,595,815
50	4,330,349	4,330,349	2,680,349	2,955,349	3,230,349	3,505,349
60	4,239,885	4,239,885	2,589,885	2,864,885	3,139,885	3,414,885
70	4,149,419	4,149,419	2,499,419	2,774,419	3,049,419	3,324,419
80	4,058,953	4,058,953	2,408,953	2,683,953	2,958,953	3,233,953
90	3,968,488	3,968,488	2,318,488	2,593,488	2,868,488	3,143,488
100	3,878,022	3,878,022	2,228,022	2,503,022	2,778,022	3,053,022
110	3,787,556	3,787,556	2,137,556	2,412,556	2,687,556	2,962,556
120	3,697,091	3,697,091	2,047,091	2,322,091	2,597,091	2,872,091
130	3,606,625	3,606,625	1,956,625	2,231,625	2,506,625	2,781,625
140	3,516,159	3,516,159	1,866,159	2,141,159	2,416,159	2,691,159
150	3,425,694	3,425,694	1,775,694	2,050,694	2,325,694	2,600,694

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

BLV1 BLV 1 £1,650,000	BLV2 BLV 2 £1,375,000	BLV3 BLV 3 £1,100,000	BLV4 BLV 4 £825,000
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Site type 6

No of units	Flats	275 units
Density:		275 dph
CSH level:		1

Affordable %	15%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-22,231,258	-22,231,258	-23,881,258	-23,606,258	-23,331,258	-23,056,258
10	-22,035,359	-22,035,359	-23,685,359	-23,410,359	-23,135,359	-22,860,359
20	-22,221,817	-22,221,817	-23,871,817	-23,596,817	-23,321,817	-23,046,817
30	-22,408,273	-22,408,273	-24,058,273	-23,783,273	-23,508,273	-23,233,273
40	-22,594,730	-22,594,730	-24,244,730	-23,969,730	-23,694,730	-23,419,730
50	-22,781,188	-22,781,188	-24,431,188	-24,156,188	-23,881,188	-23,606,188
60	-22,967,644	-22,967,644	-24,617,644	-24,342,644	-24,067,644	-23,792,644
70	-23,154,101	-23,154,101	-24,804,101	-24,529,101	-24,254,101	-23,979,101
80	-23,340,559	-23,340,559	-24,990,559	-24,715,559	-24,440,559	-24,165,559
90	-23,527,015	-23,527,015	-25,177,015	-24,902,015	-24,627,015	-24,352,015
100	-23,713,472	-23,713,472	-25,363,472	-25,088,472	-24,813,472	-24,538,472
110	-23,899,929	-23,899,929	-25,549,929	-25,274,929	-24,999,929	-24,724,929
120	-24,086,386	-24,086,386	-25,736,386	-25,461,386	-25,186,386	-24,911,386
130	-24,272,843	-24,272,843	-25,922,843	-25,647,843	-25,372,843	-25,097,843
140	-24,459,300	-24,459,300	-26,109,300	-25,834,300	-25,559,300	-25,284,300
150	-24,645,757	-24,645,757	-26,295,757	-26,020,757	-25,745,757	-25,470,757

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 2 Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,707,468	-19,707,468	-21,357,468	-21,082,468	-20,807,468	-20,532,468
10	-19,554,976	-19,554,976	-21,204,976	-20,929,976	-20,654,976	-20,379,976
20	-19,741,433	-19,741,433	-21,391,433	-21,116,433	-20,841,433	-20,566,433
30	-19,927,889	-19,927,889	-21,577,889	-21,302,889	-21,027,889	-20,752,889
40	-20,114,347	-20,114,347	-21,764,347	-21,489,347	-21,214,347	-20,939,347
50	-20,300,804	-20,300,804	-21,950,804	-21,675,804	-21,400,804	-21,125,804
60	-20,487,260	-20,487,260	-22,137,260	-21,862,260	-21,597,260	-21,312,260
70	-20,673,718	-20,673,718	-22,323,718	-22,048,718	-21,773,718	-21,498,718
80	-20,860,175	-20,860,175	-22,510,175	-22,235,175	-21,960,175	-21,685,175
90	-21,046,631	-21,046,631	-22,696,631	-22,421,631	-22,146,631	-21,871,631
100	-21,233,089	-21,233,089	-22,883,089	-22,608,089	-22,333,089	-22,058,089
110	-21,419,545	-21,419,545	-23,069,545	-22,794,545	-22,519,545	-22,244,545
120	-21,606,003	-21,606,003	-23,256,003	-22,981,003	-22,706,003	-22,431,003
130	-21,792,460	-21,792,460	-23,442,460	-23,167,460	-22,892,460	-22,617,460
140	-21,978,916	-21,978,916	-23,628,916	-23,353,916	-23,078,916	-22,803,916
150	-22,165,374	-22,165,374	-23,815,374	-23,540,374	-23,265,374	-22,990,374

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 3 Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,588,444	-16,588,444	-18,238,444	-17,963,444	-17,688,444	-17,413,444
10	-16,489,596	-16,489,596	-18,139,596	-17,864,596	-17,589,596	-17,314,596
20	-16,676,054	-16,676,054	-18,326,054	-18,051,054	-17,776,054	-17,501,054
30	-16,862,510	-16,862,510	-18,512,510	-18,237,510	-17,962,510	-17,687,510
40	-17,048,967	-17,048,967	-18,698,967	-18,423,967	-18,148,967	-17,873,967
50	-17,235,425	-17,235,425	-18,885,425	-18,610,425	-18,335,425	-18,060,425
60	-17,421,881	-17,421,881	-19,071,881	-18,796,881	-18,521,881	-18,246,881
70	-17,608,338	-17,608,338	-19,258,338	-18,983,338	-18,708,338	-18,433,338
80	-17,794,795	-17,794,795	-19,444,795	-19,169,795	-18,894,795	-18,619,795
90	-17,981,252	-17,981,252	-19,631,252	-19,356,252	-19,081,252	-18,806,252
100	-18,167,709	-18,167,709	-19,817,709	-19,542,709	-19,267,709	-18,992,709
110	-18,354,166	-18,354,166	-20,004,166	-19,729,166	-19,454,166	-19,179,166
120	-18,540,623	-18,540,623	-20,190,623	-19,915,623	-19,640,623	-19,365,623
130	-18,727,080	-18,727,080	-20,377,080	-20,102,080	-19,827,080	-19,552,080
140	-18,913,537	-18,913,537	-20,563,537	-20,288,537	-20,013,537	-19,738,537
150	-19,099,994	-19,099,994	-20,749,994	-20,474,994	-20,199,994	-19,924,994

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 4 Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,469,421	-13,469,421	-15,119,421	-14,844,421	-14,569,421	-14,294,421
10	-13,424,217	-13,424,217	-15,074,217	-14,799,217	-14,524,217	-14,249,217
20	-13,610,674	-13,610,674	-15,260,674	-14,985,674	-14,710,674	-14,435,674
30	-13,797,130	-13,797,130	-15,447,130	-15,172,130	-14,897,130	-14,622,130
40	-13,983,588	-13,983,588	-15,633,588	-15,358,588	-15,083,588	-14,808,588
50	-14,170,044	-14,170,044	-15,820,044	-15,545,044	-15,270,044	-14,995,044
60	-14,356,501	-14,356,501	-16,006,501	-15,731,501	-15,456,501	-15,181,501
70	-14,542,959	-14,542,959	-16,192,959	-15,917,959	-15,642,959	-15,367,959
80	-14,729,415	-14,729,415	-16,379,415	-16,104,415	-15,829,415	-15,554,415
90	-14,915,873	-14,915,873	-16,565,873	-16,290,873	-16,015,873	-15,740,873
100	-15,102,330	-15,102,330	-16,752,330	-16,477,330	-16,202,330	-15,927,330
110	-15,288,786	-15,288,786	-16,938,786	-16,663,786	-16,388,786	-16,113,786
120	-15,475,244	-15,475,244	-17,125,244	-16,850,244	-16,575,244	-16,300,244
130	-15,661,700	-15,661,700	-17,311,700	-17,036,700	-16,761,700	-16,486,700
140	-15,848,157	-15,848,157	-17,498,157	-17,223,157	-16,948,157	-16,673,157
150	-16,034,615	-16,034,615	-17,684,615	-17,409,615	-17,134,615	-16,859,615

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

Value 5 Private values £3678 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,350,396	-10,350,396	-12,000,396	-11,725,396	-11,450,396	-11,175,396
10	-10,358,837	-10,358,837	-12,008,837	-11,733,837	-11,458,837	-11,183,837
20	-10,545,294	-10,545,294	-12,195,294	-11,920,294	-11,645,294	-11,370,294
30	-10,731,751	-10,731,751	-12,381,751	-12,106,751	-11,831,751	-11,556,751
40	-10,918,208	-10,918,208	-12,568,208	-12,293,208	-12,018,208	-11,743,208
50	-11,104,665	-11,104,665	-12,754,665	-12,479,665	-12,204,665	-11,929,665
60	-11,291,122	-11,291,122	-12,941,122	-12,666,122	-12,391,122	-12,116,122
70	-11,477,579	-11,477,579	-13,127,579	-12,852,579	-12,577,579	-12,302,579
80	-11,664,036	-11,664,036	-13,314,036	-13,039,036	-12,764,036	-12,489,036
90	-11,850,493	-11,850,493	-13,500,493	-13,225,493	-12,950,493	-12,675,493
100	-12,036,949	-12,036,949	-13,686,949	-13,411,949	-13,136,949	-12,861,949
110	-12,223,407	-12,223,407	-13,873,407	-13,598,407	-13,323,407	-13,048,407
120	-12,409,864	-12,409,864	-14,059,864	-13,784,864	-13,509,864	-13,234,864
130	-12,596,320	-12,596,320	-14,246,320	-13,971,320	-13,696,320	-13,421,320
140	-12,782,778	-12,782,778	-14,432,778	-14,157,778	-13,882,778	-13,607,778
150	-12,969,235	-12,969,235	-14,619,235	-14,344,235	-14,069,235	-13,794,235

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 6 Private values £3940 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,231,373	-7,231,373	-8,881,373	-8,606,373	-8,331,373	-8,056,373
10	-7,293,458	-7,293,458	-8,943,458	-8,668,458	-8,393,458	-8,118,458
20	-7,479,914	-7,479,914	-9,129,914	-8,854,914	-8,579,914	-8,304,914
30	-7,666,372	-7,666,372	-9,316,372	-9,041,372	-8,766,372	-8,491,372
40	-7,852,829	-7,852,829	-9,502,829	-9,227,829	-8,952,829	-8,677,829
50	-8,039,285	-8,039,285	-9,689,285	-9,414,285	-9,139,285	-8,864,285
60	-8,225,743	-8,225,743	-9,875,743	-9,600,743	-9,325,743	-9,050,743
70	-8,412,199	-8,412,199	-10,062,199	-9,787,199	-9,512,199	-9,237,199
80	-8,598,656	-8,598,656	-10,248,656	-9,973,656	-9,698,656	-9,423,656
90	-8,785,114	-8,785,114	-10,435,114	-10,160,114	-9,885,114	-9,610,114
100	-8,971,570	-8,971,570	-10,621,570	-10,346,570	-10,071,570	-9,796,570
110	-9,158,027	-9,158,027	-10,808,027	-10,533,027	-10,258,027	-9,983,027
120	-9,344,485	-9,344,485	-10,994,485	-10,719,485	-10,444,485	-10,169,485
130	-9,530,941	-9,530,941	-11,180,941	-10,905,941	-10,630,941	-10,355,941
140	-9,717,398	-9,717,398	-11,367,398	-11,092,398	-10,817,398	-10,542,398
150	-9,903,855	-9,903,855	-11,553,855	-11,278,855	-11,003,855	-10,728,855

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,112,349	-4,112,349	-5,762,349	-5,487,349	-5,212,349	-4,937,349
10	-4,228,077	-4,228,077	-5,878,077	-5,603,077	-5,328,077	-5,053,077
20	-4,414,535	-4,414,535	-6,064,535	-5,789,535	-5,514,535	-5,239,535
30	-4,600,992	-4,600,992	-6,250,992	-5,975,992	-5,700,992	-5,425,992
40	-4,787,448	-4,787,448	-6,437,448	-6,162,448	-5,887,448	-5,612,448
50	-4,973,906	-4,973,906	-6,623,906	-6,348,906	-6,073,906	-5,798,906
60	-5,160,363	-5,160,363	-6,810,363	-6,535,363	-6,260,363	-5,985,363
70	-5,346,819	-5,346,819	-6,996,819	-6,721,819	-6,446,819	-6,171,819
80	-5,533,277	-5,533,277	-7,183,277	-6,908,277	-6,633,277	-6,358,277
90	-5,719,734	-5,719,734	-7,369,734	-7,094,734	-6,819,734	-6,544,734
100	-5,906,190	-5,906,190	-7,556,190	-7,281,190	-7,006,190	-6,731,190
110	-6,092,648	-6,092,648	-7,742,648	-7,467,648	-7,192,648	-6,917,648
120	-6,279,104	-6,279,104	-7,929,104	-7,654,104	-7,379,104	-7,104,104
130	-6,465,562	-6,465,562	-8,115,562	-7,840,562	-7,565,562	-7,290,562
140	-6,652,019	-6,652,019	-8,302,019	-8,027,019	-7,752,019	-7,477,019
150	-6,838,475	-6,838,475	-8,488,475	-8,213,475	-7,938,475	-7,663,475

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,945,691	-2,945,691	-4,595,691	-4,320,691	-4,045,691	-3,770,691
10	-3,081,485	-3,081,485	-4,731,485	-4,456,485	-4,181,485	-3,906,485
20	-3,267,942	-3,267,942	-4,917,942	-4,642,942	-4,367,942	-4,092,942
30	-3,454,400	-3,454,400	-5,104,400	-4,829,400	-4,554,400	-4,279,400
40	-3,640,856	-3,640,856	-5,290,856	-5,015,856	-4,740,856	-4,465,856
50	-3,827,313	-3,827,313	-5,477,313	-5,202,313	-4,927,313	-4,652,313
60	-4,013,771	-4,013,771	-5,663,771	-5,388,771	-5,113,771	-4,838,771
70	-4,200,227	-4,200,227	-5,850,227	-5,575,227	-5,300,227	-5,025,227
80	-4,386,684	-4,386,684	-6,036,684	-5,761,684	-5,486,684	-5,211,684
90	-4,573,142	-4,573,142	-6,223,142	-5,948,142	-5,673,142	-5,398,142
100	-4,759,598	-4,759,598	-6,409,598	-6,134,598	-5,859,598	-5,584,598
110	-4,946,055	-4,946,055	-6,596,055	-6,321,055	-6,046,055	-5,771,055
120	-5,132,512	-5,132,512	-6,782,512	-6,507,512	-6,232,512	-5,957,512
130	-5,318,969	-5,318,969	-6,968,969	-6,693,969	-6,418,969	-6,143,969
140	-5,505,427	-5,505,427	-7,155,427	-6,880,427	-6,605,427	-6,330,427
150	-5,691,883	-5,691,883	-7,341,883	-7,066,883	-6,791,883	-6,516,883

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 9 Private values £4400 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,755,225	-1,755,225	-3,405,225	-3,130,225	-2,855,225	-2,580,225
10	-1,911,493	-1,911,493	-3,561,493	-3,286,493	-3,011,493	-2,736,493
20	-2,097,950	-2,097,950	-3,747,950	-3,472,950	-3,197,950	-2,922,950
30	-2,284,407	-2,284,407	-3,934,407	-3,659,407	-3,384,407	-3,109,407
40	-2,470,864	-2,470,864	-4,120,864	-3,845,864	-3,570,864	-3,295,864
50	-2,657,321	-2,657,321	-4,307,321	-4,032,321	-3,757,321	-3,482,321
60	-2,843,778	-2,843,778	-4,493,778	-4,218,778	-3,943,778	-3,668,778
70	-3,030,235	-3,030,235	-4,680,235	-4,405,235	-4,130,235	-3,855,235
80	-3,216,693	-3,216,693	-4,866,693	-4,591,693	-4,316,693	-4,041,693
90	-3,403,149	-3,403,149	-5,053,149	-4,778,149	-4,503,149	-4,228,149
100	-3,589,606	-3,589,606	-5,239,606	-4,964,606	-4,689,606	-4,414,606
110	-3,776,064	-3,776,064	-5,426,064	-5,151,064	-4,876,064	-4,601,064
120	-3,962,520	-3,962,520	-5,612,520	-5,337,520	-5,062,520	-4,787,520
130	-4,148,977	-4,148,977	-5,798,977	-5,523,977	-5,248,977	-4,973,977
140	-4,335,434	-4,335,434	-5,985,434	-5,710,434	-5,435,434	-5,160,434
150	-4,521,891	-4,521,891	-6,171,891	-5,896,891	-5,621,891	-5,346,891

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

BLV1 BLV 1 £1,650,000	BLV2 BLV 2 £1,375,000	BLV3 BLV 3 £1,100,000	BLV4 BLV 4 £825,000
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Site type 7

No of units	Flats	325 units
Density:		325 dph
CSH level:		1

Affordable %	15%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-26,505,427	-26,505,427	-28,155,427	-27,880,427	-27,605,427	-27,330,427
10	-26,269,422	-26,269,422	-27,919,422	-27,644,422	-27,369,422	-27,094,422
20	-26,033,417	-26,033,417	-27,683,417	-27,408,417	-27,133,417	-26,858,417
30	-25,797,412	-25,797,412	-27,447,412	-27,167,412	-26,892,412	-26,622,412
40	-25,561,407	-25,561,407	-27,206,407	-26,926,407	-26,651,407	-26,386,407
50	-25,325,402	-25,325,402	-26,965,402	-26,665,402	-26,390,402	-26,150,402
60	-25,089,397	-25,089,397	-26,704,397	-26,404,397	-26,130,397	-25,914,397
70	-24,853,392	-24,853,392	-26,443,392	-26,143,392	-25,870,392	-25,678,392
80	-24,617,387	-24,617,387	-26,182,387	-25,882,387	-25,609,387	-25,442,387
90	-24,381,382	-24,381,382	-25,921,382	-25,621,382	-25,348,382	-25,206,382
100	-24,145,377	-24,145,377	-25,660,377	-25,360,377	-25,088,377	-24,970,377
110	-23,909,372	-23,909,372	-25,399,372	-25,100,372	-24,827,372	-24,734,372
120	-23,673,367	-23,673,367	-25,138,367	-24,839,367	-24,566,367	-24,492,367
130	-23,437,362	-23,437,362	-24,877,362	-24,578,362	-24,305,362	-24,250,362
140	-23,201,357	-23,201,357	-24,616,357	-24,317,357	-24,044,357	-24,008,357
150	-22,965,352	-22,965,352	-24,355,352	-24,056,352	-23,783,352	-23,772,352

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 2 Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,592,988	-23,592,988	-25,242,988	-24,967,988	-24,692,988	-24,417,988
10	-23,356,983	-23,356,983	-25,001,983	-24,726,983	-24,451,983	-24,171,983
20	-23,120,978	-23,120,978	-24,741,978	-24,486,978	-24,216,978	-23,926,978
30	-22,884,973	-22,884,973	-24,476,973	-24,251,973	-23,981,973	-23,691,973
40	-22,648,968	-22,648,968	-24,211,968	-24,016,968	-23,746,968	-23,456,968
50	-22,412,963	-22,412,963	-23,946,963	-23,781,963	-23,511,963	-23,221,963
60	-22,176,958	-22,176,958	-23,681,958	-23,546,958	-23,276,958	-23,006,958
70	-21,940,953	-21,940,953	-23,416,953	-23,311,953	-23,041,953	-22,771,953
80	-21,704,948	-21,704,948	-23,151,948	-23,076,948	-22,806,948	-22,536,948
90	-21,468,943	-21,468,943	-22,886,943	-22,841,943	-22,571,943	-22,301,943
100	-21,232,938	-21,232,938	-22,621,938	-22,606,938	-22,336,938	-22,066,938
110	-21,000,933	-21,000,933	-22,356,933	-22,371,933	-22,101,933	-21,831,933
120	-20,764,928	-20,764,928	-22,091,928	-22,136,928	-21,866,928	-21,606,928
130	-20,528,923	-20,528,923	-21,826,923	-21,881,923	-21,631,923	-21,371,923
140	-20,292,918	-20,292,918	-21,561,918	-21,616,918	-21,366,918	-21,136,918
150	-20,056,913	-20,056,913	-21,296,913	-21,351,913	-21,101,913	-20,901,913

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 3 Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,993,653	-19,993,653	-21,643,653	-21,368,653	-21,093,653	-20,818,653
10	-19,757,648	-19,757,648	-21,377,648	-21,102,648	-20,827,648	-20,552,648
20	-19,521,643	-19,521,643	-21,112,643	-20,837,643	-20,562,643	-20,286,643
30	-19,285,638	-19,285,638	-20,847,638	-20,572,638	-20,297,638	-20,020,638
40	-19,049,633	-19,049,633	-20,582,633	-20,307,633	-20,032,633	-19,754,633
50	-18,813,628	-18,813,628	-20,317,628	-20,042,628	-19,767,628	-19,488,628
60	-18,577,623	-18,577,623	-20,052,623	-19,777,623	-19,502,623	-19,222,623
70	-18,341,618	-18,341,618	-19,787,618	-19,512,618	-19,237,618	-18,956,618
80	-18,105,613	-18,105,613	-19,522,613	-19,247,613	-18,972,613	-18,690,613
90	-17,869,608	-17,869,608	-19,257,608	-18,982,608	-18,707,608	-18,424,608
100	-17,633,603	-17,633,603	-18,992,603	-18,717,603	-18,442,603	-18,158,603
110	-17,397,598	-17,397,598	-18,727,598	-18,452,598	-18,177,598	-17,892,598
120	-17,161,593	-17,161,593	-18,462,593	-18,187,593	-17,912,593	-17,626,593
130	-16,925,588	-16,925,588	-18,197,588	-17,922,588	-17,647,588	-17,360,588
140	-16,689,583	-16,689,583	-17,932,583	-17,657,583	-17,382,583	-17,094,583
150	-16,453,578	-16,453,578	-17,667,578	-17,392,578	-17,117,578	-16,828,578

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 4 Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,394,318	-16,394,318	-18,044,318	-17,769,318	-17,494,318	-17,219,318
10	-16,158,313	-16,158,313	-17,778,313	-17,503,313	-17,228,313	-16,953,313
20	-15,922,308	-15,922,308	-17,513,308	-17,238,308	-16,963,308	-16,687,308
30	-15,686,303	-15,686,303	-17,248,303	-16,973,303	-16,703,303	-16,421,303
40	-15,450,298	-15,450,298	-16,983,298	-16,708,298	-16,443,298	-16,155,298
50	-15,214,293	-15,214,293	-16,718,293	-16,443,293	-16,183,293	-15,889,293
60	-14,978,288	-14,978,288	-16,453,288	-16,178,288	-15,923,288	-15,623,288
70	-14,742,283	-14,742,283	-16,188,283	-15,913,283	-15,663,283	-15,357,283
80	-14,506,278	-14,506,278	-15,923,278	-15,648,278	-15,403,278	-15,091,278
90	-14,270,273	-14,270,273	-15,658,273	-15,383,273	-15,143,273	-14,825,273
100	-14,034,268	-14,034,268	-15,393,268	-15,118,268	-14,883,268	-14,559,268
110	-13,798,263	-13,798,263	-15,128,263	-14,853,263	-14,623,263	-14,293,263
120	-13,562,258	-13,562,258	-14,863,258	-14,588,258	-14,363,258	-14,027,258
130	-13,326,253	-13,326,253	-14,598,253	-14,323,253	-14,103,253	-13,761,253
140	-13,090,248	-13,090,248	-14,333,248	-14,058,248	-13,843,248	-13,495,248
150	-12,854,243	-12,854,243	-14,068,243	-13,793,243	-13,583,243	-13,229,243

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

Value 5 Private values £3678 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,794,984	-12,794,984	-14,444,984	-14,169,984	-13,894,984	-13,619,984
10	-12,794,786	-12,794,786	-14,444,786	-14,169,786	-13,894,786	-13,619,786
20	-13,014,648	-13,014,648	-14,664,648	-14,389,648	-14,114,648	-13,839,648
30	-13,234,511	-13,234,511	-14,884,511	-14,609,511	-14,334,511	-14,059,511
40	-13,454,374	-13,454,374	-15,104,374	-14,829,374	-14,554,374	-14,279,374
50	-13,674,236	-13,674,236	-15,324,236	-15,049,236	-14,774,236	-14,499,236
60	-13,894,099	-13,894,099	-15,544,099	-15,269,099	-14,994,099	-14,719,099
70	-14,113,962	-14,113,962	-15,763,962	-15,488,962	-15,213,962	-14,938,962
80	-14,333,824	-14,333,824	-15,983,824	-15,708,824	-15,433,824	-15,158,824
90	-14,553,687	-14,553,687	-16,203,687	-15,928,687	-15,653,687	-15,378,687
100	-14,773,550	-14,773,550	-16,423,550	-16,148,550	-15,873,550	-15,598,550
110	-14,993,412	-14,993,412	-16,643,412	-16,368,412	-16,093,412	-15,818,412
120	-15,213,275	-15,213,275	-16,863,275	-16,588,275	-16,313,275	-16,038,275
130	-15,433,137	-15,433,137	-17,083,137	-16,808,137	-16,533,137	-16,258,137
140	-15,653,000	-15,653,000	-17,303,000	-17,028,000	-16,753,000	-16,478,000
150	-15,872,863	-15,872,863	-17,522,863	-17,247,863	-16,972,863	-16,697,863

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 6 Private values £3940 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,195,650	-9,195,650	-10,845,650	-10,570,650	-10,295,650	-10,020,650
10	-9,257,356	-9,257,356	-10,907,356	-10,632,356	-10,357,356	-10,082,356
20	-9,477,219	-9,477,219	-11,127,219	-10,852,219	-10,577,219	-10,302,219
30	-9,697,082	-9,697,082	-11,347,082	-11,072,082	-10,797,082	-10,522,082
40	-9,916,944	-9,916,944	-11,566,944	-11,291,944	-11,016,944	-10,741,944
50	-10,136,806	-10,136,806	-11,786,806	-11,511,806	-11,236,806	-10,961,806
60	-10,356,669	-10,356,669	-12,006,669	-11,731,669	-11,456,669	-11,181,669
70	-10,576,532	-10,576,532	-12,226,532	-11,951,532	-11,676,532	-11,401,532
80	-10,796,395	-10,796,395	-12,446,395	-12,171,395	-11,896,395	-11,621,395
90	-11,016,258	-11,016,258	-12,666,258	-12,391,258	-12,116,258	-11,841,258
100	-11,236,120	-11,236,120	-12,886,120	-12,611,120	-12,336,120	-12,061,120
110	-11,455,982	-11,455,982	-13,105,982	-12,830,982	-12,555,982	-12,280,982
120	-11,675,845	-11,675,845	-13,325,845	-13,050,845	-12,775,845	-12,500,845
130	-11,895,708	-11,895,708	-13,545,708	-13,270,708	-12,995,708	-12,720,708
140	-12,115,571	-12,115,571	-13,765,571	-13,490,571	-13,215,571	-12,940,571
150	-12,335,433	-12,335,433	-13,985,433	-13,710,433	-13,435,433	-13,160,433

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,996,315	-5,996,315	-7,246,315	-6,971,315	-6,696,315	-6,421,315
10	-5,719,927	-5,719,927	-7,369,927	-7,094,927	-6,819,927	-6,544,927
20	-5,939,789	-5,939,789	-7,589,789	-7,314,789	-7,039,789	-6,764,789
30	-6,159,651	-6,159,651	-7,809,651	-7,534,651	-7,259,651	-6,984,651
40	-6,379,514	-6,379,514	-8,029,514	-7,754,514	-7,479,514	-7,204,514
50	-6,599,377	-6,599,377	-8,249,377	-7,974,377	-7,699,377	-7,424,377
60	-6,819,240	-6,819,240	-8,469,240	-8,194,240	-7,919,240	-7,644,240
70	-7,039,103	-7,039,103	-8,689,103	-8,414,103	-8,139,103	-7,864,103
80	-7,258,965	-7,258,965	-8,908,965	-8,633,965	-8,358,965	-8,083,965
90	-7,478,828	-7,478,828	-9,128,828	-8,853,828	-8,578,828	-8,303,828
100	-7,698,690	-7,698,690	-9,348,690	-9,073,690	-8,798,690	-8,523,690
110	-7,918,553	-7,918,553	-9,568,553	-9,293,553	-9,018,553	-8,743,553
120	-8,138,416	-8,138,416	-9,788,416	-9,513,416	-9,238,416	-8,963,416
130	-8,358,278	-8,358,278	-10,008,278	-9,733,278	-9,458,278	-9,183,278
140	-8,578,141	-8,578,141	-10,228,141	-9,953,141	-9,678,141	-9,403,141
150	-8,798,004	-8,798,004	-10,448,004	-10,173,004	-9,898,004	-9,623,004

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,249,999	-4,249,999	-5,899,999	-5,624,999	-5,349,999	-5,074,999
10	-4,396,766	-4,396,766	-6,046,766	-5,771,766	-5,496,766	-5,221,766
20	-4,616,628	-4,616,628	-6,266,628	-5,991,628	-5,716,628	-5,441,628
30	-4,836,491	-4,836,491	-6,486,491	-6,211,491	-5,936,491	-5,661,491
40	-5,056,354	-5,056,354	-6,706,354	-6,431,354	-6,156,354	-5,881,354
50	-5,276,216	-5,276,216	-6,926,216	-6,651,216	-6,376,216	-6,101,216
60	-5,496,079	-5,496,079	-7,146,079	-6,871,079	-6,596,079	-6,321,079
70	-5,715,942	-5,715,942	-7,365,942	-7,090,942	-6,815,942	-6,540,942
80	-5,935,805	-5,935,805	-7,585,805	-7,310,805	-7,035,805	-6,760,805
90	-6,155,667	-6,155,667	-7,805,667	-7,530,667	-7,255,667	-6,980,667
100	-6,375,529	-6,375,529	-8,025,529	-7,750,529	-7,475,529	-7,200,529
110	-6,595,392	-6,595,392	-8,245,392	-7,970,392	-7,695,392	-7,420,392
120	-6,815,255	-6,815,255	-8,465,255	-8,190,255	-7,915,255	-7,640,255
130	-7,035,118	-7,035,118	-8,685,118	-8,410,118	-8,135,118	-7,860,118
140	-7,254,981	-7,254,981	-8,904,981	-8,629,981	-8,354,981	-8,079,981
150	-7,474,843	-7,474,843	-9,124,843	-8,849,843	-8,574,843	-8,299,843

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 9 Private values £4400 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,876,207	-2,876,207	-4,526,207	-4,251,207	-3,976,207	-3,701,207
10	-3,046,602	-3,046,602	-4,696,602	-4,421,602	-4,146,602	-3,871,602
20	-3,266,464	-3,266,464	-4,916,464	-4,641,464	-4,366,464	-4,091,464
30	-3,486,327	-3,486,327	-5,136,327	-4,861,327	-4,586,327	-4,311,327
40	-3,706,190	-3,706,190	-5,356,190	-5,081,190	-4,806,190	-4,531,190
50	-3,926,053	-3,926,053	-5,576,053	-5,301,053	-5,026,053	-4,751,053
60	-4,145,915	-4,145,915	-5,795,915	-5,520,915	-5,245,915	-4,970,915
70	-4,365,778	-4,365,778	-6,015,778	-5,740,778	-5,465,778	-5,190,778
80	-4,585,640	-4,585,640	-6,235,640	-5,960,640	-5,685,640	-5,410,640
90	-4,805,503	-4,805,503	-6,455,503	-6,180,503	-5,905,503	-5,630,503
100	-5,025,366	-5,025,366	-6,675,366	-6,400,366	-6,125,366	-5,850,366
110	-5,245,228	-5,245,228	-6,895,228	-6,620,228	-6,345,228	-6,070,228
120	-5,465,091	-5,465,091	-7,115,091	-6,840,091	-6,565,091	-6,290,091
130	-5,684,954	-5,684,954	-7,334,954	-7,059,954	-6,784,954	-6,509,954
140	-5,904,816	-5,904,816	-7,554,816	-7,279,816	-7,004,816	-6,729,816
150	-6,124,679	-6,124,679	-7,774,679	-7,499,679	-7,224,679	-6,949,679

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

BLV1 BLV 1 £1,650,000	BLV2 BLV 2 £1,375,000	BLV3 BLV 3 £1,100,000	BLV4 BLV 4 £825,000
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Site type 8

No of units	Flats	375 units
Density:		375 dph
CSH level:		1

Affordable %	15%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-29,858,855	-29,858,855	-31,508,855	-31,233,855	-30,958,855	-30,683,855
10	-29,578,273	-29,578,273	-31,228,273	-30,953,273	-30,678,273	-30,403,273
20	-29,811,235	-29,811,235	-31,461,235	-31,186,235	-30,911,235	-30,636,235
30	-30,044,196	-30,044,196	-31,694,196	-31,419,196	-31,144,196	-30,869,196
40	-30,277,157	-30,277,157	-31,927,157	-31,652,157	-31,377,157	-31,102,157
50	-30,510,120	-30,510,120	-32,160,120	-31,885,120	-31,610,120	-31,335,120
60	-30,743,081	-30,743,081	-32,393,081	-32,118,081	-31,843,081	-31,568,081
70	-30,976,042	-30,976,042	-32,626,042	-32,351,042	-32,076,042	-31,801,042
80	-31,209,004	-31,209,004	-32,859,004	-32,584,004	-32,309,004	-32,034,004
90	-31,441,966	-31,441,966	-33,091,966	-32,816,966	-32,541,966	-32,266,966
100	-31,674,927	-31,674,927	-33,324,927	-33,049,927	-32,774,927	-32,499,927
110	-31,907,888	-31,907,888	-33,557,888	-33,282,888	-33,007,888	-32,732,888
120	-32,140,851	-32,140,851	-33,790,851	-33,515,851	-33,240,851	-32,965,851
130	-32,373,812	-32,373,812	-34,023,812	-33,748,812	-33,473,812	-33,198,812
140	-32,606,773	-32,606,773	-34,256,773	-33,981,773	-33,706,773	-33,431,773
150	-32,839,735	-32,839,735	-34,489,735	-34,214,735	-33,939,735	-33,664,735

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 2 Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-26,774,263	-26,774,263	-28,424,263	-28,149,263	-27,874,263	-27,599,263
10	-26,546,734	-26,546,734	-28,196,734	-27,921,734	-27,646,734	-27,371,734
20	-26,779,696	-26,779,696	-28,429,696	-28,154,696	-27,879,696	-27,604,696
30	-27,012,657	-27,012,657	-28,662,657	-28,387,657	-28,112,657	-27,837,657
40	-27,245,619	-27,245,619	-28,895,619	-28,620,619	-28,345,619	-28,070,619
50	-27,478,580	-27,478,580	-29,128,580	-28,853,580	-28,578,580	-28,303,580
60	-27,711,542	-27,711,542	-29,361,542	-29,086,542	-28,811,542	-28,536,542
70	-27,944,503	-27,944,503	-29,594,503	-29,319,503	-29,044,503	-28,769,503
80	-28,177,465	-28,177,465	-29,827,465	-29,552,465	-29,277,465	-29,002,465
90	-28,410,426	-28,410,426	-30,060,426	-29,785,426	-29,510,426	-29,235,426
100	-28,643,388	-28,643,388	-30,293,388	-30,018,388	-29,743,388	-29,468,388
110	-28,876,350	-28,876,350	-30,526,350	-30,251,350	-29,976,350	-29,701,350
120	-29,109,311	-29,109,311	-30,759,311	-30,484,311	-30,209,311	-29,934,311
130	-29,342,273	-29,342,273	-30,992,273	-30,717,273	-30,442,273	-30,167,273
140	-29,575,235	-29,575,235	-31,225,235	-30,950,235	-30,675,235	-30,400,235
150	-29,808,196	-29,808,196	-31,458,196	-31,183,196	-30,908,196	-30,633,196

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 3 Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-22,962,175	-22,962,175	-24,612,175	-24,337,175	-24,062,175	-23,787,175
10	-22,800,209	-22,800,209	-24,450,209	-24,175,209	-23,900,209	-23,625,209
20	-23,033,171	-23,033,171	-24,683,171	-24,408,171	-24,133,171	-23,858,171
30	-23,266,133	-23,266,133	-24,916,133	-24,641,133	-24,366,133	-24,091,133
40	-23,499,094	-23,499,094	-25,149,094	-24,874,094	-24,599,094	-24,324,094
50	-23,732,056	-23,732,056	-25,382,056	-25,107,056	-24,832,056	-24,557,056
60	-23,965,017	-23,965,017	-25,615,017	-25,340,017	-25,065,017	-24,790,017
70	-24,197,979	-24,197,979	-25,847,979	-25,572,979	-25,297,979	-25,022,979
80	-24,430,941	-24,430,941	-26,080,941	-25,805,941	-25,530,941	-25,255,941
90	-24,663,902	-24,663,902	-26,313,902	-26,038,902	-25,763,902	-25,488,902
100	-24,896,863	-24,896,863	-26,546,863	-26,271,863	-25,996,863	-25,721,863
110	-25,129,825	-25,129,825	-26,779,825	-26,504,825	-26,229,825	-25,954,825
120	-25,362,787	-25,362,787	-27,012,787	-26,737,787	-26,462,787	-26,187,787
130	-25,595,748	-25,595,748	-27,245,748	-26,970,748	-26,695,748	-26,420,748
140	-25,828,709	-25,828,709	-27,478,709	-27,203,709	-26,928,709	-26,653,709
150	-26,061,672	-26,061,672	-27,711,672	-27,436,672	-27,161,672	-26,886,672

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 4 Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,150,086	-19,150,086	-20,800,086	-20,525,086	-20,250,086	-19,975,086
10	-19,053,685	-19,053,685	-20,703,685	-20,428,685	-20,153,685	-19,878,685
20	-19,286,646	-19,286,646	-20,936,646	-20,661,646	-20,386,646	-20,111,646
30	-19,519,608	-19,519,608	-21,169,608	-20,894,608	-20,619,608	-20,344,608
40	-19,752,569	-19,752,569	-21,402,569	-21,127,569	-20,852,569	-20,577,569
50	-19,985,531	-19,985,531	-21,635,531	-21,360,531	-21,085,531	-20,810,531
60	-20,218,493	-20,218,493	-21,868,493	-21,593,493	-21,318,493	-21,043,493
70	-20,451,454	-20,451,454	-22,101,454	-21,826,454	-21,551,454	-21,278,454
80	-20,684,416	-20,684,416	-22,334,416	-22,059,416	-21,784,416	-21,509,416
90	-20,917,378	-20,917,378	-22,567,378	-22,292,378	-22,017,378	-21,742,378
100	-21,150,339	-21,150,339	-22,800,339	-22,525,339	-22,250,339	-21,975,339
110	-21,383,300	-21,383,300	-23,033,300	-22,758,300	-22,483,300	-22,208,300
120	-21,616,262	-21,616,262	-23,266,262	-22,991,262	-22,716,262	-22,441,262
130	-21,849,224	-21,849,224	-23,499,224	-23,224,224	-22,949,224	-22,674,224
140	-22,082,185	-22,082,185	-23,732,185	-23,457,185	-23,182,185	-22,907,185
150	-22,315,146	-22,315,146	-23,965,146	-23,690,146	-23,415,146	-23,140,146

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

Value 5 Private values £3678 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,337,997	-15,337,997	-16,987,997	-16,712,997	-16,437,997	-16,162,997
10	-15,307,160	-15,307,160	-16,957,160	-16,682,160	-16,407,160	-16,132,160
20	-15,540,122	-15,540,122	-17,190,122	-16,915,122	-16,640,122	-16,365,122
30	-15,773,084	-15,773,084	-17,423,084	-17,148,084	-16,873,084	-16,598,084
40	-16,006,045	-16,006,045	-17,656,045	-17,381,045	-17,106,045	-16,831,045
50	-16,239,006	-16,239,006	-17,889,006	-17,614,006	-17,339,006	-17,064,006
60	-16,471,968	-16,471,968	-18,121,968	-17,846,968	-17,571,968	-17,296,968
70	-16,704,930	-16,704,930	-18,354,930	-18,079,930	-17,804,930	-17,529,930
80	-16,937,891	-16,937,891	-18,587,891	-18,312,891	-18,037,891	-17,762,891
90	-17,170,852	-17,170,852	-18,820,852	-18,545,852	-18,270,852	-17,995,852
100	-17,403,813	-17,403,813	-19,053,813	-18,778,813	-18,503,813	-18,228,813
110	-17,636,774	-17,636,774	-19,286,774	-19,011,774	-18,736,774	-18,461,774
120	-17,869,735	-17,869,735	-19,519,735	-19,244,735	-18,969,735	-18,694,735
130	-18,102,696	-18,102,696	-19,752,696	-19,477,696	-19,202,696	-18,927,696
140	-18,335,657	-18,335,657	-19,985,657	-19,710,657	-19,435,657	-19,160,657
150	-18,568,618	-18,568,618	-20,218,618	-19,943,618	-19,668,618	-19,393,618

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 6 Private values £3940 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,525,909	-11,525,909	-13,175,909	-12,900,909	-12,625,909	-12,350,909
10	-11,560,636	-11,560,636	-13,210,636	-12,935,636	-12,660,636	-12,385,636
20	-11,793,597	-11,793,597	-13,443,597	-13,168,597	-12,893,597	-12,618,597
30	-12,026,559	-12,026,559	-13,676,559	-13,401,559	-13,126,559	-12,851,559
40	-12,259,520	-12,259,520	-13,909,520	-13,634,520	-13,359,520	-13,084,520
50	-12,492,481	-12,492,481	-14,142,481	-13,867,481	-13,592,481	-13,317,481
60	-12,725,442	-12,725,442	-14,375,442	-14,100,442	-13,825,442	-13,550,442
70	-12,958,403	-12,958,403	-14,608,403	-14,333,403	-14,058,403	-13,783,403
80	-13,191,364	-13,191,364	-14,841,364	-14,566,364	-14,291,364	-14,016,364
90	-13,424,325	-13,424,325	-15,074,325	-14,799,325	-14,524,325	-14,249,325
100	-13,657,286	-13,657,286	-15,307,286	-15,032,286	-14,757,286	-14,482,286
110	-13,890,247	-13,890,247	-15,540,247	-15,265,247	-14,990,247	-14,715,247
120	-14,123,208	-14,123,208	-15,773,208	-15,498,208	-15,223,208	-14,948,208
130	-14,356,169	-14,356,169	-16,006,169	-15,731,169	-15,456,169	-15,181,169
140	-14,589,130	-14,589,130	-16,239,130	-15,964,130	-15,689,130	-15,414,130
150	-14,822,091	-14,822,091	-16,472,091	-16,197,091	-15,922,091	-15,647,091

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,713,819	-7,713,819	-9,363,819	-9,088,819	-8,813,819	-8,538,819
10	-7,814,111	-7,814,111	-9,464,111	-9,189,111	-8,914,111	-8,639,111
20	-8,047,072	-8,047,072	-9,697,072	-9,422,072	-9,147,072	-8,872,072
30	-8,280,033	-8,280,033	-9,930,033	-9,655,033	-9,380,033	-9,105,033
40	-8,512,994	-8,512,994	-10,162,994	-9,887,994	-9,612,994	-9,337,994
50	-8,745,955	-8,745,955	-10,395,955	-10,120,955	-9,845,955	-9,570,955
60	-8,978,916	-8,978,916	-10,628,916	-10,353,916	-10,078,916	-9,803,916
70	-9,211,877	-9,211,877	-10,861,877	-10,586,877	-10,311,877	-10,036,877
80	-9,444,838	-9,444,838	-11,094,838	-10,819,838	-10,544,838	-10,269,838
90	-9,677,799	-9,677,799	-11,327,799	-11,052,799	-10,777,799	-10,502,799
100	-9,910,760	-9,910,760	-11,560,760	-11,285,760	-11,010,760	-10,735,760
110	-10,143,721	-10,143,721	-11,793,721	-11,518,721	-11,243,721	-10,968,721
120	-10,376,682	-10,376,682	-12,026,682	-11,751,682	-11,476,682	-11,201,682
130	-10,609,643	-10,609,643	-12,259,643	-11,984,643	-11,709,643	-11,434,643
140	-10,842,604	-10,842,604	-12,492,604	-12,217,604	-11,942,604	-11,667,604
150	-11,075,565	-11,075,565	-12,725,565	-12,450,565	-12,175,565	-11,900,565

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,287,923	-6,287,923	-7,937,923	-7,662,923	-7,387,923	-7,112,923
10	-6,412,739	-6,412,739	-8,062,739	-7,787,739	-7,512,739	-7,237,739
20	-6,645,701	-6,645,701	-8,295,701	-8,020,701	-7,745,701	-7,470,701
30	-6,878,662	-6,878,662	-8,528,662	-8,253,662	-7,978,662	-7,703,662
40	-7,111,624	-7,111,624	-8,761,624	-8,486,624	-8,211,624	-7,938,624
50	-7,344,585	-7,344,585	-8,994,585	-8,719,585	-8,444,585	-8,169,585
60	-7,577,546	-7,577,546	-9,227,546	-8,952,546	-8,677,546	-8,402,546
70	-7,810,507	-7,810,507	-9,460,507	-9,185,507	-8,910,507	-8,635,507
80	-8,043,468	-8,043,468	-9,693,468	-9,418,468	-9,143,468	-8,868,468
90	-8,276,429	-8,276,429	-9,926,429	-9,651,429	-9,376,429	-9,101,429
100	-8,509,390	-8,509,390	-10,159,390	-9,884,390	-9,609,390	-9,334,390
110	-8,742,351	-8,742,351	-10,392,351	-10,117,351	-9,842,351	-9,567,351
120	-8,975,312	-8,975,312	-10,625,312	-10,350,312	-10,075,312	-9,800,312
130	-9,208,273	-9,208,273	-10,858,273	-10,583,273	-10,308,273	-10,033,273
140	-9,441,234	-9,441,234	-11,091,234	-10,816,234	-10,541,234	-10,266,234
150	-9,674,195	-9,674,195	-11,324,195	-11,049,195	-10,774,195	-10,499,195

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 9 Private values £4400 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,832,928	-4,832,928	-6,482,928	-6,207,928	-5,932,928	-5,657,928
10	-4,982,768	-4,982,768	-6,632,768	-6,357,768	-6,082,768	-5,807,768
20	-5,215,730	-5,215,730	-6,865,730	-6,590,730	-6,315,730	-6,040,730
30	-5,448,691	-5,448,691	-7,098,691	-6,823,691	-6,548,691	-6,273,691
40	-5,681,652	-5,681,652	-7,331,652	-7,056,652	-6,781,652	-6,506,652
50	-5,914,613	-5,914,613	-7,564,613	-7,289,613	-7,014,613	-6,739,613
60	-6,147,574	-6,147,574	-7,797,574	-7,522,574	-7,247,574	-6,972,574
70	-6,380,535	-6,380,535	-8,030,535	-7,755,535	-7,480,535	-7,205,535
80	-6,613,496	-6,613,496	-8,263,496	-7,988,496	-7,713,496	-7,438,496
90	-6,846,457	-6,846,457	-8,496,457	-8,221,457	-7,946,457	-7,671,457
100	-7,079,418	-7,079,418	-8,729,418	-8,454,418	-8,179,418	-7,904,418
110	-7,312,379	-7,312,379	-8,962,379	-8,687,379	-8,412,379	-8,137,379
120	-7,545,340	-7,545,340	-9,195,340	-8,920,340	-8,645,340	-8,370,340
130	-7,778,301	-7,778,301	-9,428,301	-9,153,301	-8,878,301	-8,603,301
140	-8,011,262	-8,011,262	-9,661,262	-9,386,262	-9,111,262	-8,836,262
150	-8,244,223	-8,244,223	-9,894,223	-9,619,223	-9,344,223	-9,069,223

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

BLV1 BLV 1 £1,650,000	BLV2 BLV 2 £1,375,000	BLV3 BLV 3 £1,100,000	BLV4 BLV 4 £825,000
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Site type 9

No of units	Flats	435 units
Density:		435 dph
CSH level:		1

Affordable %	15%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-34,680,911	-34,680,911	-36,330,911	-36,055,911	-35,780,911	-35,505,911
10	-34,337,749	-34,337,749	-35,987,749	-35,712,749	-35,437,749	-35,162,749
20	-34,591,065	-34,591,065	-36,241,065	-35,966,065	-35,691,065	-35,416,065
30	-34,844,380	-34,844,380	-36,494,380	-36,219,380	-35,944,380	-35,669,380
40	-35,097,696	-35,097,696	-36,747,696	-36,472,696	-36,197,696	-35,922,696
50	-35,351,011	-35,351,011	-37,001,011	-36,726,011	-36,451,011	-36,176,011
60	-35,604,327	-35,604,327	-37,254,327	-36,979,327	-36,704,327	-36,429,327
70	-35,857,643	-35,857,643	-37,507,643	-37,232,643	-36,957,643	-36,682,643
80	-36,110,959	-36,110,959	-37,760,959	-37,485,959	-37,210,959	-36,935,959
90	-36,364,275	-36,364,275	-38,014,275	-37,739,275	-37,464,275	-37,189,275
100	-36,617,590	-36,617,590	-38,267,590	-37,992,590	-37,717,590	-37,442,590
110	-36,870,906	-36,870,906	-38,520,906	-38,245,906	-37,970,906	-37,695,906
120	-37,124,221	-37,124,221	-38,774,221	-38,499,221	-38,224,221	-37,949,221
130	-37,377,537	-37,377,537	-39,027,537	-38,752,537	-38,477,537	-38,202,537
140	-37,630,852	-37,630,852	-39,280,852	-39,005,852	-38,730,852	-38,455,852
150	-37,884,168	-37,884,168	-39,534,168	-39,259,168	-38,984,168	-38,709,168

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 2 Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-31,400,378	-31,400,378	-33,050,378	-32,775,378	-32,500,378	-32,225,378
10	-31,113,638	-31,113,638	-32,763,638	-32,488,638	-32,213,638	-31,938,638
20	-31,366,953	-31,366,953	-33,016,953	-32,741,953	-32,466,953	-32,191,953
30	-31,620,269	-31,620,269	-33,270,269	-32,995,269	-32,720,269	-32,445,269
40	-31,873,586	-31,873,586	-33,523,586	-33,248,586	-32,973,586	-32,698,586
50	-32,126,901	-32,126,901	-33,776,901	-33,501,901	-33,226,901	-32,951,901
60	-32,380,217	-32,380,217	-34,030,217	-33,755,217	-33,480,217	-33,205,217
70	-32,633,532	-32,633,532	-34,283,532	-34,008,532	-33,733,532	-33,458,532
80	-32,886,848	-32,886,848	-34,536,848	-34,261,848	-33,986,848	-33,711,848
90	-33,140,163	-33,140,163	-34,790,163	-34,515,163	-34,240,163	-33,965,163
100	-33,393,479	-33,393,479	-35,043,479	-34,768,479	-34,493,479	-34,218,479
110	-33,646,794	-33,646,794	-35,296,794	-35,021,794	-34,746,794	-34,471,794
120	-33,900,110	-33,900,110	-35,550,110	-35,275,110	-35,000,110	-34,725,110
130	-34,153,426	-34,153,426	-35,803,426	-35,528,426	-35,253,426	-34,978,426
140	-34,406,741	-34,406,741	-36,056,741	-35,781,741	-35,506,741	-35,231,741
150	-34,660,057	-34,660,057	-36,310,057	-36,035,057	-35,760,057	-35,485,057

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 3 Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-27,346,135	-27,346,135	-28,996,135	-28,721,135	-28,446,135	-28,171,135
10	-27,129,123	-27,129,123	-28,779,123	-28,504,123	-28,229,123	-27,954,123
20	-27,382,439	-27,382,439	-29,032,439	-28,757,439	-28,482,439	-28,207,439
30	-27,635,754	-27,635,754	-29,285,754	-29,010,754	-28,735,754	-28,460,754
40	-27,889,071	-27,889,071	-29,539,071	-29,264,071	-28,989,071	-28,714,071
50	-28,142,386	-28,142,386	-29,792,386	-29,517,386	-29,242,386	-28,967,386
60	-28,395,702	-28,395,702	-30,045,702	-29,770,702	-29,495,702	-29,220,702
70	-28,649,018	-28,649,018	-30,299,018	-30,024,018	-29,749,018	-29,474,018
80	-28,902,333	-28,902,333	-30,552,333	-30,277,333	-30,002,333	-29,727,333
90	-29,155,649	-29,155,649	-30,805,649	-30,530,649	-30,255,649	-29,980,649
100	-29,408,964	-29,408,964	-31,058,964	-30,783,964	-30,508,964	-30,233,964
110	-29,662,280	-29,662,280	-31,312,280	-31,037,280	-30,762,280	-30,487,280
120	-29,915,595	-29,915,595	-31,565,595	-31,290,595	-31,015,595	-30,740,595
130	-30,168,911	-30,168,911	-31,818,911	-31,543,911	-31,268,911	-30,993,911
140	-30,422,226	-30,422,226	-32,072,226	-31,797,226	-31,522,226	-31,247,226
150	-30,675,542	-30,675,542	-32,325,542	-32,050,542	-31,775,542	-31,500,542

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 4 Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,291,891	-23,291,891	-24,941,891	-24,666,891	-24,391,891	-24,116,891
10	-23,144,608	-23,144,608	-24,794,608	-24,519,608	-24,244,608	-23,969,608
20	-23,397,924	-23,397,924	-25,047,924	-24,772,924	-24,497,924	-24,222,924
30	-23,651,241	-23,651,241	-25,301,241	-25,026,241	-24,751,241	-24,476,241
40	-23,904,556	-23,904,556	-25,554,556	-25,279,556	-25,004,556	-24,729,556
50	-24,157,872	-24,157,872	-25,807,872	-25,532,872	-25,257,872	-24,982,872
60	-24,411,187	-24,411,187	-26,061,187	-25,786,187	-25,511,187	-25,236,187
70	-24,664,503	-24,664,503	-26,314,503	-26,039,503	-25,764,503	-25,489,503
80	-24,917,818	-24,917,818	-26,567,818	-26,292,818	-26,017,818	-25,742,818
90	-25,171,134	-25,171,134	-26,821,134	-26,546,134	-26,271,134	-25,996,134
100	-25,424,450	-25,424,450	-27,074,450	-26,799,450	-26,524,450	-26,249,450
110	-25,677,765	-25,677,765	-27,327,765	-27,052,765	-26,777,765	-26,502,765
120	-25,931,081	-25,931,081	-27,581,081	-27,306,081	-27,031,081	-26,756,081
130	-26,184,396	-26,184,396	-27,834,396	-27,559,396	-27,284,396	-27,009,396
140	-26,437,712	-26,437,712	-28,087,712	-27,812,712	-27,537,712	-27,262,712
150	-26,691,027	-26,691,027	-28,341,027	-28,066,027	-27,791,027	-27,516,027

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

Value 5		Private values					£3678 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	-19,237,647	-19,237,647	-20,887,647	-20,612,647	-20,337,647	-20,062,647	
10	-19,160,094	-19,160,094	-20,810,094	-20,535,094	-20,260,094	-19,985,094	
20	-19,413,410	-19,413,410	-21,063,410	-20,788,410	-20,513,410	-20,238,410	
30	-19,666,726	-19,666,726	-21,316,726	-21,041,726	-20,766,726	-20,491,726	
40	-19,920,041	-19,920,041	-21,570,041	-21,295,041	-21,020,041	-20,745,041	
50	-20,173,357	-20,173,357	-21,823,357	-21,548,357	-21,273,357	-20,998,357	
60	-20,426,673	-20,426,673	-22,076,673	-21,801,673	-21,526,673	-21,251,673	
70	-20,679,988	-20,679,988	-22,329,988	-22,054,988	-21,779,988	-21,504,988	
80	-20,933,304	-20,933,304	-22,583,304	-22,308,304	-22,033,304	-21,758,304	
90	-21,186,619	-21,186,619	-22,836,619	-22,561,619	-22,286,619	-22,011,619	
100	-21,439,935	-21,439,935	-23,089,935	-22,814,935	-22,539,935	-22,264,935	
110	-21,693,250	-21,693,250	-23,343,250	-23,068,250	-22,793,250	-22,518,250	
120	-21,946,566	-21,946,566	-23,596,566	-23,321,566	-23,046,566	-22,771,566	
130	-22,199,881	-22,199,881	-23,849,881	-23,574,881	-23,299,881	-23,024,881	
140	-22,453,197	-22,453,197	-24,103,197	-23,828,197	-23,553,197	-23,278,197	
150	-22,706,513	-22,706,513	-24,356,513	-24,081,513	-23,806,513	-23,531,513	

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 6		Private values					£3940 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	-15,183,404	-15,183,404	-16,833,404	-16,558,404	-16,283,404	-16,008,404	
10	-15,175,579	-15,175,579	-16,825,579	-16,550,579	-16,275,579	-16,000,579	
20	-15,428,896	-15,428,896	-17,078,896	-16,803,896	-16,528,896	-16,253,896	
30	-15,682,211	-15,682,211	-17,332,211	-17,057,211	-16,782,211	-16,507,211	
40	-15,935,527	-15,935,527	-17,585,527	-17,310,527	-17,035,527	-16,760,527	
50	-16,188,842	-16,188,842	-17,838,842	-17,563,842	-17,288,842	-17,013,842	
60	-16,442,158	-16,442,158	-18,092,158	-17,817,158	-17,542,158	-17,267,158	
70	-16,695,473	-16,695,473	-18,345,473	-18,070,473	-17,795,473	-17,520,473	
80	-16,948,789	-16,948,789	-18,598,789	-18,323,789	-18,048,789	-17,773,789	
90	-17,202,105	-17,202,105	-18,852,105	-18,577,105	-18,302,105	-18,027,105	
100	-17,455,420	-17,455,420	-19,105,420	-18,830,420	-18,555,420	-18,280,420	
110	-17,708,736	-17,708,736	-19,358,736	-19,083,736	-18,808,736	-18,533,736	
120	-17,962,051	-17,962,051	-19,612,051	-19,337,051	-19,062,051	-18,787,051	
130	-18,215,367	-18,215,367	-19,865,367	-19,590,367	-19,315,367	-19,040,367	
140	-18,468,682	-18,468,682	-20,118,682	-19,843,682	-19,568,682	-19,293,682	
150	-18,721,998	-18,721,998	-20,371,998	-20,096,998	-19,821,998	-19,546,998	

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 7		Private values					£4202 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	-11,129,160	-11,129,160	-12,779,160	-12,504,160	-12,229,160	-11,954,160	
10	-11,191,065	-11,191,065	-12,841,065	-12,566,065	-12,291,065	-12,016,065	
20	-11,444,381	-11,444,381	-13,094,381	-12,819,381	-12,544,381	-12,269,381	
30	-11,697,696	-11,697,696	-13,347,696	-13,072,696	-12,797,696	-12,522,696	
40	-11,951,012	-11,951,012	-13,601,012	-13,326,012	-13,051,012	-12,776,012	
50	-12,204,328	-12,204,328	-13,854,328	-13,579,328	-13,304,328	-13,029,328	
60	-12,457,643	-12,457,643	-14,107,643	-13,832,643	-13,557,643	-13,282,643	
70	-12,710,959	-12,710,959	-14,360,959	-14,085,959	-13,810,959	-13,535,959	
80	-12,964,274	-12,964,274	-14,614,274	-14,339,274	-14,064,274	-13,789,274	
90	-13,217,590	-13,217,590	-14,867,590	-14,592,590	-14,317,590	-14,042,590	
100	-13,470,905	-13,470,905	-15,120,905	-14,845,905	-14,570,905	-14,295,905	
110	-13,724,221	-13,724,221	-15,374,221	-15,099,221	-14,824,221	-14,549,221	
120	-13,977,537	-13,977,537	-15,627,537	-15,352,537	-15,077,537	-14,802,537	
130	-14,230,852	-14,230,852	-15,880,852	-15,605,852	-15,330,852	-15,055,852	
140	-14,484,168	-14,484,168	-16,134,168	-15,859,168	-15,584,168	-15,309,168	
150	-14,737,484	-14,737,484	-16,387,484	-16,112,484	-15,837,484	-15,562,484	

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 8		Private values					£4300 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	-9,612,687	-9,612,687	-11,262,687	-10,987,687	-10,712,687	-10,437,687	
10	-9,700,674	-9,700,674	-11,350,674	-11,075,674	-10,800,674	-10,525,674	
20	-9,953,990	-9,953,990	-11,603,990	-11,328,990	-11,059,990	-10,778,990	
30	-10,207,305	-10,207,305	-11,857,305	-11,582,305	-11,307,305	-11,032,305	
40	-10,460,621	-10,460,621	-12,110,621	-11,835,621	-11,560,621	-11,285,621	
50	-10,713,937	-10,713,937	-12,363,937	-12,088,937	-11,813,937	-11,538,937	
60	-10,967,252	-10,967,252	-12,617,252	-12,342,252	-12,067,252	-11,792,252	
70	-11,220,568	-11,220,568	-12,870,568	-12,595,568	-12,320,568	-12,045,568	
80	-11,473,883	-11,473,883	-13,123,883	-12,848,883	-12,573,883	-12,298,883	
90	-11,727,199	-11,727,199	-13,377,199	-13,102,199	-12,827,199	-12,552,199	
100	-11,980,514	-11,980,514	-13,630,514	-13,355,514	-13,080,514	-12,805,514	
110	-12,233,830	-12,233,830	-13,883,830	-13,608,830	-13,333,830	-13,058,830	
120	-12,487,145	-12,487,145	-14,137,145	-13,862,145	-13,587,145	-13,312,145	
130	-12,740,461	-12,740,461	-14,390,461	-14,115,461	-13,840,461	-13,565,461	
140	-12,993,778	-12,993,778	-14,643,778	-14,368,778	-14,093,778	-13,818,778	
150	-13,247,093	-13,247,093	-14,897,093	-14,622,093	-14,347,093	-14,072,093	

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 9		Private values					£4400 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	-8,065,266	-8,065,266	-9,715,266	-9,440,266	-9,165,266	-8,890,266	
10	-8,179,866	-8,179,866	-9,829,866	-9,554,866	-9,279,866	-9,004,866	
20	-8,433,182	-8,433,182	-10,083,182	-9,808,182	-9,533,182	-9,258,182	
30	-8,686,498	-8,686,498	-10,336,498	-10,061,498	-9,786,498	-9,511,498	
40	-8,939,814	-8,939,814	-10,589,814	-10,314,814	-10,039,814	-9,764,814	
50	-9,193,130	-9,193,130	-10,843,130	-10,568,130	-10,293,130	-10,018,130	
60	-9,446,445	-9,446,445	-11,096,445	-10,821,445	-10,546,445	-10,271,445	
70	-9,699,761	-9,699,761	-11,349,761	-11,074,761	-10,799,761	-10,524,761	
80	-9,953,076	-9,953,076	-11,603,076	-11,328,076	-11,053,076	-10,778,076	
90	-10,206,392	-10,206,392	-11,856,392	-11,581,392	-11,306,392	-11,031,392	
100	-10,459,707	-10,459,707	-12,109,707	-11,834,707	-11,559,707	-11,284,707	
110	-10,713,023	-10,713,023	-12,363,023	-12,088,023	-11,813,023	-11,538,023	
120	-10,966,339	-10,966,339	-12,616,339	-12,341,339	-12,066,339	-11,791,339	
130	-11,219,654	-11,219,654	-12,869,654	-12,594,654	-12,319,654	-12,044,654	
140	-11,472,970	-11,472,970	-13,122,970	-12,847,970	-12,572,970	-12,297,970	
150	-11,726,285	-11,726,285	-13,376,285	-13,101,285	-12,826,285	-12,551,285	

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Appendix B

Residential CIL Viability Results - 25% Affordable Housing

**Community Infrastructure Levy Viability
London Borough of Havering
Results summary**

#N/A = Scheme RLV is lower
than EUV with nil rate of CIL.

Site type 30 uph

	BLV1	BLV2	BLV3	BLV4
Value 1	#N/A	#N/A	#N/A	#N/A
Value 2	#N/A	#N/A	#N/A	40
Value 3	#N/A	#N/A	120	150
Value 4	20	150	150	150
Value 5	150	150	150	150
Value 6	150	150	150	150
Value 7	150	150	150	150

Site type 50 uph

	BLV1	BLV2	BLV3	BLV4
Value 1	#N/A	#N/A	#N/A	50
Value 2	#N/A	40	140	150
Value 3	150	150	150	150
Value 4	150	150	150	150
Value 5	150	150	150	150
Value 6	150	150	150	150
Value 7	150	150	150	150

Site type 80 uph

	BLV1	BLV2	BLV3	BLV4
Value 1	#N/A	#N/A	#N/A	#N/A
Value 2	#N/A	#N/A	#N/A	#N/A
Value 3	20	80	140	150
Value 4	150	150	150	150
Value 5	150	150	150	150
Value 6	150	150	150	150
Value 7	150	150	150	150

Site type 110 uph

	BLV1	BLV2	BLV3	BLV4
Value 1	#N/A	#N/A	#N/A	#N/A
Value 2	#N/A	#N/A	#N/A	#N/A
Value 3	#N/A	#N/A	#N/A	40
Value 4	120	150	150	150
Value 5	150	150	150	150
Value 6	150	150	150	150
Value 7	150	150	150	150

Site type 150 uph

	BLV1	BLV2	BLV3	BLV4
Value 1	#N/A	#N/A	#N/A	#N/A
Value 2	#N/A	#N/A	#N/A	#N/A
Value 3	#N/A	#N/A	#N/A	#N/A
Value 4	#N/A	#N/A	#N/A	#N/A
Value 5	#N/A	#N/A	#N/A	#N/A
Value 6	20	50	90	120
Value 7	150	150	150	150

**Community Infrastructure Levy Viability
London Borough of Havering
Results summary**

#N/A = Scheme RLV is lower
than EUV with nil rate of CIL.

Site type 275 uph

	BLV1	BLV2	BLV3	BLV4
Value 1	#N/A	#N/A	#N/A	#N/A
Value 2	#N/A	#N/A	#N/A	#N/A
Value 3	#N/A	#N/A	#N/A	#N/A
Value 4	#N/A	#N/A	#N/A	#N/A
Value 5	#N/A	#N/A	#N/A	#N/A
Value 6	#N/A	#N/A	#N/A	#N/A
Value 7	#N/A	#N/A	#N/A	#N/A

Site type 325 uph

	BLV1	BLV2	BLV3	BLV4
Value 1	#N/A	#N/A	#N/A	#N/A
Value 2	#N/A	#N/A	#N/A	#N/A
Value 3	#N/A	#N/A	#N/A	#N/A
Value 4	#N/A	#N/A	#N/A	#N/A
Value 5	#N/A	#N/A	#N/A	#N/A
Value 6	#N/A	#N/A	#N/A	#N/A
Value 7	#N/A	#N/A	#N/A	#N/A

Site type 375 uph

	BLV1	BLV2	BLV3	BLV4
Value 1	#N/A	#N/A	#N/A	#N/A
Value 2	#N/A	#N/A	#N/A	#N/A
Value 3	#N/A	#N/A	#N/A	#N/A
Value 4	#N/A	#N/A	#N/A	#N/A
Value 5	#N/A	#N/A	#N/A	#N/A
Value 6	#N/A	#N/A	#N/A	#N/A
Value 7	#N/A	#N/A	#N/A	#N/A

Site type 435 uph

	BLV1	BLV2	BLV3	BLV4
Value 1	#N/A	#N/A	#N/A	#N/A
Value 2	#N/A	#N/A	#N/A	#N/A
Value 3	#N/A	#N/A	#N/A	#N/A
Value 4	#N/A	#N/A	#N/A	#N/A
Value 5	#N/A	#N/A	#N/A	#N/A
Value 6	#N/A	#N/A	#N/A	#N/A
Value 7	#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

BLV1 BLV 1 £1,650,000	BLV2 BLV 2 £1,375,000	BLV3 BLV 3 £1,100,000	BLV4 BLV 4 £825,000
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Site type 1

No of units	Houses and Flats 30 units
Density:	30 dph
CSH level:	1

Affordable %	25%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	588,163	588,163	-1,061,837	-786,837	-511,837	-236,837
10	561,668	561,668	-1,088,332	-813,332	-538,332	-263,332
20	545,289	545,289	-1,104,711	-829,711	-554,711	-279,711
30	528,910	528,910	-1,121,090	-846,090	-571,090	-296,090
40	512,531	512,531	-1,137,469	-862,469	-587,469	-312,469
50	496,152	496,152	-1,153,848	-878,848	-603,848	-328,848
60	479,773	479,773	-1,170,227	-895,227	-620,227	-345,227
70	463,393	463,393	-1,186,607	-911,607	-636,607	-361,607
80	447,015	447,015	-1,202,985	-927,985	-652,985	-377,985
90	430,635	430,635	-1,219,365	-944,365	-669,365	-394,365
100	414,256	414,256	-1,235,744	-960,744	-685,744	-410,744
110	397,877	397,877	-1,252,123	-977,123	-702,123	-427,123
120	381,498	381,498	-1,268,502	-993,502	-718,502	-443,502
130	365,119	365,119	-1,284,881	-1,009,881	-734,881	-459,881
140	348,740	348,740	-1,301,260	-1,026,260	-751,260	-476,260
150	332,360	332,360	-1,317,640	-1,042,640	-767,640	-492,640

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 2 Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£915,498	915,498	-734,502	-459,502	-184,502	90,498
10	883,373	883,373	-766,627	-491,627	-216,627	58,373
20	866,993	866,993	-783,007	-508,007	-233,007	41,993
30	850,615	850,615	-799,385	-524,385	-249,385	25,615
40	834,235	834,235	-815,765	-540,765	-265,765	9,235
50	817,856	817,856	-832,144	-557,144	-282,144	-7,144
60	801,477	801,477	-848,523	-573,523	-298,523	-23,523
70	785,098	785,098	-864,902	-589,902	-314,902	-39,902
80	768,718	768,718	-881,282	-606,282	-331,282	-56,282
90	752,340	752,340	-897,660	-622,660	-347,660	-72,660
100	735,960	735,960	-914,040	-639,040	-364,040	-89,040
110	719,582	719,582	-930,418	-655,418	-380,418	-105,418
120	703,202	703,202	-946,798	-671,798	-396,798	-121,798
130	686,823	686,823	-963,177	-688,177	-413,177	-138,177
140	670,444	670,444	-979,556	-704,556	-429,556	-154,556
150	654,065	654,065	-995,935	-720,935	-445,935	-170,935

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£40

Value 3 Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,318,555	1,318,555	-331,445	-56,445	218,555	493,555
10	1,279,762	1,279,762	-370,238	-95,238	179,762	454,762
20	1,263,646	1,263,646	-386,354	-111,354	163,646	438,646
30	1,247,530	1,247,530	-402,470	-127,470	147,530	422,530
40	1,231,414	1,231,414	-418,586	-143,586	131,414	406,414
50	1,215,299	1,215,299	-434,701	-159,701	115,299	390,299
60	1,199,055	1,199,055	-450,945	-175,945	99,055	374,055
70	1,182,675	1,182,675	-467,325	-192,325	82,675	357,675
80	1,166,296	1,166,296	-483,704	-208,704	66,296	341,296
90	1,149,917	1,149,917	-500,083	-225,083	49,917	324,917
100	1,133,538	1,133,538	-516,462	-241,462	33,538	308,538
110	1,117,158	1,117,158	-532,842	-257,842	17,158	292,158
120	1,100,780	1,100,780	-549,220	-274,220	780	275,780
130	1,084,400	1,084,400	-565,600	-290,600	-15,600	259,400
140	1,068,022	1,068,022	-581,978	-306,978	-31,978	243,022
150	1,051,642	1,051,642	-598,358	-323,358	-48,358	226,642

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£150

Value 4 Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,718,219	1,718,219	68,219	343,219	618,219	893,219
10	1,672,552	1,672,552	22,552	297,552	572,552	847,552
20	1,656,436	1,656,436	6,436	281,436	556,436	831,436
30	1,640,322	1,640,322	-9,678	265,322	540,322	815,322
40	1,624,206	1,624,206	-25,794	249,206	524,206	799,206
50	1,608,090	1,608,090	-41,910	233,090	508,090	783,090
60	1,591,974	1,591,974	-58,026	216,974	491,974	766,974
70	1,575,859	1,575,859	-74,141	200,859	475,859	750,859
80	1,559,743	1,559,743	-90,257	184,743	459,743	734,743
90	1,543,628	1,543,628	-106,372	168,628	443,628	718,628
100	1,527,512	1,527,512	-122,488	152,512	427,512	702,512
110	1,511,397	1,511,397	-138,603	136,397	411,397	686,397
120	1,495,281	1,495,281	-154,719	120,281	395,281	670,281
130	1,479,165	1,479,165	-170,835	104,165	379,165	654,165
140	1,463,049	1,463,049	-186,951	88,049	363,049	638,049
150	1,446,935	1,446,935	-203,065	71,935	346,935	621,935

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£150	£150	£150

Site type 1

Value 5 Private values £3678 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,117,884	2,117,884	467,884	742,884	1,017,884	1,292,884
10	2,065,343	2,065,343	415,343	690,343	965,343	1,240,343
20	2,049,228	2,049,228	399,228	674,228	949,228	1,224,228
30	2,033,112	2,033,112	383,112	658,112	933,112	1,208,112
40	2,016,996	2,016,996	366,996	641,996	916,996	1,191,996
50	2,000,882	2,000,882	350,882	625,882	900,882	1,175,882
60	1,984,766	1,984,766	334,766	609,766	884,766	1,159,766
70	1,968,650	1,968,650	318,650	593,650	868,650	1,143,650
80	1,952,534	1,952,534	302,534	577,534	852,534	1,127,534
90	1,936,419	1,936,419	286,419	561,419	836,419	1,111,419
100	1,920,303	1,920,303	270,303	545,303	820,303	1,095,303
110	1,904,188	1,904,188	254,188	529,188	804,188	1,079,188
120	1,888,072	1,888,072	238,072	513,072	788,072	1,063,072
130	1,871,957	1,871,957	221,957	496,957	771,957	1,046,957
140	1,855,841	1,855,841	205,841	480,841	755,841	1,030,841
150	1,839,725	1,839,725	189,725	464,725	739,725	1,014,725

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 6 Private values £3940 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,517,550	2,517,550	867,550	1,142,550	1,417,550	1,692,550
10	2,458,134	2,458,134	808,134	1,083,134	1,358,134	1,633,134
20	2,442,019	2,442,019	792,019	1,067,019	1,342,019	1,617,019
30	2,425,903	2,425,903	775,903	1,050,903	1,325,903	1,600,903
40	2,409,788	2,409,788	759,788	1,034,788	1,309,788	1,584,788
50	2,393,672	2,393,672	743,672	1,018,672	1,293,672	1,568,672
60	2,377,556	2,377,556	727,556	1,002,556	1,277,556	1,552,556
70	2,361,440	2,361,440	711,440	986,440	1,261,440	1,536,440
80	2,345,326	2,345,326	695,326	970,326	1,245,326	1,520,326
90	2,329,210	2,329,210	679,210	954,210	1,229,210	1,504,210
100	2,313,094	2,313,094	663,094	938,094	1,213,094	1,488,094
110	2,296,978	2,296,978	646,978	921,978	1,196,978	1,471,978
120	2,280,863	2,280,863	630,863	905,863	1,180,863	1,455,863
130	2,264,748	2,264,748	614,748	889,748	1,164,748	1,439,748
140	2,248,632	2,248,632	598,632	873,632	1,148,632	1,423,632
150	2,232,516	2,232,516	582,516	857,516	1,132,516	1,407,516

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,917,214	2,917,214	1,267,214	1,542,214	1,817,214	2,092,214
10	2,850,925	2,850,925	1,200,925	1,475,925	1,750,925	2,025,925
20	2,834,810	2,834,810	1,184,810	1,459,810	1,734,810	2,009,810
30	2,818,694	2,818,694	1,168,694	1,443,694	1,718,694	1,993,694
40	2,802,579	2,802,579	1,152,579	1,427,579	1,702,579	1,977,579
50	2,786,463	2,786,463	1,136,463	1,411,463	1,686,463	1,961,463
60	2,770,348	2,770,348	1,120,348	1,395,348	1,670,348	1,945,348
70	2,754,232	2,754,232	1,104,232	1,379,232	1,654,232	1,929,232
80	2,738,116	2,738,116	1,088,116	1,363,116	1,638,116	1,913,116
90	2,722,000	2,722,000	1,072,000	1,347,000	1,622,000	1,897,000
100	2,705,886	2,705,886	1,055,886	1,330,886	1,605,886	1,880,886
110	2,689,770	2,689,770	1,039,770	1,314,770	1,589,770	1,864,770
120	2,673,654	2,673,654	1,023,654	1,298,654	1,573,654	1,848,654
130	2,657,538	2,657,538	1,007,538	1,282,538	1,557,538	1,832,538
140	2,641,423	2,641,423	991,423	1,266,423	1,541,423	1,816,423
150	2,625,308	2,625,308	975,308	1,250,308	1,525,308	1,800,308

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,066,707	3,066,707	1,416,707	1,691,707	1,966,707	2,241,707
10	2,997,847	2,997,847	1,347,847	1,622,847	1,897,847	2,172,847
20	2,981,731	2,981,731	1,331,731	1,606,731	1,881,731	2,156,731
30	2,965,616	2,965,616	1,315,616	1,590,616	1,865,616	2,140,616
40	2,949,501	2,949,501	1,299,501	1,574,501	1,849,501	2,124,501
50	2,933,385	2,933,385	1,283,385	1,558,385	1,833,385	2,108,385
60	2,917,269	2,917,269	1,267,269	1,542,269	1,817,269	2,092,269
70	2,901,154	2,901,154	1,251,154	1,526,154	1,801,154	2,076,154
80	2,885,038	2,885,038	1,235,038	1,510,038	1,785,038	2,060,038
90	2,868,922	2,868,922	1,218,922	1,493,922	1,768,922	2,043,922
100	2,852,807	2,852,807	1,202,807	1,477,807	1,752,807	2,027,807
110	2,836,692	2,836,692	1,186,692	1,461,692	1,736,692	2,011,692
120	2,820,576	2,820,576	1,170,576	1,445,576	1,720,576	1,995,576
130	2,804,460	2,804,460	1,154,460	1,429,460	1,704,460	1,979,460
140	2,788,344	2,788,344	1,138,344	1,413,344	1,688,344	1,963,344
150	2,772,229	2,772,229	1,122,229	1,397,229	1,672,229	1,947,229

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 9 Private values £4400 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,219,251	3,219,251	1,569,251	1,844,251	2,119,251	2,394,251
10	3,147,767	3,147,767	1,497,767	1,772,767	2,047,767	2,322,767
20	3,131,652	3,131,652	1,481,652	1,756,652	2,031,652	2,306,652
30	3,115,536	3,115,536	1,465,536	1,740,536	2,015,536	2,290,536
40	3,099,421	3,099,421	1,449,421	1,724,421	1,999,421	2,274,421
50	3,083,305	3,083,305	1,433,305	1,708,305	1,983,305	2,258,305
60	3,067,190	3,067,190	1,417,190	1,692,190	1,967,190	2,242,190
70	3,051,074	3,051,074	1,401,074	1,676,074	1,951,074	2,226,074
80	3,034,958	3,034,958	1,384,958	1,659,958	1,934,958	2,209,958
90	3,018,842	3,018,842	1,368,842	1,643,842	1,918,842	2,193,842
100	3,002,728	3,002,728	1,352,728	1,627,728	1,902,728	2,177,728
110	2,986,612	2,986,612	1,336,612	1,611,612	1,886,612	2,161,612
120	2,970,496	2,970,496	1,320,496	1,595,496	1,870,496	2,145,496
130	2,954,380	2,954,380	1,304,380	1,579,380	1,854,380	2,129,380
140	2,938,265	2,938,265	1,288,265	1,563,265	1,838,265	2,113,265
150	2,922,149	2,922,149	1,272,149	1,547,149	1,822,149	2,097,149

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

BLV1 BLV 1 £1,650,000	BLV2 BLV 2 £1,375,000	BLV3 BLV 3 £1,100,000	BLV4 BLV 4 £825,000
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Site type 2

Houses and Flats	
No of units	50 units
Density:	50 dph
CSH level:	1

Affordable %	25%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	980,273	980,273	-669,727	-394,727	-119,727	155,273
10	936,114	936,114	-713,886	-438,886	-163,886	111,114
20	908,815	908,815	-741,185	-466,185	-191,185	83,815
30	881,517	881,517	-768,483	-493,483	-218,483	56,517
40	854,219	854,219	-795,781	-520,781	-245,781	29,219
50	826,920	826,920	-823,080	-548,080	-273,080	1,920
60	799,621	799,621	-850,379	-575,379	-300,379	-25,379
70	772,323	772,323	-877,677	-602,677	-327,677	-52,677
80	745,024	745,024	-904,976	-629,976	-354,976	-79,976
90	717,726	717,726	-932,274	-657,274	-382,274	-107,274
100	690,427	690,427	-959,573	-684,573	-409,573	-134,573
110	663,128	663,128	-986,872	-711,872	-436,872	-161,872
120	635,830	635,830	-1,014,170	-739,170	-464,170	-189,170
130	608,531	608,531	-1,041,469	-766,469	-491,469	-216,469
140	581,233	581,233	-1,068,767	-793,767	-518,767	-243,767
150	553,935	553,935	-1,096,065	-821,065	-546,065	-271,065

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£50

Value 2 Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,525,829	1,525,829	-124,171	150,829	425,829	700,829
10	1,472,288	1,472,288	-177,712	97,288	372,288	647,288
20	1,444,989	1,444,989	-205,011	69,989	344,989	619,989
30	1,417,690	1,417,690	-232,310	42,690	317,690	592,690
40	1,390,392	1,390,392	-259,608	15,392	290,392	565,392
50	1,363,093	1,363,093	-286,907	-11,907	263,093	538,093
60	1,335,795	1,335,795	-314,205	-39,205	235,795	510,795
70	1,308,496	1,308,496	-341,504	-66,504	208,496	483,496
80	1,281,197	1,281,197	-368,803	-93,803	181,197	456,197
90	1,253,899	1,253,899	-396,101	-121,101	153,899	428,899
100	1,226,601	1,226,601	-423,399	-148,399	126,601	401,601
110	1,199,302	1,199,302	-450,698	-175,698	99,302	374,302
120	1,172,003	1,172,003	-477,997	-202,997	72,003	347,003
130	1,144,704	1,144,704	-505,296	-230,296	44,704	319,704
140	1,117,406	1,117,406	-532,594	-257,594	17,406	292,406
150	1,090,108	1,090,108	-559,892	-284,892	-9,892	265,108

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£140	£150

Value 3 Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,197,591	2,197,591	547,591	822,591	1,097,591	1,372,591
10	2,132,936	2,132,936	482,936	757,936	1,032,936	1,307,936
20	2,106,077	2,106,077	456,077	731,077	1,006,077	1,281,077
30	2,079,217	2,079,217	429,217	704,217	979,217	1,254,217
40	2,052,358	2,052,358	402,358	677,358	952,358	1,227,358
50	2,025,499	2,025,499	375,499	650,499	925,499	1,200,499
60	1,998,640	1,998,640	348,640	623,640	898,640	1,173,640
70	1,971,781	1,971,781	321,781	596,781	871,781	1,146,781
80	1,944,922	1,944,922	294,922	569,922	844,922	1,119,922
90	1,918,063	1,918,063	268,063	543,063	818,063	1,093,063
100	1,891,204	1,891,204	241,204	516,204	791,204	1,066,204
110	1,864,345	1,864,345	214,345	489,345	764,345	1,039,345
120	1,837,486	1,837,486	187,486	462,486	737,486	1,012,486
130	1,810,627	1,810,627	160,627	435,627	710,627	985,627
140	1,783,768	1,783,768	133,768	408,768	683,768	958,768
150	1,756,909	1,756,909	106,909	381,909	656,909	931,909

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 4 Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,863,699	2,863,699	1,213,699	1,488,699	1,763,699	2,038,699
10	2,787,587	2,787,587	1,137,587	1,412,587	1,687,587	1,962,587
20	2,760,728	2,760,728	1,110,728	1,385,728	1,660,728	1,935,728
30	2,733,869	2,733,869	1,083,869	1,358,869	1,633,869	1,908,869
40	2,707,009	2,707,009	1,057,009	1,332,009	1,607,009	1,882,009
50	2,680,150	2,680,150	1,030,150	1,305,150	1,580,150	1,855,150
60	2,653,291	2,653,291	1,003,291	1,278,291	1,553,291	1,828,291
70	2,626,432	2,626,432	976,432	1,251,432	1,526,432	1,801,432
80	2,599,572	2,599,572	949,572	1,224,572	1,499,572	1,774,572
90	2,572,713	2,572,713	922,713	1,197,713	1,472,713	1,747,713
100	2,545,854	2,545,854	895,854	1,170,854	1,445,854	1,720,854
110	2,518,995	2,518,995	868,995	1,143,995	1,418,995	1,693,995
120	2,492,135	2,492,135	842,135	1,117,135	1,392,135	1,667,135
130	2,465,276	2,465,276	815,276	1,090,276	1,365,276	1,640,276
140	2,438,416	2,438,416	788,416	1,063,416	1,338,416	1,613,416
150	2,411,557	2,411,557	761,557	1,036,557	1,311,557	1,586,557

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Site type 2

Value 5 Private values £3678 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,529,808	3,529,808	1,879,808	2,154,808	2,429,808	2,704,808
10	3,442,238	3,442,238	1,792,238	2,067,238	2,342,238	2,617,238
20	3,415,379	3,415,379	1,765,379	2,040,379	2,315,379	2,590,379
30	3,388,520	3,388,520	1,738,520	2,013,520	2,288,520	2,563,520
40	3,361,661	3,361,661	1,711,661	1,986,661	2,261,661	2,536,661
50	3,334,802	3,334,802	1,684,802	1,959,802	2,234,802	2,509,802
60	3,307,942	3,307,942	1,657,942	1,932,942	2,207,942	2,482,942
70	3,281,083	3,281,083	1,631,083	1,906,083	2,181,083	2,456,083
80	3,254,224	3,254,224	1,604,224	1,879,224	2,154,224	2,429,224
90	3,227,365	3,227,365	1,577,365	1,852,365	2,127,365	2,402,365
100	3,200,505	3,200,505	1,550,505	1,825,505	2,100,505	2,375,505
110	3,173,646	3,173,646	1,523,646	1,798,646	2,073,646	2,348,646
120	3,146,787	3,146,787	1,496,787	1,771,787	2,046,787	2,321,787
130	3,119,928	3,119,928	1,469,928	1,744,928	2,019,928	2,294,928
140	3,093,068	3,093,068	1,443,068	1,718,068	1,993,068	2,268,068
150	3,066,209	3,066,209	1,416,209	1,691,209	1,966,209	2,241,209

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 6 Private values £3940 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,195,916	4,195,916	2,545,916	2,820,916	3,095,916	3,370,916
10	4,096,891	4,096,891	2,446,891	2,721,891	2,996,891	3,271,891
20	4,070,032	4,070,032	2,420,032	2,695,032	2,970,032	3,245,032
30	4,043,172	4,043,172	2,393,172	2,668,172	2,943,172	3,218,172
40	4,016,313	4,016,313	2,366,313	2,641,313	2,916,313	3,191,313
50	3,989,454	3,989,454	2,339,454	2,614,454	2,889,454	3,164,454
60	3,962,595	3,962,595	2,312,595	2,587,595	2,862,595	3,137,595
70	3,935,734	3,935,734	2,285,734	2,560,734	2,835,734	3,110,734
80	3,908,875	3,908,875	2,258,875	2,533,875	2,808,875	3,083,875
90	3,882,016	3,882,016	2,232,016	2,507,016	2,782,016	3,057,016
100	3,855,157	3,855,157	2,205,157	2,480,157	2,755,157	3,030,157
110	3,828,297	3,828,297	2,178,297	2,453,297	2,728,297	3,003,297
120	3,801,438	3,801,438	2,151,438	2,426,438	2,701,438	2,976,438
130	3,774,579	3,774,579	2,124,579	2,399,579	2,674,579	2,949,579
140	3,747,720	3,747,720	2,097,720	2,372,720	2,647,720	2,922,720
150	3,720,860	3,720,860	2,070,860	2,345,860	2,620,860	2,895,860

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,862,024	4,862,024	3,212,024	3,487,024	3,762,024	4,037,024
10	4,751,542	4,751,542	3,101,542	3,376,542	3,651,542	3,926,542
20	4,724,683	4,724,683	3,074,683	3,349,683	3,624,683	3,899,683
30	4,697,824	4,697,824	3,047,824	3,322,824	3,597,824	3,872,824
40	4,670,964	4,670,964	3,020,964	3,295,964	3,570,964	3,845,964
50	4,644,105	4,644,105	2,994,105	3,269,105	3,544,105	3,819,105
60	4,617,246	4,617,246	2,967,246	3,242,246	3,517,246	3,792,246
70	4,590,387	4,590,387	2,940,387	3,215,387	3,490,387	3,765,387
80	4,563,527	4,563,527	2,913,527	3,188,527	3,463,527	3,738,527
90	4,536,668	4,536,668	2,886,668	3,161,668	3,436,668	3,711,668
100	4,509,809	4,509,809	2,859,809	3,134,809	3,409,809	3,684,809
110	4,482,950	4,482,950	2,832,950	3,107,950	3,382,950	3,657,950
120	4,456,091	4,456,091	2,806,091	3,081,091	3,356,091	3,631,091
130	4,429,231	4,429,231	2,779,231	3,054,231	3,329,231	3,604,231
140	4,402,372	4,402,372	2,752,372	3,027,372	3,302,372	3,577,372
150	4,375,513	4,375,513	2,725,513	3,000,513	3,275,513	3,550,513

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,111,179	5,111,179	3,461,179	3,736,179	4,011,179	4,286,179
10	4,996,412	4,996,412	3,346,412	3,621,412	3,896,412	4,171,412
20	4,969,553	4,969,553	3,319,553	3,594,553	3,869,553	4,144,553
30	4,942,694	4,942,694	3,292,694	3,567,694	3,842,694	4,117,694
40	4,915,835	4,915,835	3,265,835	3,540,835	3,815,835	4,090,835
50	4,888,975	4,888,975	3,238,975	3,513,975	3,788,975	4,063,975
60	4,862,116	4,862,116	3,212,116	3,487,116	3,762,116	4,037,116
70	4,835,256	4,835,256	3,185,256	3,460,256	3,735,256	4,010,256
80	4,808,397	4,808,397	3,158,397	3,433,397	3,708,397	3,983,397
90	4,781,537	4,781,537	3,131,537	3,406,537	3,681,537	3,956,537
100	4,754,678	4,754,678	3,104,678	3,379,678	3,654,678	3,929,678
110	4,727,819	4,727,819	3,077,819	3,352,819	3,627,819	3,902,819
120	4,700,960	4,700,960	3,050,960	3,325,960	3,600,960	3,875,960
130	4,674,100	4,674,100	3,024,100	3,299,100	3,574,100	3,849,100
140	4,647,241	4,647,241	2,997,241	3,272,241	3,547,241	3,822,241
150	4,620,382	4,620,382	2,970,382	3,245,382	3,520,382	3,795,382

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 9 Private values £4400 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,365,418	5,365,418	3,715,418	3,990,418	4,265,418	4,540,418
10	5,246,279	5,246,279	3,596,279	3,871,279	4,146,279	4,421,279
20	5,219,419	5,219,419	3,569,419	3,844,419	4,119,419	4,394,419
30	5,192,560	5,192,560	3,542,560	3,817,560	4,092,560	4,367,560
40	5,165,701	5,165,701	3,515,701	3,790,701	4,065,701	4,340,701
50	5,138,842	5,138,842	3,488,842	3,763,842	4,038,842	4,313,842
60	5,111,982	5,111,982	3,461,982	3,736,982	4,011,982	4,286,982
70	5,085,123	5,085,123	3,435,123	3,710,123	3,985,123	4,260,123
80	5,058,264	5,058,264	3,408,264	3,683,264	3,958,264	4,233,264
90	5,031,405	5,031,405	3,381,405	3,656,405	3,931,405	4,206,405
100	5,004,546	5,004,546	3,354,546	3,629,546	3,904,546	4,179,546
110	4,977,686	4,977,686	3,327,686	3,602,686	3,877,686	4,152,686
120	4,950,827	4,950,827	3,300,827	3,575,827	3,850,827	4,125,827
130	4,923,968	4,923,968	3,273,968	3,548,968	3,823,968	4,098,968
140	4,897,109	4,897,109	3,247,109	3,522,109	3,797,109	4,072,109
150	4,870,249	4,870,249	3,220,249	3,495,249	3,770,249	4,045,249

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

BLV1 BLV 1 £1,650,000	BLV2 BLV 2 £1,375,000	BLV3 BLV 3 £1,100,000	BLV4 BLV 4 £825,000
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Site type 3

Houses and Flats	80 units
No of units	80 units
Density:	80 dph
CSH level:	1

Affordable %	25%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-128,637	-128,637	-1,778,637	-1,503,637	-1,228,637	-953,637
10	-171,749	-171,749	-1,821,749	-1,546,749	-1,271,749	-996,749
20	-217,075	-217,075	-1,867,075	-1,592,075	-1,317,075	-1,042,075
30	-262,399	-262,399	-1,912,399	-1,637,399	-1,362,399	-1,087,399
40	-307,724	-307,724	-1,957,724	-1,682,724	-1,407,724	-1,132,724
50	-353,049	-353,049	-2,003,049	-1,728,049	-1,453,049	-1,178,049
60	-398,375	-398,375	-2,048,375	-1,773,375	-1,498,375	-1,223,375
70	-443,699	-443,699	-2,093,699	-1,818,699	-1,543,699	-1,268,699
80	-489,024	-489,024	-2,139,024	-1,864,024	-1,589,024	-1,314,024
90	-534,350	-534,350	-2,184,350	-1,909,350	-1,634,350	-1,359,350
100	-579,675	-579,675	-2,229,675	-1,954,675	-1,679,675	-1,404,675
110	-624,999	-624,999	-2,274,999	-1,999,999	-1,724,999	-1,449,999
120	-670,324	-670,324	-2,320,324	-2,045,324	-1,770,324	-1,495,324
130	-715,650	-715,650	-2,365,650	-2,090,650	-1,815,650	-1,540,650
140	-760,975	-760,975	-2,410,975	-2,135,975	-1,860,975	-1,585,975
150	-806,299	-806,299	-2,456,299	-2,181,299	-1,906,299	-1,631,299

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 2 Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	725,880	725,880	-924,120	-649,120	-374,120	-99,120
10	668,800	668,800	-981,200	-706,200	-431,200	-156,200
20	624,204	624,204	-1,025,796	-750,796	-475,796	-200,796
30	579,609	579,609	-1,070,391	-795,391	-520,391	-245,391
40	535,013	535,013	-1,114,987	-839,987	-564,987	-289,987
50	490,417	490,417	-1,159,583	-884,583	-609,583	-334,583
60	445,821	445,821	-1,204,179	-929,179	-654,179	-379,179
70	401,226	401,226	-1,248,774	-973,774	-698,774	-423,774
80	356,630	356,630	-1,293,370	-1,018,370	-743,370	-468,370
90	312,035	312,035	-1,337,965	-1,062,965	-787,965	-512,965
100	267,438	267,438	-1,382,562	-1,107,562	-832,562	-557,562
110	222,843	222,843	-1,427,157	-1,152,157	-877,157	-602,157
120	178,247	178,247	-1,471,753	-1,196,753	-921,753	-646,753
130	133,652	133,652	-1,516,348	-1,241,348	-966,348	-691,348
140	89,057	89,057	-1,560,943	-1,285,943	-1,010,943	-735,943
150	44,461	44,461	-1,605,539	-1,330,539	-1,055,539	-780,539

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 3 Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,779,375	1,779,375	129,375	404,375	679,375	954,375
10	1,704,176	1,704,176	54,176	329,176	604,176	879,176
20	1,659,581	1,659,581	9,581	284,581	559,581	834,581
30	1,614,985	1,614,985	-35,015	239,985	514,985	789,985
40	1,570,389	1,570,389	-79,611	195,389	470,389	745,389
50	1,525,793	1,525,793	-124,207	150,793	425,793	700,793
60	1,481,198	1,481,198	-168,802	106,198	381,198	656,198
70	1,436,602	1,436,602	-213,398	61,602	336,602	611,602
80	1,392,007	1,392,007	-257,993	17,007	292,007	567,007
90	1,347,411	1,347,411	-302,590	-27,590	247,410	522,410
100	1,302,815	1,302,815	-347,185	-72,185	202,815	477,815
110	1,258,219	1,258,219	-391,781	-116,781	158,219	433,219
120	1,213,624	1,213,624	-436,376	-161,376	113,624	388,624
130	1,169,028	1,169,028	-480,972	-205,972	69,028	344,028
140	1,124,432	1,124,432	-525,568	-250,568	24,432	299,432
150	1,079,836	1,079,836	-570,164	-295,164	-20,164	254,836

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£80	£140	£150

Value 4 Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,832,870	2,832,870	1,182,870	1,457,870	1,732,870	2,007,870
10	2,739,552	2,739,552	1,089,552	1,364,552	1,639,552	1,914,552
20	2,694,956	2,694,956	1,044,956	1,319,956	1,594,956	1,869,956
30	2,650,361	2,650,361	1,000,361	1,275,361	1,550,361	1,825,361
40	2,605,765	2,605,765	955,765	1,230,765	1,505,765	1,780,765
50	2,561,170	2,561,170	911,170	1,186,170	1,461,170	1,736,170
60	2,516,574	2,516,574	866,574	1,141,574	1,416,574	1,691,574
70	2,471,979	2,471,979	821,979	1,096,979	1,371,979	1,646,979
80	2,427,382	2,427,382	777,382	1,052,382	1,327,382	1,602,382
90	2,382,787	2,382,787	732,787	1,007,787	1,282,787	1,557,787
100	2,338,191	2,338,191	688,191	963,191	1,238,191	1,513,191
110	2,293,596	2,293,596	643,596	918,596	1,193,596	1,468,596
120	2,249,000	2,249,000	599,000	874,000	1,149,000	1,424,000
130	2,204,404	2,204,404	554,404	829,404	1,104,404	1,379,404
140	2,159,808	2,159,808	509,808	784,808	1,059,808	1,334,808
150	2,115,213	2,115,213	465,213	740,213	1,015,213	1,290,213

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Site type 3

Value 5 Private values £3678 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,883,549	3,883,549	2,233,549	2,508,549	2,783,549	3,058,549
10	3,772,877	3,772,877	2,122,877	2,397,877	2,672,877	2,947,877
20	3,728,999	3,728,999	2,078,999	2,353,999	2,628,999	2,903,999
30	3,685,121	3,685,121	2,035,121	2,310,121	2,585,121	2,860,121
40	3,641,141	3,641,141	1,991,141	2,266,141	2,541,141	2,816,141
50	3,596,546	3,596,546	1,946,546	2,221,546	2,496,546	2,771,546
60	3,551,950	3,551,950	1,901,950	2,176,950	2,451,950	2,726,950
70	3,507,354	3,507,354	1,857,354	2,132,354	2,407,354	2,682,354
80	3,462,759	3,462,759	1,812,759	2,087,759	2,362,759	2,637,759
90	3,418,163	3,418,163	1,768,163	2,043,163	2,318,163	2,593,163
100	3,373,568	3,373,568	1,723,568	1,998,568	2,273,568	2,548,568
110	3,328,971	3,328,971	1,678,971	1,953,971	2,228,971	2,503,971
120	3,284,376	3,284,376	1,634,376	1,909,376	2,184,376	2,458,376
130	3,239,780	3,239,780	1,589,780	1,864,780	2,139,780	2,414,780
140	3,195,185	3,195,185	1,545,185	1,820,185	2,095,185	2,370,185
150	3,150,589	3,150,589	1,500,589	1,775,589	2,050,589	2,325,589

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 6 Private values £3940 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,924,334	4,924,334	3,274,334	3,549,334	3,824,334	4,099,334
10	4,795,763	4,795,763	3,145,763	3,420,763	3,695,763	3,970,763
20	4,751,884	4,751,884	3,101,884	3,376,884	3,651,884	3,926,884
30	4,708,007	4,708,007	3,058,007	3,333,007	3,608,007	3,883,007
40	4,664,128	4,664,128	3,014,128	3,289,128	3,564,128	3,839,128
50	4,620,250	4,620,250	2,970,250	3,245,250	3,520,250	3,795,250
60	4,576,373	4,576,373	2,926,373	3,201,373	3,476,373	3,751,373
70	4,532,494	4,532,494	2,882,494	3,157,494	3,432,494	3,707,494
80	4,488,616	4,488,616	2,838,616	3,113,616	3,388,616	3,663,616
90	4,444,738	4,444,738	2,794,738	3,069,738	3,344,738	3,619,738
100	4,400,860	4,400,860	2,750,860	3,025,860	3,300,860	3,575,860
110	4,356,982	4,356,982	2,706,982	2,981,982	3,256,982	3,531,982
120	4,313,104	4,313,104	2,663,104	2,938,104	3,213,104	3,488,104
130	4,269,226	4,269,226	2,619,226	2,894,226	3,169,226	3,444,226
140	4,225,348	4,225,348	2,575,348	2,850,348	3,125,348	3,400,348
150	4,181,470	4,181,470	2,531,470	2,806,470	3,081,470	3,356,470

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,965,120	5,965,120	4,315,120	4,590,120	4,865,120	5,140,120
10	5,818,647	5,818,647	4,168,647	4,443,647	4,718,647	4,993,647
20	5,774,770	5,774,770	4,124,770	4,399,770	4,674,770	4,949,770
30	5,730,892	5,730,892	4,080,892	4,355,892	4,630,892	4,905,892
40	5,687,013	5,687,013	4,037,013	4,312,013	4,587,013	4,862,013
50	5,643,136	5,643,136	3,993,136	4,268,136	4,543,136	4,818,136
60	5,599,257	5,599,257	3,949,257	4,224,257	4,499,257	4,774,257
70	5,555,379	5,555,379	3,905,379	4,180,379	4,455,379	4,730,379
80	5,511,502	5,511,502	3,861,502	4,136,502	4,411,502	4,686,502
90	5,467,623	5,467,623	3,817,623	4,092,623	4,367,623	4,642,623
100	5,423,745	5,423,745	3,773,745	4,048,745	4,323,745	4,598,745
110	5,379,868	5,379,868	3,729,868	4,004,868	4,279,868	4,554,868
120	5,335,989	5,335,989	3,685,989	3,960,989	4,235,989	4,510,989
130	5,292,111	5,292,111	3,642,111	3,917,111	4,192,111	4,467,111
140	5,248,233	5,248,233	3,598,233	3,873,233	4,148,233	4,423,233
150	5,204,355	5,204,355	3,554,355	3,829,355	4,104,355	4,379,355

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,354,421	6,354,421	4,704,421	4,979,421	5,254,421	5,529,421
10	6,201,254	6,201,254	4,551,254	4,826,254	5,101,254	5,376,254
20	6,157,375	6,157,375	4,507,375	4,782,375	5,057,375	5,332,375
30	6,113,497	6,113,497	4,463,497	4,738,497	5,013,497	5,288,497
40	6,069,620	6,069,620	4,419,620	4,694,620	4,969,620	5,244,620
50	6,025,741	6,025,741	4,375,741	4,650,741	4,925,741	5,200,741
60	5,981,863	5,981,863	4,331,863	4,606,863	4,881,863	5,156,863
70	5,937,986	5,937,986	4,287,986	4,562,986	4,837,986	5,112,986
80	5,894,107	5,894,107	4,244,107	4,519,107	4,794,107	5,069,107
90	5,850,229	5,850,229	4,200,229	4,475,229	4,750,229	5,025,229
100	5,806,351	5,806,351	4,156,351	4,431,351	4,706,351	4,981,351
110	5,762,473	5,762,473	4,112,473	4,387,473	4,662,473	4,937,473
120	5,718,595	5,718,595	4,068,595	4,343,595	4,618,595	4,893,595
130	5,674,717	5,674,717	4,024,717	4,299,717	4,574,717	4,849,717
140	5,630,839	5,630,839	3,980,839	4,255,839	4,530,839	4,805,839
150	5,586,961	5,586,961	3,936,961	4,211,961	4,486,961	4,761,961

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 9 Private values £4400 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,751,667	6,751,667	5,101,667	5,376,667	5,651,667	5,926,667
10	6,591,668	6,591,668	4,941,668	5,216,668	5,491,668	5,766,668
20	6,547,789	6,547,789	4,897,789	5,172,789	5,447,789	5,722,789
30	6,503,912	6,503,912	4,853,912	5,128,912	5,403,912	5,678,912
40	6,460,033	6,460,033	4,810,033	5,085,033	5,360,033	5,635,033
50	6,416,155	6,416,155	4,766,155	5,041,155	5,316,155	5,591,155
60	6,372,278	6,372,278	4,722,278	4,997,278	5,272,278	5,547,278
70	6,328,399	6,328,399	4,678,399	4,953,399	5,228,399	5,503,399
80	6,284,521	6,284,521	4,634,521	4,909,521	5,184,521	5,459,521
90	6,240,644	6,240,644	4,590,644	4,865,644	5,140,644	5,415,644
100	6,196,765	6,196,765	4,546,765	4,821,765	5,096,765	5,371,765
110	6,152,887	6,152,887	4,502,887	4,777,887	5,052,887	5,327,887
120	6,109,009	6,109,009	4,459,009	4,734,009	5,009,009	5,284,009
130	6,065,131	6,065,131	4,415,131	4,690,131	4,965,131	5,240,131
140	6,021,253	6,021,253	4,371,253	4,646,253	4,921,253	5,196,253
150	5,977,375	5,977,375	4,327,375	4,602,375	4,877,375	5,152,375

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

BLV1 BLV 1 £1,650,000	BLV2 BLV 2 £1,375,000	BLV3 BLV 3 £1,100,000	BLV4 BLV 4 £825,000
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Site type 4

Flats and houses	
No of units	110 units
Density:	110 dph
CSH level:	1

Affordable %	25%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1

Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,433,053	-1,433,053	-3,083,053	-2,808,053	-2,533,053	-2,258,053
10	-1,471,120	-1,471,120	-3,121,120	-2,846,120	-2,571,120	-2,296,120
20	-1,533,835	-1,533,835	-3,183,835	-2,908,835	-2,633,835	-2,358,835
30	-1,596,551	-1,596,551	-3,246,551	-2,971,551	-2,696,551	-2,421,551
40	-1,659,265	-1,659,265	-3,309,265	-3,034,265	-2,759,265	-2,484,265
50	-1,721,980	-1,721,980	-3,371,980	-3,096,980	-2,821,980	-2,546,980
60	-1,784,694	-1,784,694	-3,434,694	-3,159,694	-2,884,694	-2,609,694
70	-1,847,409	-1,847,409	-3,497,409	-3,222,409	-2,947,409	-2,672,409
80	-1,910,124	-1,910,124	-3,560,124	-3,285,124	-3,010,124	-2,735,124
90	-1,972,838	-1,972,838	-3,622,838	-3,347,838	-3,072,838	-2,797,838
100	-2,035,553	-2,035,553	-3,685,553	-3,410,553	-3,135,553	-2,860,553
110	-2,098,267	-2,098,267	-3,748,267	-3,473,267	-3,198,267	-2,923,267
120	-2,160,982	-2,160,982	-3,810,982	-3,535,982	-3,260,982	-2,985,982
130	-2,223,697	-2,223,697	-3,873,697	-3,598,697	-3,323,697	-3,048,697
140	-2,286,411	-2,286,411	-3,936,411	-3,661,411	-3,386,411	-3,111,411
150	-2,349,126	-2,349,126	-3,999,126	-3,724,126	-3,449,126	-3,174,126

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 2

Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-293,111	-293,111	-1,943,111	-1,668,111	-1,393,111	-1,118,111
10	-350,784	-350,784	-2,000,784	-1,725,784	-1,450,784	-1,175,784
20	-413,498	-413,498	-2,063,498	-1,788,498	-1,513,498	-1,238,498
30	-476,213	-476,213	-2,126,213	-1,851,213	-1,576,213	-1,301,213
40	-538,928	-538,928	-2,188,928	-1,913,928	-1,638,928	-1,363,928
50	-601,642	-601,642	-2,251,642	-1,976,642	-1,701,642	-1,426,642
60	-664,357	-664,357	-2,314,357	-2,039,357	-1,764,357	-1,489,357
70	-727,071	-727,071	-2,377,071	-2,102,071	-1,827,071	-1,552,071
80	-789,786	-789,786	-2,439,786	-2,164,786	-1,889,786	-1,614,786
90	-852,501	-852,501	-2,502,501	-2,227,501	-1,952,501	-1,677,501
100	-915,215	-915,215	-2,565,215	-2,290,215	-2,015,215	-1,740,215
110	-977,930	-977,930	-2,627,930	-2,352,930	-2,077,930	-1,802,930
120	-1,040,644	-1,040,644	-2,690,644	-2,415,644	-2,140,644	-1,865,644
130	-1,103,359	-1,103,359	-2,753,359	-2,478,359	-2,203,359	-1,928,359
140	-1,166,074	-1,166,074	-2,816,074	-2,541,074	-2,266,074	-1,991,074
150	-1,228,788	-1,228,788	-2,878,788	-2,603,788	-2,328,788	-2,053,788

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 3

Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,097,733	1,097,733	-552,267	-277,267	-2,267	272,733
10	1,017,148	1,017,148	-632,852	-357,852	-82,852	192,148
20	955,442	955,442	-694,558	-419,558	-144,558	130,442
30	893,738	893,738	-756,262	-481,262	-206,262	68,738
40	832,032	832,032	-817,968	-542,968	-267,968	7,032
50	770,326	770,326	-879,674	-604,674	-329,674	-54,674
60	708,621	708,621	-941,379	-666,379	-391,379	-116,379
70	646,916	646,916	-1,003,084	-728,084	-453,084	-178,084
80	585,210	585,210	-1,064,790	-789,790	-514,790	-239,790
90	523,504	523,504	-1,126,496	-851,496	-576,496	-301,496
100	461,800	461,800	-1,188,200	-913,200	-638,200	-363,200
110	400,094	400,094	-1,249,906	-974,906	-699,906	-424,906
120	338,388	338,388	-1,311,612	-1,036,612	-761,612	-486,612
130	276,683	276,683	-1,373,317	-1,098,317	-823,317	-548,317
140	214,978	214,978	-1,435,022	-1,160,022	-885,022	-610,022
150	153,272	153,272	-1,496,728	-1,221,728	-946,728	-671,728

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£40

Value 4

Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,479,277	2,479,277	829,277	1,104,277	1,379,277	1,654,277
10	2,375,924	2,375,924	725,924	1,000,924	1,275,924	1,550,924
20	2,315,212	2,315,212	665,212	940,212	1,215,212	1,490,212
30	2,254,499	2,254,499	604,499	879,499	1,154,499	1,429,499
40	2,193,786	2,193,786	543,786	818,786	1,093,786	1,368,786
50	2,132,614	2,132,614	482,614	757,614	1,032,614	1,307,614
60	2,070,908	2,070,908	420,908	695,908	970,908	1,245,908
70	2,009,202	2,009,202	359,202	634,202	909,202	1,184,202
80	1,947,497	1,947,497	297,497	572,497	847,497	1,122,497
90	1,885,792	1,885,792	235,792	510,792	785,792	1,060,792
100	1,824,086	1,824,086	174,086	449,086	724,086	999,086
110	1,762,381	1,762,381	112,381	387,381	662,381	937,381
120	1,700,675	1,700,675	50,675	325,675	600,675	875,675
130	1,638,970	1,638,970	-11,030	263,970	538,970	813,970
140	1,577,265	1,577,265	-72,735	202,265	477,265	752,265
150	1,515,559	1,515,559	-134,441	140,559	415,559	690,559

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£120	£150	£150	£150

Site type 4

Value 5 Private values £3678 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,845,804	3,845,804	2,195,804	2,470,804	2,745,804	3,020,804
10	3,718,947	3,718,947	2,068,947	2,343,947	2,618,947	2,893,947
20	3,658,234	3,658,234	2,008,234	2,283,234	2,558,234	2,833,234
30	3,597,523	3,597,523	1,947,523	2,222,523	2,497,523	2,772,523
40	3,536,810	3,536,810	1,886,810	2,161,810	2,436,810	2,711,810
50	3,476,097	3,476,097	1,826,097	2,101,097	2,376,097	2,651,097
60	3,415,385	3,415,385	1,765,385	2,040,385	2,315,385	2,590,385
70	3,354,672	3,354,672	1,704,672	1,979,672	2,254,672	2,529,672
80	3,293,960	3,293,960	1,643,960	1,918,960	2,193,960	2,468,960
90	3,233,247	3,233,247	1,583,247	1,858,247	2,133,247	2,408,247
100	3,172,534	3,172,534	1,522,534	1,797,534	2,072,534	2,347,534
110	3,111,823	3,111,823	1,461,823	1,736,823	2,011,823	2,286,823
120	3,051,110	3,051,110	1,401,110	1,676,110	1,951,110	2,226,110
130	2,990,398	2,990,398	1,340,398	1,615,398	1,890,398	2,165,398
140	2,929,685	2,929,685	1,279,685	1,554,685	1,829,685	2,104,685
150	2,868,972	2,868,972	1,218,972	1,493,972	1,768,972	2,043,972

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 6 Private values £3940 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,210,046	5,210,046	3,560,046	3,835,046	4,110,046	4,385,046
10	5,060,703	5,060,703	3,410,703	3,685,703	3,960,703	4,235,703
20	5,000,967	5,000,967	3,350,967	3,625,967	3,900,967	4,175,967
30	4,940,545	4,940,545	3,290,545	3,565,545	3,840,545	4,115,545
40	4,879,833	4,879,833	3,229,833	3,504,833	3,779,833	4,054,833
50	4,819,120	4,819,120	3,169,120	3,444,120	3,719,120	3,994,120
60	4,758,408	4,758,408	3,108,408	3,383,408	3,658,408	3,933,408
70	4,697,696	4,697,696	3,047,696	3,322,696	3,597,696	3,872,696
80	4,636,983	4,636,983	2,986,983	3,261,983	3,536,983	3,811,983
90	4,576,271	4,576,271	2,926,271	3,201,271	3,476,271	3,751,271
100	4,515,558	4,515,558	2,865,558	3,140,558	3,415,558	3,690,558
110	4,454,846	4,454,846	2,804,846	3,079,846	3,354,846	3,629,846
120	4,394,133	4,394,133	2,744,133	3,019,133	3,294,133	3,569,133
130	4,333,420	4,333,420	2,683,420	2,958,420	3,233,420	3,508,420
140	4,272,709	4,272,709	2,622,709	2,897,709	3,172,709	3,447,709
150	4,211,996	4,211,996	2,561,996	2,836,996	3,111,996	3,386,996

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,559,991	6,559,991	4,909,991	5,184,991	5,459,991	5,734,991
10	6,387,430	6,387,430	4,737,430	5,012,430	5,287,430	5,562,430
20	6,327,695	6,327,695	4,677,695	4,952,695	5,227,695	5,502,695
30	6,267,959	6,267,959	4,617,959	4,892,959	5,167,959	5,442,959
40	6,208,224	6,208,224	4,558,224	4,833,224	5,108,224	5,383,224
50	6,148,488	6,148,488	4,498,488	4,773,488	5,048,488	5,323,488
60	6,088,753	6,088,753	4,438,753	4,713,753	4,988,753	5,263,753
70	6,029,017	6,029,017	4,379,017	4,654,017	4,929,017	5,204,017
80	5,969,282	5,969,282	4,319,282	4,594,282	4,869,282	5,144,282
90	5,909,546	5,909,546	4,259,546	4,534,546	4,809,546	5,084,546
100	5,849,811	5,849,811	4,199,811	4,474,811	4,749,811	5,024,811
110	5,790,076	5,790,076	4,140,076	4,415,076	4,690,076	4,965,076
120	5,730,340	5,730,340	4,080,340	4,355,340	4,630,340	4,905,340
130	5,670,605	5,670,605	4,020,605	4,295,605	4,570,605	4,845,605
140	5,610,869	5,610,869	3,960,869	4,235,869	4,510,869	4,785,869
150	5,551,133	5,551,133	3,901,133	4,176,133	4,451,133	4,726,133

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,064,932	7,064,932	5,414,932	5,689,932	5,964,932	6,239,932
10	6,883,687	6,883,687	5,233,687	5,508,687	5,783,687	6,058,687
20	6,823,952	6,823,952	5,173,952	5,448,952	5,723,952	5,998,952
30	6,764,216	6,764,216	5,114,216	5,389,216	5,664,216	5,939,216
40	6,704,481	6,704,481	5,054,481	5,329,481	5,604,481	5,879,481
50	6,644,745	6,644,745	4,994,745	5,269,745	5,544,745	5,819,745
60	6,585,010	6,585,010	4,935,010	5,210,010	5,485,010	5,760,010
70	6,525,274	6,525,274	4,875,274	5,150,274	5,425,274	5,700,274
80	6,465,539	6,465,539	4,815,539	5,090,539	5,365,539	5,640,539
90	6,405,803	6,405,803	4,755,803	5,030,803	5,305,803	5,580,803
100	6,346,067	6,346,067	4,696,067	4,971,067	5,246,067	5,521,067
110	6,286,331	6,286,331	4,636,331	4,911,331	5,186,331	5,461,331
120	6,226,596	6,226,596	4,576,596	4,851,596	5,126,596	5,401,596
130	6,166,861	6,166,861	4,516,861	4,791,861	5,066,861	5,341,861
140	6,107,125	6,107,125	4,457,125	4,732,125	5,007,125	5,282,125
150	6,047,390	6,047,390	4,397,390	4,672,390	4,947,390	5,222,390

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 9 Private values £4400 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,580,178	7,580,178	5,930,178	6,205,178	6,480,178	6,755,178
10	7,390,071	7,390,071	5,740,071	6,015,071	6,290,071	6,565,071
20	7,330,336	7,330,336	5,680,336	5,955,336	6,230,336	6,505,336
30	7,270,600	7,270,600	5,620,600	5,895,600	6,170,600	6,445,600
40	7,210,865	7,210,865	5,560,865	5,835,865	6,110,865	6,385,865
50	7,151,129	7,151,129	5,501,129	5,776,129	6,051,129	6,326,129
60	7,091,394	7,091,394	5,441,394	5,716,394	5,991,394	6,266,394
70	7,031,658	7,031,658	5,381,658	5,656,658	5,931,658	6,206,658
80	6,971,923	6,971,923	5,321,923	5,596,923	5,871,923	6,146,923
90	6,912,188	6,912,188	5,262,188	5,537,188	5,812,188	6,087,188
100	6,852,452	6,852,452	5,202,452	5,477,452	5,752,452	6,027,452
110	6,792,717	6,792,717	5,142,717	5,417,717	5,692,717	5,967,717
120	6,732,981	6,732,981	5,082,981	5,357,981	5,632,981	5,907,981
130	6,673,246	6,673,246	5,023,246	5,298,246	5,573,246	5,848,246
140	6,613,510	6,613,510	4,963,510	5,238,510	5,513,510	5,788,510
150	6,553,775	6,553,775	4,903,775	5,178,775	5,453,775	5,728,775

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

BLV1 BLV 1 £1,650,000	BLV2 BLV 2 £1,375,000	BLV3 BLV 3 £1,100,000	BLV4 BLV 4 £825,000
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Site type 5

No of units	150 units
Density:	150 dph
CSH level:	1

Affordable %	25%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,344,962	-6,344,962	-7,994,962	-7,719,962	-7,444,962	-7,169,962
10	-6,318,290	-6,318,290	-7,968,290	-7,693,290	-7,418,290	-7,143,290
20	-6,400,744	-6,400,744	-8,050,744	-7,775,744	-7,500,744	-7,225,744
30	-6,483,199	-6,483,199	-8,133,199	-7,858,199	-7,583,199	-7,308,199
40	-6,565,654	-6,565,654	-8,215,654	-7,940,654	-7,665,654	-7,390,654
50	-6,648,109	-6,648,109	-8,298,109	-8,023,109	-7,748,109	-7,473,109
60	-6,730,565	-6,730,565	-8,380,565	-8,105,565	-7,830,565	-7,555,565
70	-6,813,019	-6,813,019	-8,463,019	-8,188,019	-7,913,019	-7,638,019
80	-6,895,474	-6,895,474	-8,545,474	-8,270,474	-7,995,474	-7,720,474
90	-6,977,929	-6,977,929	-8,627,929	-8,352,929	-8,077,929	-7,802,929
100	-7,060,384	-7,060,384	-8,710,384	-8,435,384	-8,160,384	-7,885,384
110	-7,142,839	-7,142,839	-8,792,839	-8,517,839	-8,242,839	-7,967,839
120	-7,225,294	-7,225,294	-8,875,294	-8,600,294	-8,325,294	-8,050,294
130	-7,307,749	-7,307,749	-8,957,749	-8,682,749	-8,407,749	-8,132,749
140	-7,390,204	-7,390,204	-9,040,204	-8,765,204	-8,490,204	-8,215,204
150	-7,472,659	-7,472,659	-9,122,659	-8,847,659	-8,572,659	-8,297,659

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 2 Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,958,172	-4,958,172	-6,608,172	-6,333,172	-6,058,172	-5,783,172
10	-4,955,351	-4,955,351	-6,605,351	-6,330,351	-6,055,351	-5,780,351
20	-5,037,807	-5,037,807	-6,687,807	-6,412,807	-6,137,807	-5,862,807
30	-5,120,261	-5,120,261	-6,770,261	-6,495,261	-6,220,261	-5,945,261
40	-5,202,716	-5,202,716	-6,852,716	-6,577,716	-6,302,716	-6,027,716
50	-5,285,171	-5,285,171	-6,935,171	-6,660,171	-6,385,171	-6,110,171
60	-5,367,626	-5,367,626	-7,017,626	-6,742,626	-6,467,626	-6,192,626
70	-5,450,081	-5,450,081	-7,100,081	-6,825,081	-6,550,081	-6,275,081
80	-5,532,536	-5,532,536	-7,182,536	-6,907,536	-6,632,536	-6,357,536
90	-5,614,991	-5,614,991	-7,264,991	-6,989,991	-6,714,991	-6,439,991
100	-5,697,446	-5,697,446	-7,347,446	-7,072,446	-6,797,446	-6,522,446
110	-5,779,901	-5,779,901	-7,429,901	-7,154,901	-6,879,901	-6,604,901
120	-5,862,356	-5,862,356	-7,512,356	-7,237,356	-6,962,356	-6,687,356
130	-5,944,811	-5,944,811	-7,594,811	-7,319,811	-7,044,811	-6,769,811
140	-6,027,266	-6,027,266	-7,677,266	-7,402,266	-7,127,266	-6,852,266
150	-6,109,721	-6,109,721	-7,759,721	-7,484,721	-7,209,721	-6,934,721

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 3 Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,244,309	-3,244,309	-4,894,309	-4,619,309	-4,344,309	-4,069,309
10	-3,270,965	-3,270,965	-4,920,965	-4,645,965	-4,370,965	-4,095,965
20	-3,353,420	-3,353,420	-5,003,420	-4,728,420	-4,453,420	-4,178,420
30	-3,435,875	-3,435,875	-5,085,875	-4,810,875	-4,535,875	-4,260,875
40	-3,518,330	-3,518,330	-5,168,330	-4,893,330	-4,618,330	-4,343,330
50	-3,600,786	-3,600,786	-5,250,786	-4,975,786	-4,700,786	-4,425,786
60	-3,683,241	-3,683,241	-5,333,241	-5,058,241	-4,783,241	-4,508,241
70	-3,765,696	-3,765,696	-5,415,696	-5,140,696	-4,865,696	-4,590,696
80	-3,848,151	-3,848,151	-5,498,151	-5,223,151	-4,948,151	-4,673,151
90	-3,930,606	-3,930,606	-5,580,606	-5,305,606	-5,030,606	-4,755,606
100	-4,013,061	-4,013,061	-5,663,061	-5,388,061	-5,113,061	-4,838,061
110	-4,095,516	-4,095,516	-5,745,516	-5,470,516	-5,195,516	-4,920,516
120	-4,177,971	-4,177,971	-5,827,971	-5,552,971	-5,277,971	-5,002,971
130	-4,260,426	-4,260,426	-5,910,426	-5,635,426	-5,360,426	-5,085,426
140	-4,342,881	-4,342,881	-5,992,881	-5,717,881	-5,442,881	-5,167,881
150	-4,425,336	-4,425,336	-6,075,336	-5,800,336	-5,525,336	-5,250,336

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 4 Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,530,447	-1,530,447	-3,180,447	-2,905,447	-2,630,447	-2,355,447
10	-1,586,580	-1,586,580	-3,236,580	-2,961,580	-2,686,580	-2,411,580
20	-1,669,035	-1,669,035	-3,319,035	-3,044,035	-2,769,035	-2,494,035
30	-1,751,490	-1,751,490	-3,401,490	-3,126,490	-2,851,490	-2,576,490
40	-1,833,944	-1,833,944	-3,483,944	-3,208,944	-2,933,944	-2,658,944
50	-1,916,399	-1,916,399	-3,566,399	-3,291,399	-3,016,399	-2,741,399
60	-1,998,854	-1,998,854	-3,648,854	-3,373,854	-3,098,854	-2,823,854
70	-2,081,309	-2,081,309	-3,731,309	-3,456,309	-3,181,309	-2,906,309
80	-2,163,764	-2,163,764	-3,813,764	-3,538,764	-3,263,764	-2,988,764
90	-2,246,219	-2,246,219	-3,896,219	-3,621,219	-3,346,219	-3,071,219
100	-2,328,674	-2,328,674	-3,978,674	-3,703,674	-3,428,674	-3,153,674
110	-2,411,129	-2,411,129	-4,061,129	-3,786,129	-3,511,129	-3,236,129
120	-2,493,584	-2,493,584	-4,143,584	-3,868,584	-3,593,584	-3,318,584
130	-2,576,039	-2,576,039	-4,226,039	-3,951,039	-3,676,039	-3,401,039
140	-2,658,494	-2,658,494	-4,308,494	-4,033,494	-3,758,494	-3,483,494
150	-2,740,949	-2,740,949	-4,390,949	-4,115,949	-3,840,949	-3,565,949

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 5

Value 5		Private values					£3678 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	180,465	180,465	-1,469,535	-1,194,535	-919,535	-644,535	
10	96,233	96,233	-1,553,767	-1,278,767	-1,003,767	-728,767	
20	15,104	15,104	-1,634,896	-1,359,896	-1,084,896	-809,896	
30	-67,103	-67,103	-1,717,103	-1,442,103	-1,167,103	-892,103	
40	-149,559	-149,559	-1,799,559	-1,524,559	-1,249,559	-974,559	
50	-232,014	-232,014	-1,882,014	-1,607,014	-1,332,014	-1,057,014	
60	-314,469	-314,469	-1,964,469	-1,689,469	-1,414,469	-1,139,469	
70	-396,923	-396,923	-2,046,923	-1,771,923	-1,496,923	-1,221,923	
80	-479,378	-479,378	-2,129,378	-1,854,378	-1,579,378	-1,304,378	
90	-561,833	-561,833	-2,211,833	-1,936,833	-1,661,833	-1,386,833	
100	-644,288	-644,288	-2,294,288	-2,019,288	-1,744,288	-1,469,288	
110	-726,744	-726,744	-2,376,744	-2,101,744	-1,826,744	-1,551,744	
120	-809,198	-809,198	-2,459,198	-2,184,198	-1,909,198	-1,634,198	
130	-891,653	-891,653	-2,541,653	-2,266,653	-1,991,653	-1,716,653	
140	-974,108	-974,108	-2,624,108	-2,349,108	-2,074,108	-1,799,108	
150	-1,056,563	-1,056,563	-2,706,563	-2,431,563	-2,156,563	-1,881,563	

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 6		Private values					£3940 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	1,866,747	1,866,747	216,747	491,747	766,747	1,041,747	
10	1,753,513	1,753,513	103,513	378,513	653,513	928,513	
20	1,672,385	1,672,385	22,385	297,385	572,385	847,385	
30	1,591,258	1,591,258	-58,742	216,258	491,258	766,258	
40	1,510,129	1,510,129	-139,871	135,129	410,129	685,129	
50	1,429,001	1,429,001	-220,999	54,001	329,001	604,001	
60	1,347,873	1,347,873	-302,127	-27,127	247,873	522,873	
70	1,266,745	1,266,745	-383,255	-108,255	166,745	441,745	
80	1,185,616	1,185,616	-464,384	-189,384	85,616	360,616	
90	1,104,488	1,104,488	-545,512	-270,512	4,488	279,488	
100	1,023,361	1,023,361	-626,639	-351,639	-76,639	198,361	
110	942,233	942,233	-707,767	-432,767	-157,767	117,233	
120	861,105	861,105	-788,895	-513,895	-238,895	36,105	
130	779,976	779,976	-870,024	-595,024	-320,024	-45,024	
140	698,848	698,848	-951,152	-676,152	-401,152	-126,152	
150	617,720	617,720	-1,032,280	-757,280	-482,280	-207,280	

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£20	£50	£90	£120

Value 7		Private values					£4202 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	3,534,530	3,534,530	1,884,530	2,159,530	2,434,530	2,709,530	
10	3,393,917	3,393,917	1,743,917	2,018,917	2,293,917	2,568,917	
20	3,314,094	3,314,094	1,664,094	1,939,094	2,214,094	2,489,094	
30	3,234,272	3,234,272	1,584,272	1,859,272	2,134,272	2,409,272	
40	3,154,449	3,154,449	1,504,449	1,779,449	2,054,449	2,329,449	
50	3,074,627	3,074,627	1,424,627	1,699,627	1,974,627	2,249,627	
60	2,994,805	2,994,805	1,344,805	1,619,805	1,894,805	2,169,805	
70	2,914,981	2,914,981	1,264,981	1,539,981	1,814,981	2,089,981	
80	2,835,159	2,835,159	1,185,159	1,460,159	1,735,159	2,010,159	
90	2,755,337	2,755,337	1,105,337	1,380,337	1,655,337	1,930,337	
100	2,675,514	2,675,514	1,025,514	1,300,514	1,575,514	1,850,514	
110	2,595,691	2,595,691	945,691	1,220,691	1,495,691	1,770,691	
120	2,515,869	2,515,869	865,869	1,140,869	1,415,869	1,690,869	
130	2,436,046	2,436,046	786,046	1,061,046	1,336,046	1,611,046	
140	2,356,129	2,356,129	706,129	981,129	1,256,129	1,531,129	
150	2,275,001	2,275,001	625,001	900,001	1,175,001	1,450,001	

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 8		Private values					£4300 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	4,156,026	4,156,026	2,506,026	2,781,026	3,056,026	3,331,026	
10	4,004,724	4,004,724	2,354,724	2,629,724	2,904,724	3,179,724	
20	3,924,900	3,924,900	2,274,900	2,549,900	2,824,900	3,099,900	
30	3,845,078	3,845,078	2,195,078	2,470,078	2,745,078	3,020,078	
40	3,765,256	3,765,256	2,115,256	2,390,256	2,665,256	2,940,256	
50	3,685,433	3,685,433	2,035,433	2,310,433	2,585,433	2,860,433	
60	3,605,611	3,605,611	1,955,611	2,230,611	2,505,611	2,780,611	
70	3,525,788	3,525,788	1,875,788	2,150,788	2,425,788	2,700,788	
80	3,445,965	3,445,965	1,795,965	2,070,965	2,345,965	2,620,965	
90	3,366,143	3,366,143	1,716,143	1,991,143	2,266,143	2,541,143	
100	3,286,320	3,286,320	1,636,320	1,911,320	2,186,320	2,461,320	
110	3,206,497	3,206,497	1,556,497	1,831,497	2,106,497	2,381,497	
120	3,126,675	3,126,675	1,476,675	1,751,675	2,026,675	2,301,675	
130	3,046,852	3,046,852	1,396,852	1,671,852	1,946,852	2,221,852	
140	2,967,030	2,967,030	1,317,030	1,592,030	1,867,030	2,142,030	
150	2,887,207	2,887,207	1,237,207	1,512,207	1,787,207	2,062,207	

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

Value 9		Private values					£4400 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	4,790,205	4,790,205	3,140,205	3,415,205	3,690,205	3,965,205	
10	4,627,995	4,627,995	2,977,995	3,252,995	3,527,995	3,802,995	
20	4,548,172	4,548,172	2,898,172	3,173,172	3,448,172	3,723,172	
30	4,468,350	4,468,350	2,818,350	3,093,350	3,368,350	3,643,350	
40	4,388,527	4,388,527	2,738,527	3,013,527	3,288,527	3,563,527	
50	4,308,704	4,308,704	2,658,704	2,933,704	3,208,704	3,483,704	
60	4,228,882	4,228,882	2,578,882	2,853,882	3,128,882	3,403,882	
70	4,149,060	4,149,060	2,499,060	2,774,060	3,049,060	3,324,060	
80	4,069,237	4,069,237	2,419,237	2,694,237	2,969,237	3,244,237	
90	3,989,414	3,989,414	2,339,414	2,614,414	2,889,414	3,164,414	
100	3,909,592	3,909,592	2,259,592	2,534,592	2,809,592	3,084,592	
110	3,829,769	3,829,769	2,179,769	2,454,769	2,729,769	3,004,769	
120	3,749,947	3,749,947	2,099,947	2,374,947	2,649,947	2,924,947	
130	3,670,124	3,670,124	2,020,124	2,295,124	2,570,124	2,845,124	
140	3,590,301	3,590,301	1,940,301	2,215,301	2,490,301	2,765,301	
150	3,510,479	3,510,479	1,860,479	2,135,479	2,410,479	2,685,479	

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£150	£150	£150	£150

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

BLV1 BLV 1 £1,650,000	BLV2 BLV 2 £1,375,000	BLV3 BLV 3 £1,100,000	BLV4 BLV 4 £825,000
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Site type 6

No of units	Flats	275 units
Density:		275 dph
CSH level:		1

Affordable %	25%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-22,276,183	-22,276,183	-23,926,183	-23,651,183	-23,376,183	-23,101,183
10	-22,057,575	-22,057,575	-23,707,575	-23,432,575	-23,157,575	-22,882,575
20	-22,222,097	-22,222,097	-23,872,097	-23,597,097	-23,322,097	-23,047,097
30	-22,386,617	-22,386,617	-24,036,617	-23,761,617	-23,486,617	-23,211,617
40	-22,551,138	-22,551,138	-24,201,138	-23,926,138	-23,651,138	-23,376,138
50	-22,715,659	-22,715,659	-24,365,659	-24,090,659	-23,815,659	-23,540,659
60	-22,880,180	-22,880,180	-24,530,180	-24,255,180	-23,980,180	-23,705,180
70	-23,044,701	-23,044,701	-24,694,701	-24,419,701	-24,144,701	-23,869,701
80	-23,209,221	-23,209,221	-24,859,221	-24,584,221	-24,309,221	-24,034,221
90	-23,373,742	-23,373,742	-25,023,742	-24,748,742	-24,473,742	-24,198,742
100	-23,538,264	-23,538,264	-25,188,264	-24,913,264	-24,638,264	-24,363,264
110	-23,702,784	-23,702,784	-25,352,784	-25,077,784	-24,802,784	-24,527,784
120	-23,867,305	-23,867,305	-25,517,305	-25,242,305	-24,967,305	-24,692,305
130	-24,031,825	-24,031,825	-25,681,825	-25,406,825	-25,131,825	-24,856,825
140	-24,196,347	-24,196,347	-25,846,347	-25,571,347	-25,296,347	-25,021,347
150	-24,360,868	-24,360,868	-26,010,868	-25,735,868	-25,460,868	-25,185,868

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 2 Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,742,651	-19,742,651	-21,392,651	-21,117,651	-20,842,651	-20,567,651
10	-19,567,618	-19,567,618	-21,217,618	-20,942,618	-20,667,618	-20,392,618
20	-19,732,139	-19,732,139	-21,382,139	-21,107,139	-20,832,139	-20,557,139
30	-19,896,659	-19,896,659	-21,546,659	-21,271,659	-20,996,659	-20,721,659
40	-20,061,181	-20,061,181	-21,711,181	-21,436,181	-21,161,181	-20,886,181
50	-20,225,701	-20,225,701	-21,875,701	-21,600,701	-21,325,701	-21,050,701
60	-20,390,222	-20,390,222	-22,040,222	-21,765,222	-21,490,222	-21,215,222
70	-20,554,743	-20,554,743	-22,204,743	-21,929,743	-21,654,743	-21,379,743
80	-20,719,264	-20,719,264	-22,369,264	-22,094,264	-21,819,264	-21,544,264
90	-20,883,785	-20,883,785	-22,533,785	-22,258,785	-21,983,785	-21,708,785
100	-21,048,305	-21,048,305	-22,698,305	-22,423,305	-22,148,305	-21,873,305
110	-21,212,826	-21,212,826	-22,862,826	-22,587,826	-22,312,826	-22,037,826
120	-21,377,347	-21,377,347	-23,027,347	-22,752,347	-22,477,347	-22,202,347
130	-21,541,868	-21,541,868	-23,191,868	-22,916,868	-22,641,868	-22,366,868
140	-21,706,389	-21,706,389	-23,356,389	-23,081,389	-22,806,389	-22,531,389
150	-21,870,909	-21,870,909	-23,520,909	-23,245,909	-22,970,909	-22,695,909

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 3 Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,611,588	-16,611,588	-18,261,588	-17,986,588	-17,711,588	-17,436,588
10	-16,490,406	-16,490,406	-18,140,406	-17,865,406	-17,590,406	-17,315,406
20	-16,654,926	-16,654,926	-18,304,926	-18,029,926	-17,754,926	-17,479,926
30	-16,819,448	-16,819,448	-18,469,448	-18,194,448	-17,919,448	-17,644,448
40	-16,983,968	-16,983,968	-18,633,968	-18,358,968	-18,083,968	-17,808,968
50	-17,148,489	-17,148,489	-18,798,489	-18,523,489	-18,248,489	-17,973,489
60	-17,313,010	-17,313,010	-18,963,010	-18,688,010	-18,413,010	-18,138,010
70	-17,477,531	-17,477,531	-19,127,531	-18,852,531	-18,577,531	-18,302,531
80	-17,642,052	-17,642,052	-19,292,052	-19,017,052	-18,742,052	-18,467,052
90	-17,806,572	-17,806,572	-19,456,572	-19,181,572	-18,906,572	-18,631,572
100	-17,971,094	-17,971,094	-19,621,094	-19,346,094	-19,071,094	-18,796,094
110	-18,135,615	-18,135,615	-19,785,615	-19,510,615	-19,235,615	-18,960,615
120	-18,300,135	-18,300,135	-19,950,135	-19,675,135	-19,400,135	-19,125,135
130	-18,464,656	-18,464,656	-20,114,656	-19,839,656	-19,564,656	-19,289,656
140	-18,629,177	-18,629,177	-20,279,177	-20,004,177	-19,729,177	-19,454,177
150	-18,793,698	-18,793,698	-20,443,698	-20,168,698	-19,893,698	-19,618,698

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 4 Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,480,525	-13,480,525	-15,130,525	-14,855,525	-14,580,525	-14,305,525
10	-13,413,194	-13,413,194	-15,063,194	-14,786,194	-14,513,194	-14,238,194
20	-13,577,715	-13,577,715	-15,227,715	-14,952,715	-14,677,715	-14,402,715
30	-13,742,236	-13,742,236	-15,392,236	-15,117,236	-14,842,236	-14,567,236
40	-13,906,756	-13,906,756	-15,556,756	-15,281,756	-15,006,756	-14,731,756
50	-14,071,278	-14,071,278	-15,721,278	-15,446,278	-15,171,278	-14,896,278
60	-14,235,798	-14,235,798	-15,885,798	-15,610,798	-15,335,798	-15,060,798
70	-14,400,319	-14,400,319	-16,050,319	-15,775,319	-15,500,319	-15,225,319
80	-14,564,840	-14,564,840	-16,214,840	-15,939,840	-15,664,840	-15,389,840
90	-14,729,361	-14,729,361	-16,379,361	-16,104,361	-15,829,361	-15,554,361
100	-14,893,882	-14,893,882	-16,543,882	-16,268,882	-15,993,882	-15,718,882
110	-15,058,402	-15,058,402	-16,708,402	-16,433,402	-16,158,402	-15,883,402
120	-15,222,923	-15,222,923	-16,872,923	-16,597,923	-16,322,923	-16,047,923
130	-15,387,445	-15,387,445	-17,037,445	-16,762,445	-16,487,445	-16,212,445
140	-15,551,965	-15,551,965	-17,201,965	-16,926,965	-16,651,965	-16,376,965
150	-15,716,486	-15,716,486	-17,366,486	-17,091,486	-16,816,486	-16,541,486

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 6

Value 5 Private values £3678 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,349,462	-10,349,462	-11,999,462	-11,724,462	-11,449,462	-11,174,462
10	-10,335,982	-10,335,982	-11,985,982	-11,710,982	-11,435,982	-11,160,982
20	-10,500,503	-10,500,503	-12,150,503	-11,875,503	-11,600,503	-11,325,503
30	-10,665,023	-10,665,023	-12,315,023	-12,040,023	-11,765,023	-11,490,023
40	-10,829,545	-10,829,545	-12,479,545	-12,204,545	-11,929,545	-11,654,545
50	-10,994,065	-10,994,065	-12,644,065	-12,369,065	-12,094,065	-11,819,065
60	-11,158,586	-11,158,586	-12,808,586	-12,533,586	-12,258,586	-11,983,586
70	-11,323,108	-11,323,108	-12,973,108	-12,698,108	-12,423,108	-12,148,108
80	-11,487,628	-11,487,628	-13,137,628	-12,862,628	-12,587,628	-12,312,628
90	-11,652,149	-11,652,149	-13,302,149	-13,027,149	-12,752,149	-12,477,149
100	-11,816,669	-11,816,669	-13,466,669	-13,191,669	-12,916,669	-12,641,669
110	-11,981,191	-11,981,191	-13,631,191	-13,356,191	-13,081,191	-12,806,191
120	-12,145,712	-12,145,712	-13,795,712	-13,520,712	-13,245,712	-12,970,712
130	-12,310,232	-12,310,232	-13,960,232	-13,685,232	-13,410,232	-13,135,232
140	-12,474,753	-12,474,753	-14,124,753	-13,849,753	-13,574,753	-13,299,753
150	-12,639,274	-12,639,274	-14,289,274	-14,014,274	-13,739,274	-13,464,274

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 6 Private values £3940 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,218,399	-7,218,399	-8,868,399	-8,593,399	-8,318,399	-8,043,399
10	-7,258,770	-7,258,770	-8,908,770	-8,633,770	-8,358,770	-8,083,770
20	-7,423,291	-7,423,291	-9,073,291	-8,798,291	-8,523,291	-8,248,291
30	-7,587,812	-7,587,812	-9,237,812	-8,962,812	-8,687,812	-8,412,812
40	-7,752,333	-7,752,333	-9,402,333	-9,127,333	-8,852,333	-8,577,333
50	-7,916,853	-7,916,853	-9,566,853	-9,291,853	-9,016,853	-8,741,853
60	-8,081,375	-8,081,375	-9,731,375	-9,456,375	-9,181,375	-8,906,375
70	-8,245,895	-8,245,895	-9,895,895	-9,620,895	-9,345,895	-9,070,895
80	-8,410,416	-8,410,416	-10,060,416	-9,785,416	-9,510,416	-9,235,416
90	-8,574,937	-8,574,937	-10,224,937	-9,949,937	-9,674,937	-9,399,937
100	-8,739,458	-8,739,458	-10,389,458	-10,114,458	-9,839,458	-9,564,458
110	-8,903,979	-8,903,979	-10,553,979	-10,278,979	-10,003,979	-9,728,979
120	-9,068,499	-9,068,499	-10,718,499	-10,443,499	-10,168,499	-9,893,499
130	-9,233,021	-9,233,021	-10,883,021	-10,608,021	-10,333,021	-10,058,021
140	-9,397,542	-9,397,542	-11,047,542	-10,772,542	-10,497,542	-10,222,542
150	-9,562,062	-9,562,062	-11,212,062	-10,937,062	-10,662,062	-10,387,062

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,087,335	-4,087,335	-5,737,335	-5,462,335	-5,187,335	-4,912,335
10	-4,181,559	-4,181,559	-5,831,559	-5,556,559	-5,281,559	-5,006,559
20	-4,346,079	-4,346,079	-5,996,079	-5,721,079	-5,446,079	-5,171,079
30	-4,510,600	-4,510,600	-6,160,600	-5,885,600	-5,610,600	-5,335,600
40	-4,675,121	-4,675,121	-6,325,121	-6,050,121	-5,775,121	-5,500,121
50	-4,839,642	-4,839,642	-6,489,642	-6,214,642	-5,939,642	-5,664,642
60	-5,004,163	-5,004,163	-6,654,163	-6,379,163	-6,104,163	-5,829,163
70	-5,168,683	-5,168,683	-6,818,683	-6,543,683	-6,268,683	-5,993,683
80	-5,333,205	-5,333,205	-6,983,205	-6,708,205	-6,433,205	-6,158,205
90	-5,497,725	-5,497,725	-7,147,725	-6,872,725	-6,597,725	-6,322,725
100	-5,662,246	-5,662,246	-7,312,246	-7,037,246	-6,762,246	-6,487,246
110	-5,826,767	-5,826,767	-7,476,767	-7,201,767	-6,926,767	-6,651,767
120	-5,991,288	-5,991,288	-7,641,288	-7,366,288	-7,091,288	-6,816,288
130	-6,155,809	-6,155,809	-7,805,809	-7,530,809	-7,255,809	-6,980,809
140	-6,320,329	-6,320,329	-7,970,329	-7,695,329	-7,420,329	-7,145,329
150	-6,484,850	-6,484,850	-8,134,850	-7,859,850	-7,584,850	-7,309,850

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,916,175	-2,916,175	-4,566,175	-4,291,175	-4,016,175	-3,741,175
10	-3,030,540	-3,030,540	-4,680,540	-4,405,540	-4,130,540	-3,855,540
20	-3,195,061	-3,195,061	-4,845,061	-4,570,061	-4,295,061	-4,020,061
30	-3,359,582	-3,359,582	-5,009,582	-4,734,582	-4,459,582	-4,184,582
40	-3,524,103	-3,524,103	-5,174,103	-4,899,103	-4,624,103	-4,349,103
50	-3,688,623	-3,688,623	-5,338,623	-5,063,623	-4,788,623	-4,513,623
60	-3,853,145	-3,853,145	-5,503,145	-5,228,145	-4,953,145	-4,678,145
70	-4,017,665	-4,017,665	-5,667,665	-5,392,665	-5,117,665	-4,842,665
80	-4,182,186	-4,182,186	-5,832,186	-5,557,186	-5,282,186	-5,007,186
90	-4,346,707	-4,346,707	-5,996,707	-5,721,707	-5,446,707	-5,171,707
100	-4,511,228	-4,511,228	-6,161,228	-5,886,228	-5,611,228	-5,336,228
110	-4,675,749	-4,675,749	-6,325,749	-6,050,749	-5,775,749	-5,500,749
120	-4,840,269	-4,840,269	-6,490,269	-6,215,269	-5,940,269	-5,665,269
130	-5,004,790	-5,004,790	-6,654,790	-6,379,790	-6,104,790	-5,829,790
140	-5,169,312	-5,169,312	-6,819,312	-6,544,312	-6,269,312	-6,000,312
150	-5,333,832	-5,333,832	-6,983,832	-6,708,832	-6,433,832	-6,158,832

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 9 Private values £4400 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,721,112	-1,721,112	-3,371,112	-3,096,112	-2,821,112	-2,546,112
10	-1,856,032	-1,856,032	-3,506,032	-3,231,032	-2,956,032	-2,681,032
20	-2,020,552	-2,020,552	-3,670,552	-3,395,552	-3,120,552	-2,845,552
30	-2,185,074	-2,185,074	-3,835,074	-3,560,074	-3,285,074	-3,010,074
40	-2,349,594	-2,349,594	-3,999,594	-3,724,594	-3,449,594	-3,174,594
50	-2,514,115	-2,514,115	-4,164,115	-3,889,115	-3,614,115	-3,339,115
60	-2,678,636	-2,678,636	-4,328,636	-4,053,636	-3,778,636	-3,503,636
70	-2,843,157	-2,843,157	-4,493,157	-4,218,157	-3,943,157	-3,668,157
80	-3,007,678	-3,007,678	-4,657,678	-4,382,678	-4,107,678	-3,832,678
90	-3,172,199	-3,172,199	-4,822,199	-4,547,199	-4,272,199	-3,997,199
100	-3,336,719	-3,336,719	-4,986,719	-4,711,719	-4,436,719	-4,161,719
110	-3,501,241	-3,501,241	-5,151,241	-4,876,241	-4,601,241	-4,326,241
120	-3,665,761	-3,665,761	-5,315,761	-5,040,761	-4,765,761	-4,490,761
130	-3,830,282	-3,830,282	-5,480,282	-5,205,282	-4,930,282	-4,655,282
140	-3,994,803	-3,994,803	-5,644,803	-5,369,803	-5,094,803	-4,819,803
150	-4,159,324	-4,159,324	-5,809,324	-5,534,324	-5,259,324	-4,984,324

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

BLV1 BLV 1 £1,650,000	BLV2 BLV 2 £1,375,000	BLV3 BLV 3 £1,100,000	BLV4 BLV 4 £825,000
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Site type 7

No of units	Flats	325 units
Density:		325 dph
CSH level:		1

Affordable %	25%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-26,498,295	-26,498,295	-28,148,295	-27,873,295	-27,598,295	-27,323,295
10	-26,236,547	-26,236,547	-27,886,547	-27,611,547	-27,336,547	-27,061,547
20	-26,430,544	-26,430,544	-28,080,544	-27,805,544	-27,530,544	-27,255,544
30	-26,624,540	-26,624,540	-28,274,540	-27,999,540	-27,724,540	-27,449,540
40	-26,818,537	-26,818,537	-28,468,537	-28,193,537	-27,918,537	-27,643,537
50	-27,012,533	-27,012,533	-28,662,533	-28,387,533	-28,112,533	-27,837,533
60	-27,206,529	-27,206,529	-28,856,529	-28,581,529	-28,306,529	-28,031,529
70	-27,400,526	-27,400,526	-29,050,526	-28,775,526	-28,500,526	-28,225,526
80	-27,594,522	-27,594,522	-29,244,522	-28,969,522	-28,694,522	-28,419,522
90	-27,788,519	-27,788,519	-29,438,519	-29,163,519	-28,888,519	-28,613,519
100	-27,982,515	-27,982,515	-29,632,515	-29,357,515	-29,082,515	-28,807,515
110	-28,176,511	-28,176,511	-29,826,511	-29,551,511	-29,276,511	-29,001,511
120	-28,370,508	-28,370,508	-30,020,508	-29,745,508	-29,470,508	-29,195,508
130	-28,564,504	-28,564,504	-30,214,504	-29,939,504	-29,664,504	-29,389,504
140	-28,758,501	-28,758,501	-30,408,501	-30,133,501	-29,858,501	-29,583,501
150	-28,952,497	-28,952,497	-30,602,497	-30,327,497	-30,052,497	-29,777,497

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 2 Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,569,736	-23,569,736	-25,219,736	-24,944,736	-24,669,736	-24,394,736
10	-23,358,356	-23,358,356	-25,008,356	-24,733,356	-24,458,356	-24,183,356
20	-23,552,352	-23,552,352	-25,202,352	-24,927,352	-24,652,352	-24,377,352
30	-23,746,349	-23,746,349	-25,396,349	-25,121,349	-24,846,349	-24,571,349
40	-23,940,345	-23,940,345	-25,590,345	-25,315,345	-25,040,345	-24,765,345
50	-24,134,341	-24,134,341	-25,784,341	-25,509,341	-25,234,341	-24,959,341
60	-24,328,338	-24,328,338	-25,978,338	-25,703,338	-25,428,338	-25,153,338
70	-24,522,334	-24,522,334	-26,172,334	-25,897,334	-25,622,334	-25,347,334
80	-24,716,331	-24,716,331	-26,366,331	-26,091,331	-25,816,331	-25,541,331
90	-24,910,328	-24,910,328	-26,560,328	-26,285,328	-26,010,328	-25,735,328
100	-25,104,325	-25,104,325	-26,754,325	-26,479,325	-26,204,325	-25,929,325
110	-25,298,321	-25,298,321	-26,948,321	-26,673,321	-26,398,321	-26,123,321
120	-25,492,317	-25,492,317	-27,142,317	-26,867,317	-26,592,317	-26,317,317
130	-25,686,314	-25,686,314	-27,336,314	-27,061,314	-26,786,314	-26,511,314
140	-25,880,310	-25,880,310	-27,530,310	-27,255,310	-26,980,310	-26,705,310
150	-26,074,307	-26,074,307	-27,724,307	-27,449,307	-27,174,307	-26,899,307

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 3 Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,950,479	-19,950,479	-21,600,479	-21,325,479	-21,050,479	-20,775,479
10	-19,801,346	-19,801,346	-21,451,346	-21,176,346	-20,901,346	-20,626,346
20	-19,995,342	-19,995,342	-21,645,342	-21,370,342	-21,095,342	-20,820,342
30	-20,189,340	-20,189,340	-21,839,340	-21,564,340	-21,289,340	-21,014,340
40	-20,383,336	-20,383,336	-22,033,336	-21,758,336	-21,483,336	-21,208,336
50	-20,577,333	-20,577,333	-22,227,333	-21,952,333	-21,677,333	-21,402,333
60	-20,771,329	-20,771,329	-22,421,329	-22,146,329	-21,871,329	-21,596,329
70	-20,965,325	-20,965,325	-22,615,325	-22,340,325	-22,065,325	-21,790,325
80	-21,159,322	-21,159,322	-22,809,322	-22,534,322	-22,259,322	-21,984,322
90	-21,353,318	-21,353,318	-23,003,318	-22,728,318	-22,453,318	-22,178,318
100	-21,547,315	-21,547,315	-23,197,315	-22,922,315	-22,647,315	-22,372,315
110	-21,741,311	-21,741,311	-23,391,311	-23,116,311	-22,841,311	-22,566,311
120	-21,935,307	-21,935,307	-23,585,307	-23,310,307	-23,035,307	-22,760,307
130	-22,129,304	-22,129,304	-23,779,304	-23,504,304	-23,229,304	-22,954,304
140	-22,323,300	-22,323,300	-23,973,300	-23,698,300	-23,423,300	-23,148,300
150	-22,517,297	-22,517,297	-24,167,297	-23,892,297	-23,617,297	-23,342,297

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 4 Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,331,221	-16,331,221	-17,981,221	-17,706,221	-17,431,221	-17,156,221
10	-16,244,337	-16,244,337	-17,894,337	-17,619,337	-17,344,337	-17,069,337
20	-16,438,333	-16,438,333	-18,088,333	-17,813,333	-17,538,333	-17,263,333
30	-16,632,330	-16,632,330	-18,282,330	-18,007,330	-17,732,330	-17,457,330
40	-16,826,326	-16,826,326	-18,476,326	-18,201,326	-17,926,326	-17,651,326
50	-17,020,323	-17,020,323	-18,670,323	-18,395,323	-18,120,323	-17,845,323
60	-17,214,319	-17,214,319	-18,864,319	-18,589,319	-18,314,319	-18,039,319
70	-17,408,315	-17,408,315	-19,058,315	-18,783,315	-18,508,315	-18,233,315
80	-17,602,312	-17,602,312	-19,252,312	-18,977,312	-18,702,312	-18,427,312
90	-17,796,308	-17,796,308	-19,446,308	-19,171,308	-18,896,308	-18,621,308
100	-17,990,305	-17,990,305	-19,640,305	-19,365,305	-19,090,305	-18,815,305
110	-18,184,301	-18,184,301	-19,834,301	-19,559,301	-19,284,301	-19,009,301
120	-18,378,298	-18,378,298	-20,028,298	-19,753,298	-19,478,298	-19,203,298
130	-18,572,294	-18,572,294	-20,222,294	-19,947,294	-19,672,294	-19,397,294
140	-18,766,290	-18,766,290	-20,416,290	-20,141,290	-19,866,290	-19,591,290
150	-18,960,287	-18,960,287	-20,610,287	-20,335,287	-20,060,287	-19,785,287

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 7

Value 5 Private values £3678 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,711,964	-12,711,964	-14,361,964	-14,086,964	-13,811,964	-13,536,964
10	-12,687,327	-12,687,327	-14,337,327	-14,062,327	-13,787,327	-13,512,327
20	-12,881,323	-12,881,323	-14,531,323	-14,256,323	-13,981,323	-13,706,323
30	-13,075,320	-13,075,320	-14,725,320	-14,450,320	-14,175,320	-13,900,320
40	-13,269,316	-13,269,316	-14,919,316	-14,644,316	-14,369,316	-14,094,316
50	-13,463,313	-13,463,313	-15,113,313	-14,838,313	-14,563,313	-14,288,313
60	-13,657,309	-13,657,309	-15,307,309	-15,032,309	-14,757,309	-14,482,309
70	-13,851,306	-13,851,306	-15,501,306	-15,226,306	-14,951,306	-14,676,306
80	-14,045,302	-14,045,302	-15,695,302	-15,420,302	-15,145,302	-14,870,302
90	-14,239,298	-14,239,298	-15,889,298	-15,614,298	-15,339,298	-15,064,298
100	-14,433,295	-14,433,295	-16,083,295	-15,808,295	-15,533,295	-15,258,295
110	-14,627,291	-14,627,291	-16,277,291	-16,002,291	-15,727,291	-15,452,291
120	-14,821,288	-14,821,288	-16,471,288	-16,196,288	-15,921,288	-15,646,288
130	-15,015,284	-15,015,284	-16,665,284	-16,390,284	-16,115,284	-15,840,284
140	-15,209,280	-15,209,280	-16,859,280	-16,584,280	-16,309,280	-16,034,280
150	-15,403,277	-15,403,277	-17,053,277	-16,778,277	-16,503,277	-16,228,277

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 6 Private values £3940 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,092,706	-9,092,706	-10,742,706	-10,467,706	-10,192,706	-9,917,706
10	-9,130,317	-9,130,317	-10,780,317	-10,505,317	-10,230,317	-9,955,317
20	-9,324,314	-9,324,314	-10,974,314	-10,699,314	-10,424,314	-10,149,314
30	-9,518,310	-9,518,310	-11,168,310	-10,893,310	-10,618,310	-10,343,310
40	-9,712,306	-9,712,306	-11,362,306	-11,087,306	-10,812,306	-10,537,306
50	-9,906,303	-9,906,303	-11,556,303	-11,281,303	-11,006,303	-10,731,303
60	-10,100,299	-10,100,299	-11,750,299	-11,475,299	-11,200,299	-10,925,299
70	-10,294,296	-10,294,296	-11,944,296	-11,669,296	-11,394,296	-11,119,296
80	-10,488,292	-10,488,292	-12,138,292	-11,863,292	-11,588,292	-11,313,292
90	-10,682,288	-10,682,288	-12,332,288	-12,057,288	-11,782,288	-11,507,288
100	-10,876,285	-10,876,285	-12,526,285	-12,251,285	-11,976,285	-11,701,285
110	-11,070,281	-11,070,281	-12,720,281	-12,445,281	-12,170,281	-11,895,281
120	-11,264,278	-11,264,278	-12,914,278	-12,639,278	-12,364,278	-12,089,278
130	-11,458,274	-11,458,274	-13,108,274	-12,833,274	-12,558,274	-12,283,274
140	-11,652,271	-11,652,271	-13,302,271	-13,027,271	-12,752,271	-12,477,271
150	-11,846,267	-11,846,267	-13,496,267	-13,221,267	-12,946,267	-12,671,267

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,473,449	-5,473,449	-7,123,449	-6,848,449	-6,573,449	-6,298,449
10	-5,573,307	-5,573,307	-7,223,307	-6,948,307	-6,673,307	-6,398,307
20	-5,767,304	-5,767,304	-7,417,304	-7,142,304	-6,867,304	-6,592,304
30	-5,961,300	-5,961,300	-7,611,300	-7,336,300	-7,061,300	-6,786,300
40	-6,155,296	-6,155,296	-7,805,296	-7,530,296	-7,255,296	-6,980,296
50	-6,349,293	-6,349,293	-7,999,293	-7,724,293	-7,449,293	-7,174,293
60	-6,543,289	-6,543,289	-8,193,289	-7,918,289	-7,643,289	-7,368,289
70	-6,737,286	-6,737,286	-8,387,286	-8,112,286	-7,837,286	-7,562,286
80	-6,931,282	-6,931,282	-8,581,282	-8,306,282	-8,031,282	-7,756,282
90	-7,125,279	-7,125,279	-8,775,279	-8,500,279	-8,225,279	-7,950,279
100	-7,319,275	-7,319,275	-8,969,275	-8,694,275	-8,419,275	-8,144,275
110	-7,513,272	-7,513,272	-9,163,272	-8,888,272	-8,613,272	-8,338,272
120	-7,707,269	-7,707,269	-9,357,269	-9,082,269	-8,807,269	-8,532,269
130	-7,901,265	-7,901,265	-9,551,265	-9,276,265	-9,001,265	-8,726,265
140	-8,095,262	-8,095,262	-9,745,262	-9,470,262	-9,195,262	-8,920,262
150	-8,289,258	-8,289,258	-9,939,258	-9,664,258	-9,389,258	-9,114,258

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,119,681	-4,119,681	-5,769,681	-5,494,681	-5,219,681	-4,944,681
10	-4,242,823	-4,242,823	-5,892,823	-5,617,823	-5,342,823	-5,067,823
20	-4,436,819	-4,436,819	-6,086,819	-5,811,819	-5,536,819	-5,261,819
30	-4,630,815	-4,630,815	-6,280,815	-6,005,815	-5,730,815	-5,455,815
40	-4,824,812	-4,824,812	-6,474,812	-6,199,812	-5,924,812	-5,649,812
50	-5,018,808	-5,018,808	-6,668,808	-6,393,808	-6,118,808	-5,843,808
60	-5,212,805	-5,212,805	-6,862,805	-6,587,805	-6,312,805	-6,037,805
70	-5,406,801	-5,406,801	-7,056,801	-6,781,801	-6,506,801	-6,231,801
80	-5,600,798	-5,600,798	-7,250,798	-6,975,798	-6,700,798	-6,425,798
90	-5,794,794	-5,794,794	-7,444,794	-7,169,794	-6,894,794	-6,619,794
100	-5,988,791	-5,988,791	-7,638,791	-7,363,791	-7,088,791	-6,813,791
110	-6,182,788	-6,182,788	-7,832,788	-7,557,788	-7,282,788	-7,007,788
120	-6,376,784	-6,376,784	-8,026,784	-7,751,784	-7,476,784	-7,201,784
130	-6,570,781	-6,570,781	-8,220,781	-7,945,781	-7,670,781	-7,395,781
140	-6,764,777	-6,764,777	-8,414,777	-8,139,777	-7,864,777	-7,589,777
150	-6,958,774	-6,958,774	-8,608,774	-8,333,774	-8,058,774	-7,783,774

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 9 Private values £4400 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,738,285	-2,738,285	-4,388,285	-4,113,285	-3,838,285	-3,563,285
10	-2,885,186	-2,885,186	-4,535,186	-4,260,186	-3,985,186	-3,710,186
20	-3,079,182	-3,079,182	-4,729,182	-4,454,182	-4,179,182	-3,904,182
30	-3,273,179	-3,273,179	-4,923,179	-4,648,179	-4,373,179	-4,098,179
40	-3,467,175	-3,467,175	-5,117,175	-4,842,175	-4,567,175	-4,292,175
50	-3,661,172	-3,661,172	-5,311,172	-5,036,172	-4,761,172	-4,486,172
60	-3,855,168	-3,855,168	-5,505,168	-5,230,168	-4,955,168	-4,680,168
70	-4,049,164	-4,049,164	-5,699,164	-5,424,164	-5,149,164	-4,874,164
80	-4,243,161	-4,243,161	-5,893,161	-5,618,161	-5,343,161	-5,068,161
90	-4,437,157	-4,437,157	-6,087,157	-5,812,157	-5,537,157	-5,262,157
100	-4,631,154	-4,631,154	-6,281,154	-6,006,154	-5,731,154	-5,456,154
110	-4,825,150	-4,825,150	-6,475,150	-6,200,150	-5,925,150	-5,650,150
120	-5,019,147	-5,019,147	-6,669,147	-6,394,147	-6,119,147	-5,844,147
130	-5,213,143	-5,213,143	-6,863,143	-6,588,143	-6,313,143	-6,038,143
140	-5,407,139	-5,407,139	-7,057,139	-6,782,139	-6,507,139	-6,232,139
150	-5,601,136	-5,601,136	-7,251,136	-6,976,136	-6,701,136	-6,426,136

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

BLV1 BLV 1 £1,650,000	BLV2 BLV 2 £1,375,000	BLV3 BLV 3 £1,100,000	BLV4 BLV 4 £825,000
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Site type 8

No of units	Flats	375 units
Density:		375 dph
CSH level:		1

Affordable %	25%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-29,859,591	-29,859,591	-31,509,591	-31,234,591	-30,959,591	-30,684,591
10	-29,551,589	-29,551,589	-31,201,589	-30,926,589	-30,651,589	-30,376,589
20	-29,757,144	-29,757,144	-31,407,144	-31,132,144	-30,857,144	-30,582,144
30	-29,962,698	-29,962,698	-31,612,698	-31,337,698	-31,062,698	-30,787,698
40	-30,168,253	-30,168,253	-31,818,253	-31,543,253	-31,268,253	-30,993,253
50	-30,373,807	-30,373,807	-32,023,807	-31,748,807	-31,473,807	-31,198,807
60	-30,579,361	-30,579,361	-32,229,361	-31,954,361	-31,679,361	-31,404,361
70	-30,784,915	-30,784,915	-32,434,915	-32,159,915	-31,884,915	-31,609,915
80	-30,990,470	-30,990,470	-32,640,470	-32,365,470	-32,090,470	-31,815,470
90	-31,196,025	-31,196,025	-32,846,025	-32,571,025	-32,296,025	-32,021,025
100	-31,401,578	-31,401,578	-33,051,578	-32,776,578	-32,501,578	-32,226,578
110	-31,607,133	-31,607,133	-33,257,133	-32,982,133	-32,707,133	-32,432,133
120	-31,812,687	-31,812,687	-33,462,687	-33,187,687	-32,912,687	-32,637,687
130	-32,018,242	-32,018,242	-33,668,242	-33,393,242	-33,118,242	-32,843,242
140	-32,223,796	-32,223,796	-33,873,796	-33,598,796	-33,323,796	-33,048,796
150	-32,429,350	-32,429,350	-34,079,350	-33,804,350	-33,529,350	-33,254,350

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 2 Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-26,758,829	-26,758,829	-28,408,829	-28,133,829	-27,858,829	-27,583,829
10	-26,504,157	-26,504,157	-28,154,157	-27,879,157	-27,604,157	-27,329,157
20	-26,709,711	-26,709,711	-28,359,711	-28,084,711	-27,809,711	-27,534,711
30	-26,915,266	-26,915,266	-28,565,266	-28,290,266	-28,015,266	-27,740,266
40	-27,120,820	-27,120,820	-28,770,820	-28,495,820	-28,220,820	-27,945,820
50	-27,326,374	-27,326,374	-28,976,374	-28,701,374	-28,426,374	-28,151,374
60	-27,531,929	-27,531,929	-29,181,929	-28,906,929	-28,631,929	-28,356,929
70	-27,737,483	-27,737,483	-29,387,483	-29,112,483	-28,837,483	-28,562,483
80	-27,943,038	-27,943,038	-29,593,038	-29,318,038	-29,043,038	-28,768,038
90	-28,148,592	-28,148,592	-29,798,592	-29,523,592	-29,248,592	-28,973,592
100	-28,354,146	-28,354,146	-30,004,146	-29,729,146	-29,454,146	-29,179,146
110	-28,559,700	-28,559,700	-30,209,700	-29,934,700	-29,659,700	-29,384,700
120	-28,765,255	-28,765,255	-30,415,255	-30,140,255	-29,865,255	-29,590,255
130	-28,970,809	-28,970,809	-30,620,809	-30,345,809	-30,070,809	-29,795,809
140	-29,176,363	-29,176,363	-30,826,363	-30,551,363	-30,276,363	-30,001,363
150	-29,381,917	-29,381,917	-31,031,917	-30,756,917	-30,481,917	-30,206,917

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 3 Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-22,926,754	-22,926,754	-24,576,754	-24,301,754	-24,026,754	-23,751,754
10	-22,737,990	-22,737,990	-24,387,990	-24,112,990	-23,837,990	-23,562,990
20	-22,943,545	-22,943,545	-24,593,545	-24,318,545	-24,043,545	-23,768,545
30	-23,149,099	-23,149,099	-24,799,099	-24,524,099	-24,249,099	-23,974,099
40	-23,354,654	-23,354,654	-25,004,654	-24,729,654	-24,454,654	-24,179,654
50	-23,560,208	-23,560,208	-25,210,208	-24,935,208	-24,660,208	-24,385,208
60	-23,765,762	-23,765,762	-25,415,762	-25,140,762	-24,865,762	-24,590,762
70	-23,971,316	-23,971,316	-25,621,316	-25,346,316	-25,071,316	-24,796,316
80	-24,176,871	-24,176,871	-25,826,871	-25,551,871	-25,276,871	-25,001,871
90	-24,382,425	-24,382,425	-26,032,425	-25,757,425	-25,482,425	-25,207,425
100	-24,587,979	-24,587,979	-26,237,979	-25,962,979	-25,687,979	-25,412,979
110	-24,793,533	-24,793,533	-26,443,533	-26,168,533	-25,893,533	-25,618,533
120	-24,999,088	-24,999,088	-26,649,088	-26,374,088	-26,099,088	-25,824,088
130	-25,204,642	-25,204,642	-26,854,642	-26,579,642	-26,304,642	-26,029,642
140	-25,410,197	-25,410,197	-27,060,197	-26,785,197	-26,510,197	-26,235,197
150	-25,615,750	-25,615,750	-27,265,750	-26,990,750	-26,715,750	-26,440,750

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 4 Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,094,679	-19,094,679	-20,744,679	-20,469,679	-20,194,679	-19,919,679
10	-18,971,823	-18,971,823	-20,621,823	-20,346,823	-20,071,823	-19,796,823
20	-19,177,378	-19,177,378	-20,827,378	-20,552,378	-20,277,378	-20,002,378
30	-19,382,932	-19,382,932	-21,032,932	-20,757,932	-20,482,932	-20,207,932
40	-19,588,487	-19,588,487	-21,238,487	-20,963,487	-20,688,487	-20,413,487
50	-19,794,041	-19,794,041	-21,444,041	-21,169,041	-20,894,041	-20,619,041
60	-19,999,595	-19,999,595	-21,649,595	-21,374,595	-21,099,595	-20,824,595
70	-20,205,149	-20,205,149	-21,855,149	-21,580,149	-21,305,149	-21,030,149
80	-20,410,704	-20,410,704	-22,060,704	-21,785,704	-21,510,704	-21,235,704
90	-20,616,258	-20,616,258	-22,266,258	-21,991,258	-21,716,258	-21,441,258
100	-20,821,813	-20,821,813	-22,471,813	-22,196,813	-21,921,813	-21,646,813
110	-21,027,366	-21,027,366	-22,677,366	-22,402,366	-22,127,366	-21,852,366
120	-21,232,921	-21,232,921	-22,882,921	-22,607,921	-22,332,921	-22,057,921
130	-21,438,476	-21,438,476	-23,088,476	-22,813,476	-22,538,476	-22,263,476
140	-21,644,030	-21,644,030	-23,294,030	-23,019,030	-22,744,030	-22,469,030
150	-21,849,585	-21,849,585	-23,499,585	-23,224,585	-22,949,585	-22,674,585

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 8

Value 5		Private values					£3678 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	-15,262.604	-15,262.604	-16,912.604	-16,637.604	-16,362.604	-16,087.604	
10	-15,205.657	-15,205.657	-16,855.657	-16,580.657	-16,305.657	-16,030.657	
20	-15,411.211	-15,411.211	-17,061.211	-16,786.211	-16,511.211	-16,236.211	
30	-15,616.765	-15,616.765	-17,266.765	-16,991.765	-16,716.765	-16,441.765	
40	-15,822.320	-15,822.320	-17,472.320	-17,197.320	-16,922.320	-16,647.320	
50	-16,027.875	-16,027.875	-17,677.875	-17,402.875	-17,127.875	-16,852.875	
60	-16,233.429	-16,233.429	-17,883.429	-17,608.429	-17,333.429	-17,058.429	
70	-16,438.983	-16,438.983	-18,088.983	-17,813.983	-17,538.983	-17,263.983	
80	-16,644.537	-16,644.537	-18,294.537	-18,019.537	-17,744.537	-17,469.537	
90	-16,850.092	-16,850.092	-18,500.092	-18,225.092	-17,950.092	-17,675.092	
100	-17,055.646	-17,055.646	-18,705.646	-18,430.646	-18,155.646	-17,880.646	
110	-17,261.200	-17,261.200	-18,911.200	-18,636.200	-18,361.200	-18,086.200	
120	-17,466.754	-17,466.754	-19,116.754	-18,841.754	-18,566.754	-18,291.754	
130	-17,672.309	-17,672.309	-19,322.309	-19,047.309	-18,772.309	-18,497.309	
140	-17,877.863	-17,877.863	-19,527.863	-19,252.863	-18,977.863	-18,702.863	
150	-18,083.418	-18,083.418	-19,733.418	-19,458.418	-19,183.418	-18,908.418	

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 6		Private values					£3940 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	-11,430.529	-11,430.529	-13,080.529	-12,805.529	-12,530.529	-12,255.529	
10	-11,439.491	-11,439.491	-13,089.491	-12,814.491	-12,539.491	-12,264.491	
20	-11,645.044	-11,645.044	-13,295.044	-13,020.044	-12,745.044	-12,470.044	
30	-11,850.599	-11,850.599	-13,500.599	-13,225.599	-12,950.599	-12,675.599	
40	-12,056.153	-12,056.153	-13,706.153	-13,431.153	-13,156.153	-12,881.153	
50	-12,261.708	-12,261.708	-13,911.708	-13,636.708	-13,361.708	-13,086.708	
60	-12,467.262	-12,467.262	-14,117.262	-13,842.262	-13,567.262	-13,292.262	
70	-12,672.816	-12,672.816	-14,322.816	-14,047.816	-13,772.816	-13,497.816	
80	-12,878.370	-12,878.370	-14,528.370	-14,253.370	-13,978.370	-13,703.370	
90	-13,083.925	-13,083.925	-14,733.925	-14,458.925	-14,183.925	-13,908.925	
100	-13,289.479	-13,289.479	-14,939.479	-14,664.479	-14,389.479	-14,114.479	
110	-13,495.034	-13,495.034	-15,145.034	-14,870.034	-14,595.034	-14,320.034	
120	-13,700.587	-13,700.587	-15,350.587	-15,075.587	-14,800.587	-14,525.587	
130	-13,906.142	-13,906.142	-15,556.142	-15,281.142	-15,006.142	-14,731.142	
140	-14,111.696	-14,111.696	-15,761.696	-15,486.696	-15,211.696	-14,936.696	
150	-14,317.251	-14,317.251	-15,967.251	-15,692.251	-15,417.251	-15,142.251	

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 7		Private values					£4202 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	-7,598.456	-7,598.456	-9,248.456	-8,973.456	-8,698.456	-8,423.456	
10	-7,673.324	-7,673.324	-9,323.324	-9,048.324	-8,773.324	-8,498.324	
20	-7,878.878	-7,878.878	-9,528.878	-9,253.878	-8,978.878	-8,703.878	
30	-8,084.432	-8,084.432	-9,734.432	-9,459.432	-9,184.432	-8,909.432	
40	-8,289.986	-8,289.986	-9,939.986	-9,664.986	-9,389.986	-9,114.986	
50	-8,495.541	-8,495.541	-10,145.541	-9,870.541	-9,595.541	-9,320.541	
60	-8,701.095	-8,701.095	-10,351.095	-10,076.095	-9,801.095	-9,526.095	
70	-8,906.650	-8,906.650	-10,556.650	-10,281.650	-10,006.650	-9,731.650	
80	-9,112.203	-9,112.203	-10,762.203	-10,487.203	-10,212.203	-9,937.203	
90	-9,317.758	-9,317.758	-10,967.758	-10,692.758	-10,417.758	-10,142.758	
100	-9,523.312	-9,523.312	-11,173.312	-10,898.312	-10,623.312	-10,348.312	
110	-9,728.867	-9,728.867	-11,378.867	-11,103.867	-10,828.867	-10,553.867	
120	-9,934.422	-9,934.422	-11,584.422	-11,309.422	-11,034.422	-10,759.422	
130	-10,139.975	-10,139.975	-11,789.975	-11,514.975	-11,239.975	-10,964.975	
140	-10,345.530	-10,345.530	-11,995.530	-11,720.530	-11,445.530	-11,170.530	
150	-10,551.084	-10,551.084	-12,201.084	-11,926.084	-11,651.084	-11,376.084	

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 8		Private values					£4300 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	-6,165.084	-6,165.084	-7,815.084	-7,540.084	-7,265.084	-6,990.084	
10	-6,264.605	-6,264.605	-7,914.605	-7,639.605	-7,364.605	-7,089.605	
20	-6,470.159	-6,470.159	-8,120.159	-7,845.159	-7,570.159	-7,295.159	
30	-6,675.714	-6,675.714	-8,325.714	-8,050.714	-7,775.714	-7,500.714	
40	-6,881.268	-6,881.268	-8,531.268	-8,256.268	-7,981.268	-7,706.268	
50	-7,086.822	-7,086.822	-8,736.822	-8,461.822	-8,186.822	-7,911.822	
60	-7,292.376	-7,292.376	-8,942.376	-8,667.376	-8,392.376	-8,117.376	
70	-7,497.931	-7,497.931	-9,147.931	-8,872.931	-8,597.931	-8,322.931	
80	-7,703.485	-7,703.485	-9,353.485	-9,078.485	-8,803.485	-8,528.485	
90	-7,909.040	-7,909.040	-9,559.040	-9,284.040	-9,009.040	-8,734.040	
100	-8,114.593	-8,114.593	-9,764.593	-9,489.593	-9,214.593	-8,939.593	
110	-8,320.148	-8,320.148	-9,970.148	-9,695.148	-9,420.148	-9,145.148	
120	-8,525.702	-8,525.702	-10,175.702	-9,900.702	-9,625.702	-9,350.702	
130	-8,731.257	-8,731.257	-10,381.257	-10,106.257	-9,831.257	-9,556.257	
140	-8,936.811	-8,936.811	-10,586.811	-10,311.811	-10,036.811	-9,761.811	
150	-9,142.365	-9,142.365	-10,792.365	-10,517.365	-10,242.365	-9,967.365	

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 9		Private values					£4400 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	-4,702.460	-4,702.460	-6,352.460	-6,077.460	-5,802.460	-5,527.460	
10	-4,827.137	-4,827.137	-6,477.137	-6,202.137	-5,927.137	-5,652.137	
20	-5,032.691	-5,032.691	-6,682.691	-6,407.691	-6,132.691	-5,857.691	
30	-5,238.245	-5,238.245	-6,888.245	-6,613.245	-6,338.245	-6,063.245	
40	-5,443.799	-5,443.799	-7,093.799	-6,818.799	-6,543.799	-6,268.799	
50	-5,649.354	-5,649.354	-7,299.354	-7,024.354	-6,749.354	-6,474.354	
60	-5,854.908	-5,854.908	-7,504.908	-7,229.908	-6,954.908	-6,679.908	
70	-6,060.463	-6,060.463	-7,710.463	-7,435.463	-7,160.463	-6,885.463	
80	-6,266.016	-6,266.016	-7,916.016	-7,641.016	-7,366.016	-7,091.016	
90	-6,471.571	-6,471.571	-8,121.571	-7,846.571	-7,571.571	-7,296.571	
100	-6,677.125	-6,677.125	-8,327.125	-8,052.125	-7,777.125	-7,502.125	
110	-6,882.680	-6,882.680	-8,532.680	-8,257.680	-7,982.680	-7,707.680	
120	-7,088.234	-7,088.234	-8,738.234	-8,463.234	-8,188.234	-7,913.234	
130	-7,293.788	-7,293.788	-8,943.788	-8,668.788	-8,393.788	-8,118.788	
140	-7,499.343	-7,499.343	-9,149.343	-8,874.343	-8,599.343	-8,324.343	
150	-7,704.897	-7,704.897	-9,354.897	-9,079.897	-8,804.897	-8,529.897	

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

BLV1 BLV 1 £1,650,000	BLV2 BLV 2 £1,375,000	BLV3 BLV 3 £1,100,000	BLV4 BLV 4 £825,000
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Site type 9

No of units	435 units
Density:	435 dph
CSH level:	1

Affordable %	25%
% rented	60%
% intermed	40%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-34,621,241	-34,621,241	-36,271,241	-35,996,241	-35,721,241	-35,446,241
10	-34,249,304	-34,249,304	-35,899,304	-35,624,304	-35,349,304	-35,074,304
20	-34,472,818	-34,472,818	-36,122,818	-35,847,818	-35,572,818	-35,297,818
30	-34,696,332	-34,696,332	-36,346,332	-36,071,332	-35,796,332	-35,521,332
40	-34,919,846	-34,919,846	-36,569,846	-36,294,846	-36,019,846	-35,744,846
50	-35,143,359	-35,143,359	-36,793,359	-36,518,359	-36,243,359	-35,968,359
60	-35,366,873	-35,366,873	-37,016,873	-36,741,873	-36,466,873	-36,191,873
70	-35,590,387	-35,590,387	-37,240,387	-36,965,387	-36,690,387	-36,415,387
80	-35,813,901	-35,813,901	-37,463,901	-37,188,901	-36,913,901	-36,638,901
90	-36,037,415	-36,037,415	-37,687,415	-37,412,415	-37,137,415	-36,862,415
100	-36,260,928	-36,260,928	-37,910,928	-37,635,928	-37,360,928	-37,085,928
110	-36,484,442	-36,484,442	-38,134,442	-37,859,442	-37,584,442	-37,309,442
120	-36,707,956	-36,707,956	-38,357,956	-38,082,956	-37,807,956	-37,532,956
130	-36,931,470	-36,931,470	-38,581,470	-38,306,470	-38,031,470	-37,756,470
140	-37,154,984	-37,154,984	-38,804,984	-38,529,984	-38,254,984	-37,979,984
150	-37,378,497	-37,378,497	-39,028,497	-38,753,497	-38,478,497	-38,203,497

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 2 Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-31,319,378	-31,319,378	-32,969,378	-32,694,378	-32,419,378	-32,144,378
10	-31,004,229	-31,004,229	-32,654,229	-32,379,229	-32,104,229	-31,829,229
20	-31,227,743	-31,227,743	-32,877,743	-32,602,743	-32,327,743	-32,052,743
30	-31,451,256	-31,451,256	-33,101,256	-32,826,256	-32,551,256	-32,276,256
40	-31,674,770	-31,674,770	-33,324,770	-33,049,770	-32,774,770	-32,499,770
50	-31,898,284	-31,898,284	-33,548,284	-33,273,284	-32,998,284	-32,723,284
60	-32,121,798	-32,121,798	-33,771,798	-33,496,798	-33,221,798	-32,946,798
70	-32,345,312	-32,345,312	-33,995,312	-33,720,312	-33,445,312	-33,170,312
80	-32,568,825	-32,568,825	-34,218,825	-33,943,825	-33,668,825	-33,393,825
90	-32,792,339	-32,792,339	-34,442,339	-34,167,339	-33,892,339	-33,617,339
100	-33,015,853	-33,015,853	-34,665,853	-34,390,853	-34,115,853	-33,840,853
110	-33,239,367	-33,239,367	-34,889,367	-34,614,367	-34,339,367	-34,064,367
120	-33,462,881	-33,462,881	-35,112,881	-34,837,881	-34,562,881	-34,287,881
130	-33,686,394	-33,686,394	-35,336,394	-35,061,394	-34,786,394	-34,511,394
140	-33,909,908	-33,909,908	-35,559,908	-35,284,908	-35,009,908	-34,734,908
150	-34,133,422	-34,133,422	-35,783,422	-35,508,422	-35,233,422	-34,958,422

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 3 Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-27,238,771	-27,238,771	-28,888,771	-28,613,771	-28,338,771	-28,063,771
10	-26,993,805	-26,993,805	-28,643,805	-28,368,805	-28,093,805	-27,818,805
20	-27,217,319	-27,217,319	-28,867,319	-28,592,319	-28,317,319	-28,042,319
30	-27,440,833	-27,440,833	-29,090,833	-28,815,833	-28,540,833	-28,266,833
40	-27,664,346	-27,664,346	-29,314,346	-29,039,346	-28,764,346	-28,489,346
50	-27,887,860	-27,887,860	-29,537,860	-29,262,860	-28,987,860	-28,712,860
60	-28,111,374	-28,111,374	-29,761,374	-29,486,374	-29,211,374	-28,936,374
70	-28,334,888	-28,334,888	-29,984,888	-29,709,888	-29,434,888	-29,159,888
80	-28,558,402	-28,558,402	-30,208,402	-29,933,402	-29,658,402	-29,383,402
90	-28,781,915	-28,781,915	-30,431,915	-30,156,915	-29,881,915	-29,606,915
100	-29,005,429	-29,005,429	-30,655,429	-30,380,429	-30,105,429	-29,830,429
110	-29,228,943	-29,228,943	-30,878,943	-30,603,943	-30,328,943	-30,053,943
120	-29,452,457	-29,452,457	-31,102,457	-30,827,457	-30,552,457	-30,277,457
130	-29,675,971	-29,675,971	-31,325,971	-31,050,971	-30,775,971	-30,500,971
140	-29,899,484	-29,899,484	-31,549,484	-31,274,484	-30,999,484	-30,724,484
150	-30,122,998	-30,122,998	-31,772,998	-31,497,998	-31,222,998	-30,947,998

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 4 Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,158,166	-23,158,166	-24,808,166	-24,533,166	-24,258,166	-23,983,166
10	-22,983,381	-22,983,381	-24,633,381	-24,358,381	-24,083,381	-23,808,381
20	-23,206,895	-23,206,895	-24,856,895	-24,581,895	-24,306,895	-24,031,895
30	-23,430,409	-23,430,409	-25,080,409	-24,805,409	-24,530,409	-24,255,409
40	-23,653,923	-23,653,923	-25,303,923	-25,028,923	-24,753,923	-24,478,923
50	-23,877,437	-23,877,437	-25,527,437	-25,252,437	-24,977,437	-24,702,437
60	-24,100,950	-24,100,950	-25,750,950	-25,475,950	-25,200,950	-24,925,950
70	-24,324,464	-24,324,464	-25,974,464	-25,699,464	-25,424,464	-25,149,464
80	-24,547,978	-24,547,978	-26,197,978	-25,922,978	-25,647,978	-25,372,978
90	-24,771,492	-24,771,492	-26,421,492	-26,146,492	-25,871,492	-25,596,492
100	-24,995,006	-24,995,006	-26,645,006	-26,370,006	-26,095,006	-25,820,006
110	-25,218,519	-25,218,519	-26,868,519	-26,593,519	-26,318,519	-26,043,519
120	-25,442,033	-25,442,033	-27,092,033	-26,817,033	-26,542,033	-26,267,033
130	-25,665,547	-25,665,547	-27,315,547	-27,040,547	-26,765,547	-26,490,547
140	-25,889,061	-25,889,061	-27,539,061	-27,264,061	-26,989,061	-26,714,061
150	-26,112,574	-26,112,574	-27,762,574	-27,487,574	-27,212,574	-26,937,574

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Site type 9

Value 5 Private values £3678 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,077,560	-19,077,560	-20,727,560	-20,452,560	-20,177,560	-19,902,560
10	-18,972,959	-18,972,959	-20,622,959	-20,347,959	-20,072,959	-19,797,959
20	-19,196,472	-19,196,472	-20,846,472	-20,571,472	-20,296,472	-20,021,472
30	-19,419,986	-19,419,986	-21,069,986	-20,794,986	-20,519,986	-20,244,986
40	-19,643,500	-19,643,500	-21,293,500	-21,018,500	-20,743,500	-20,468,500
50	-19,867,014	-19,867,014	-21,517,014	-21,242,014	-20,967,014	-20,692,014
60	-20,090,528	-20,090,528	-21,740,528	-21,465,528	-21,190,528	-20,915,528
70	-20,314,041	-20,314,041	-21,964,041	-21,689,041	-21,414,041	-21,139,041
80	-20,537,555	-20,537,555	-22,187,555	-21,912,555	-21,637,555	-21,362,555
90	-20,761,069	-20,761,069	-22,411,069	-22,136,069	-21,861,069	-21,586,069
100	-20,984,583	-20,984,583	-22,634,583	-22,359,583	-22,084,583	-21,809,583
110	-21,208,097	-21,208,097	-22,858,097	-22,583,097	-22,308,097	-22,033,097
120	-21,431,610	-21,431,610	-23,081,610	-22,806,610	-22,531,610	-22,256,610
130	-21,655,124	-21,655,124	-23,305,124	-23,030,124	-22,755,124	-22,480,124
140	-21,878,638	-21,878,638	-23,528,638	-23,253,638	-22,978,638	-22,703,638
150	-22,102,152	-22,102,152	-23,752,152	-23,477,152	-23,202,152	-22,927,152

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 6 Private values £3940 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,996,954	-14,996,954	-16,646,954	-16,371,954	-16,096,954	-15,821,954
10	-14,962,535	-14,962,535	-16,612,535	-16,337,535	-16,062,535	-15,787,535
20	-15,186,049	-15,186,049	-16,836,049	-16,561,049	-16,286,049	-16,011,049
30	-15,409,562	-15,409,562	-17,059,562	-16,784,562	-16,509,562	-16,234,562
40	-15,633,076	-15,633,076	-17,283,076	-17,008,076	-16,733,076	-16,458,076
50	-15,856,590	-15,856,590	-17,506,590	-17,231,590	-16,956,590	-16,681,590
60	-16,080,104	-16,080,104	-17,730,104	-17,455,104	-17,180,104	-16,905,104
70	-16,303,618	-16,303,618	-17,953,618	-17,678,618	-17,403,618	-17,128,618
80	-16,527,131	-16,527,131	-18,177,131	-17,902,131	-17,627,131	-17,352,131
90	-16,750,645	-16,750,645	-18,400,645	-18,125,645	-17,850,645	-17,575,645
100	-16,974,159	-16,974,159	-18,624,159	-18,349,159	-18,074,159	-17,799,159
110	-17,197,673	-17,197,673	-18,847,673	-18,572,673	-18,297,673	-18,022,673
120	-17,421,187	-17,421,187	-19,071,187	-18,796,187	-18,521,187	-18,246,187
130	-17,644,700	-17,644,700	-19,294,700	-19,019,700	-18,744,700	-18,469,700
140	-17,868,214	-17,868,214	-19,518,214	-19,243,214	-18,968,214	-18,693,214
150	-18,091,728	-18,091,728	-19,741,728	-19,466,728	-19,191,728	-18,916,728

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,916,348	-10,916,348	-12,566,348	-12,291,348	-12,016,348	-11,741,348
10	-10,952,111	-10,952,111	-12,602,111	-12,327,111	-12,052,111	-11,777,111
20	-11,175,625	-11,175,625	-12,825,625	-12,550,625	-12,275,625	-12,000,625
30	-11,399,139	-11,399,139	-13,049,139	-12,774,139	-12,499,139	-12,224,139
40	-11,622,653	-11,622,653	-13,272,653	-12,997,653	-12,722,653	-12,447,653
50	-11,846,166	-11,846,166	-13,496,166	-13,221,166	-12,946,166	-12,671,166
60	-12,069,680	-12,069,680	-13,719,680	-13,444,680	-13,169,680	-12,894,680
70	-12,293,194	-12,293,194	-13,943,194	-13,668,194	-13,393,194	-13,118,194
80	-12,516,708	-12,516,708	-14,166,708	-13,891,708	-13,616,708	-13,341,708
90	-12,740,221	-12,740,221	-14,390,221	-14,115,221	-13,840,221	-13,565,221
100	-12,963,735	-12,963,735	-14,613,735	-14,338,735	-14,063,735	-13,788,735
110	-13,187,249	-13,187,249	-14,837,249	-14,562,249	-14,287,249	-14,012,249
120	-13,410,763	-13,410,763	-15,060,763	-14,785,763	-14,510,763	-14,235,763
130	-13,634,277	-13,634,277	-15,284,277	-15,009,277	-14,734,277	-14,459,277
140	-13,857,790	-13,857,790	-15,507,790	-15,232,790	-14,957,790	-14,682,790
150	-14,081,304	-14,081,304	-15,731,304	-15,456,304	-15,181,304	-14,906,304

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,390,014	-9,390,014	-11,040,014	-10,765,014	-10,490,014	-10,215,014
10	-9,452,029	-9,452,029	-11,102,029	-10,827,029	-10,552,029	-10,277,029
20	-9,675,543	-9,675,543	-11,325,543	-11,050,543	-10,775,543	-10,500,543
30	-9,899,057	-9,899,057	-11,549,057	-11,274,057	-10,999,057	-10,724,057
40	-10,122,571	-10,122,571	-11,772,571	-11,497,571	-11,222,571	-10,947,571
50	-10,346,085	-10,346,085	-11,996,085	-11,721,085	-11,446,085	-11,171,085
60	-10,569,598	-10,569,598	-12,219,598	-11,944,598	-11,669,598	-11,394,598
70	-10,793,112	-10,793,112	-12,443,112	-12,168,112	-11,893,112	-11,618,112
80	-11,016,626	-11,016,626	-12,666,626	-12,391,626	-12,116,626	-11,841,626
90	-11,240,140	-11,240,140	-12,890,140	-12,615,140	-12,340,140	-12,065,140
100	-11,463,653	-11,463,653	-13,113,653	-12,838,653	-12,563,653	-12,288,653
110	-11,687,167	-11,687,167	-13,337,167	-13,062,167	-12,787,167	-12,512,167
120	-11,910,681	-11,910,681	-13,560,681	-13,285,681	-13,010,681	-12,735,681
130	-12,134,195	-12,134,195	-13,784,195	-13,509,195	-13,234,195	-12,959,195
140	-12,357,709	-12,357,709	-14,007,709	-13,732,709	-13,457,709	-13,182,709
150	-12,581,222	-12,581,222	-14,231,222	-13,956,222	-13,681,222	-13,406,222

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

Value 9 Private values £4400 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,832,531	-7,832,531	-9,482,531	-9,207,531	-8,932,531	-8,657,531
10	-7,921,334	-7,921,334	-9,571,334	-9,296,334	-9,021,334	-8,746,334
20	-8,144,848	-8,144,848	-9,794,848	-9,519,848	-9,244,848	-8,969,848
30	-8,368,361	-8,368,361	-10,018,361	-9,743,361	-9,468,361	-9,193,361
40	-8,591,875	-8,591,875	-10,241,875	-9,966,875	-9,691,875	-9,416,875
50	-8,815,389	-8,815,389	-10,465,389	-10,190,389	-9,915,389	-9,640,389
60	-9,038,903	-9,038,903	-10,688,903	-10,413,903	-10,138,903	-9,863,903
70	-9,262,416	-9,262,416	-10,912,416	-10,637,416	-10,362,416	-10,087,416
80	-9,485,930	-9,485,930	-11,135,930	-10,860,930	-10,585,930	-10,310,930
90	-9,709,444	-9,709,444	-11,359,444	-11,084,444	-10,809,444	-10,534,444
100	-9,932,958	-9,932,958	-11,582,958	-11,307,958	-11,032,958	-10,757,958
110	-10,156,472	-10,156,472	-11,806,472	-11,531,472	-11,256,472	-10,981,472
120	-10,379,985	-10,379,985	-12,029,985	-11,754,985	-11,479,985	-11,204,985
130	-10,603,499	-10,603,499	-12,253,499	-11,978,499	-11,703,499	-11,428,499
140	-10,827,013	-10,827,013	-12,477,013	-12,202,013	-11,927,013	-11,652,013
150	-11,050,527	-11,050,527	-12,700,527	-12,425,527	-12,150,527	-11,875,527

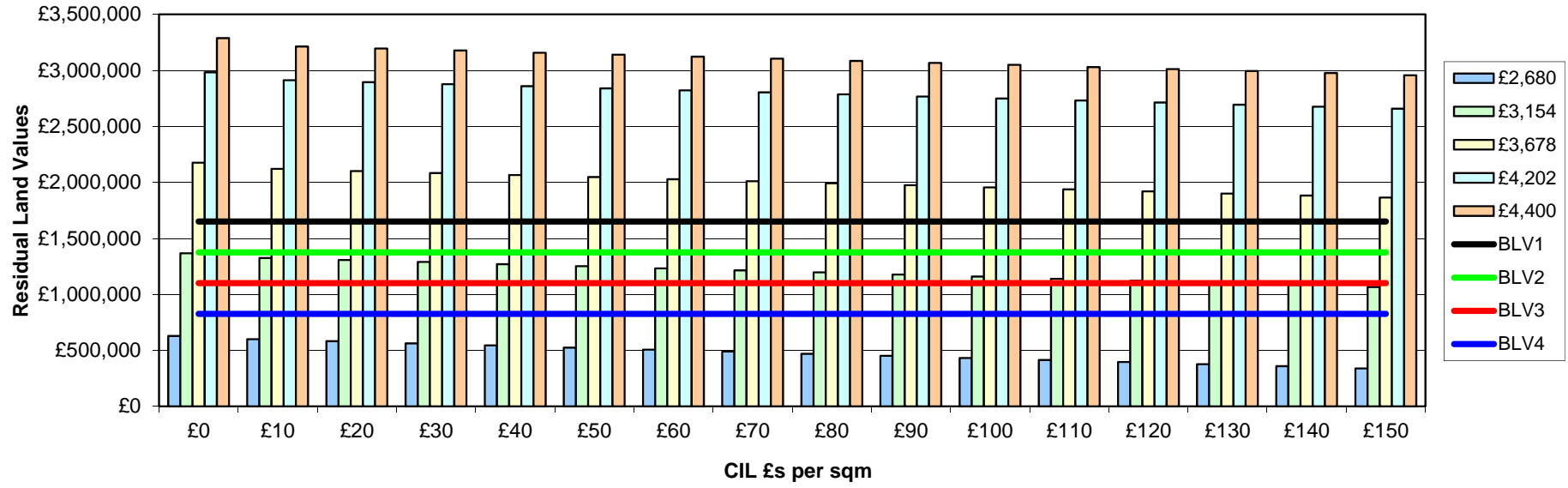
Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

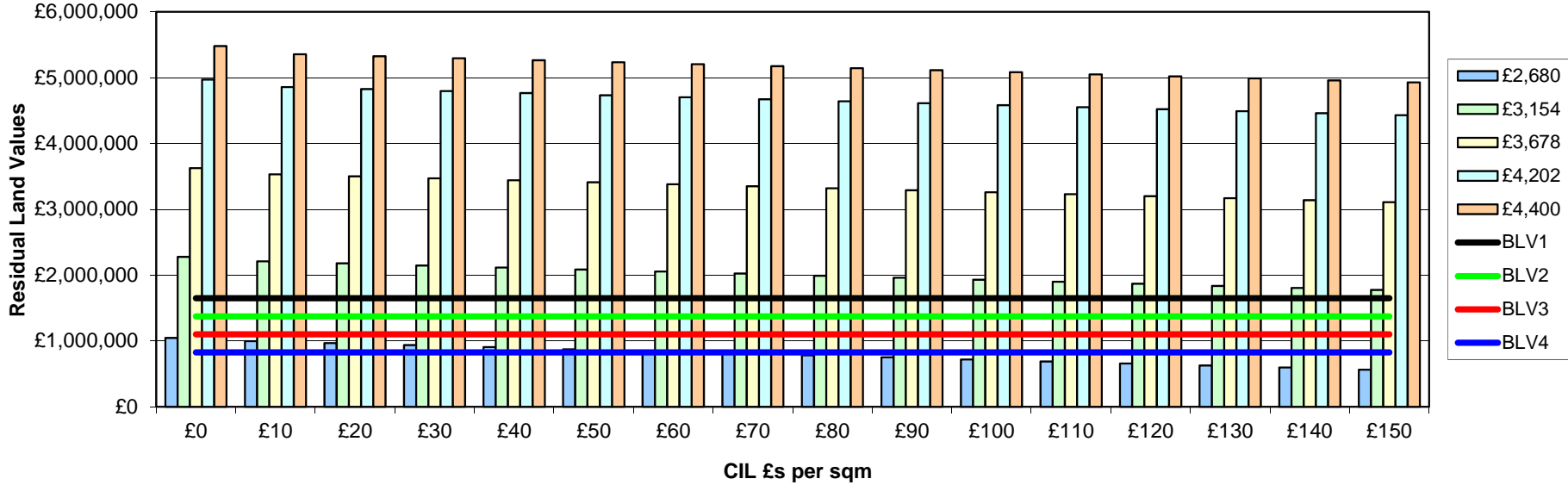
Appendix C

Residential CIL Viability Results - Summary Charts

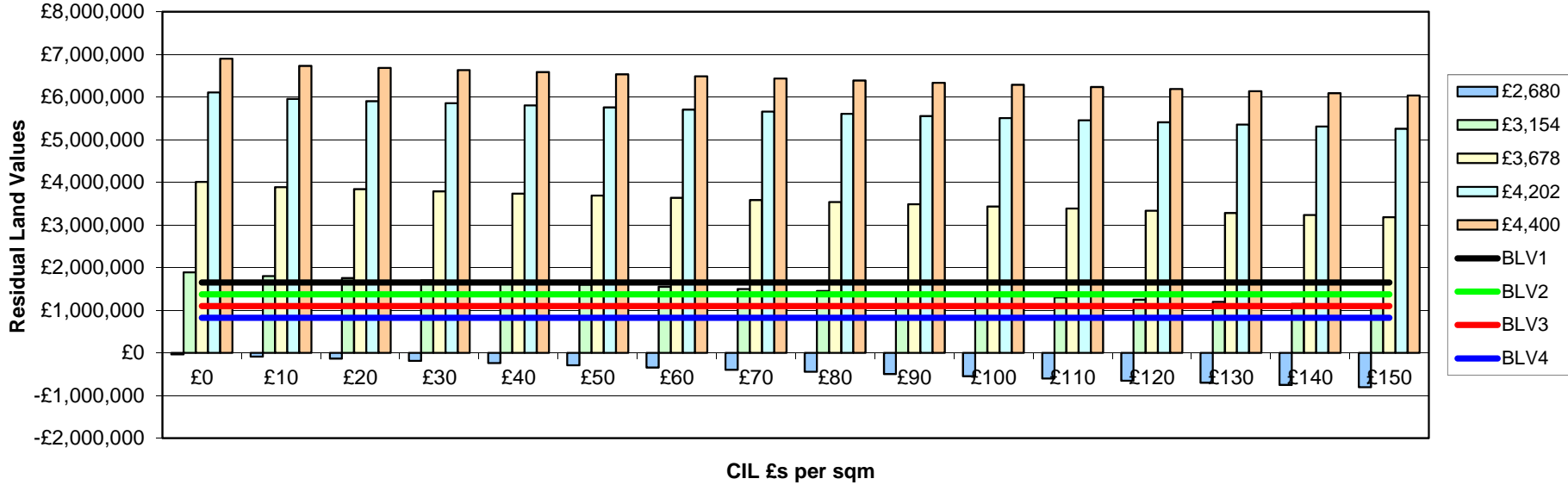
Viability of CIL rates - 30 uph



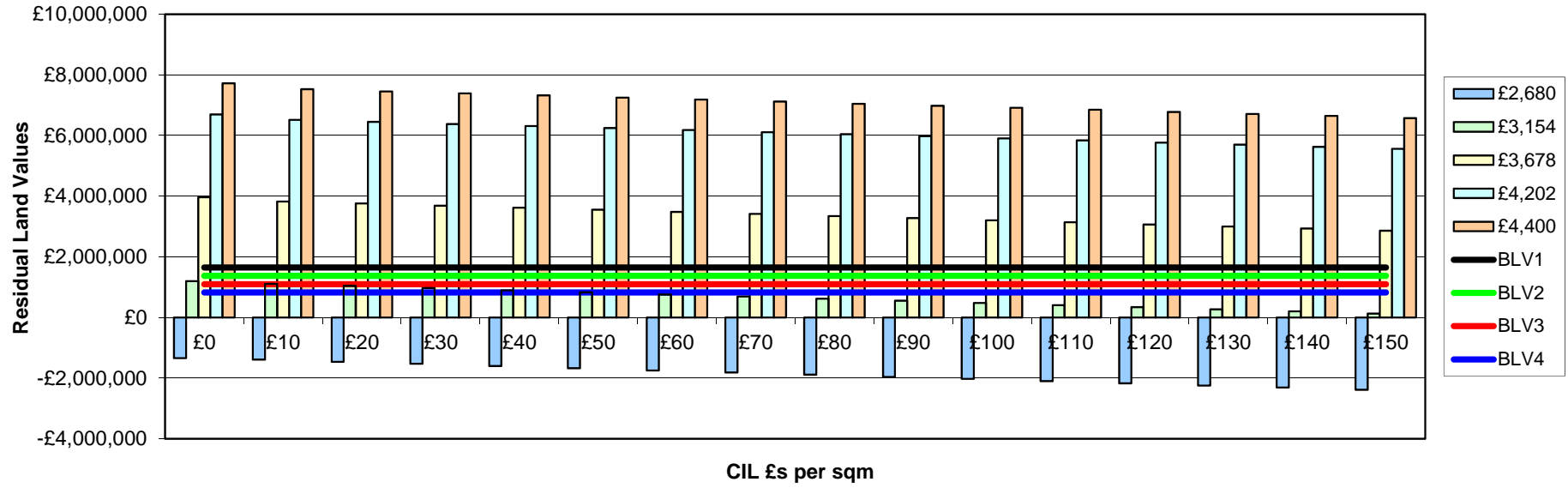
Viability of CIL rates - 50 uph



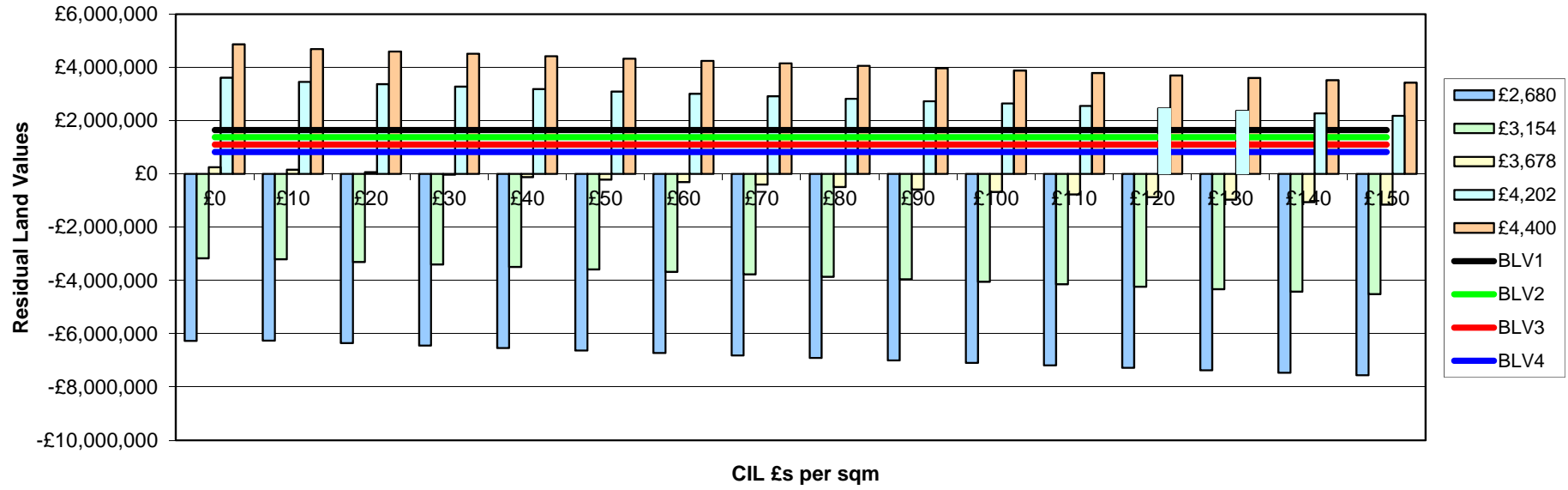
Viability of CIL rates - 80 uph



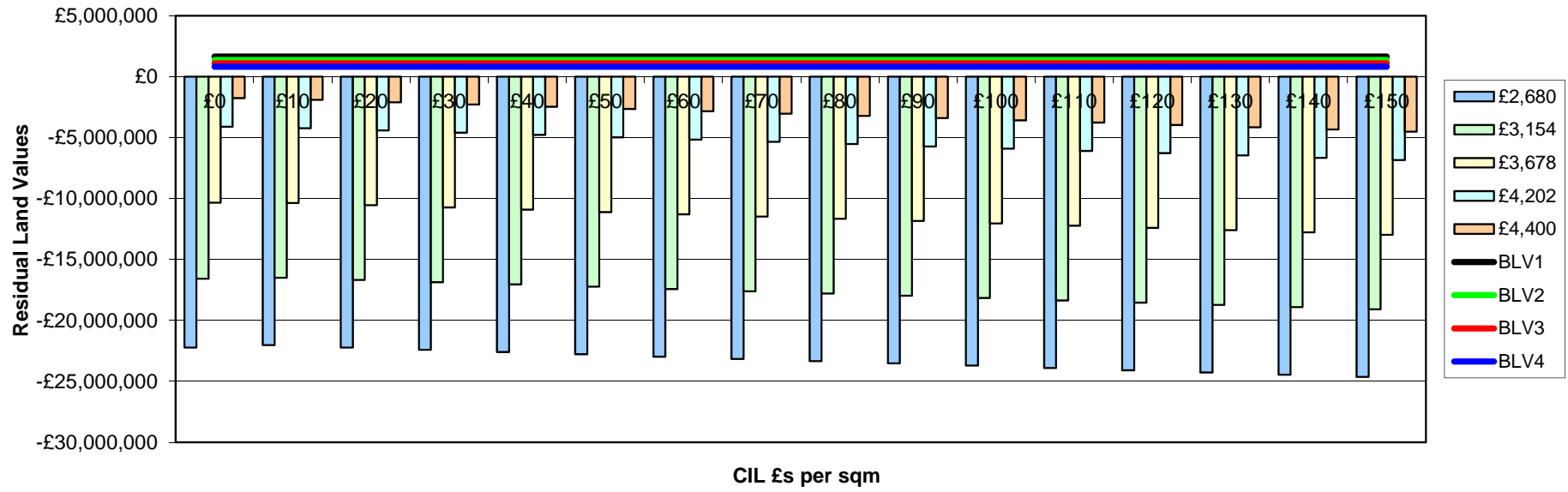
Viability of CIL rates - 110 uph



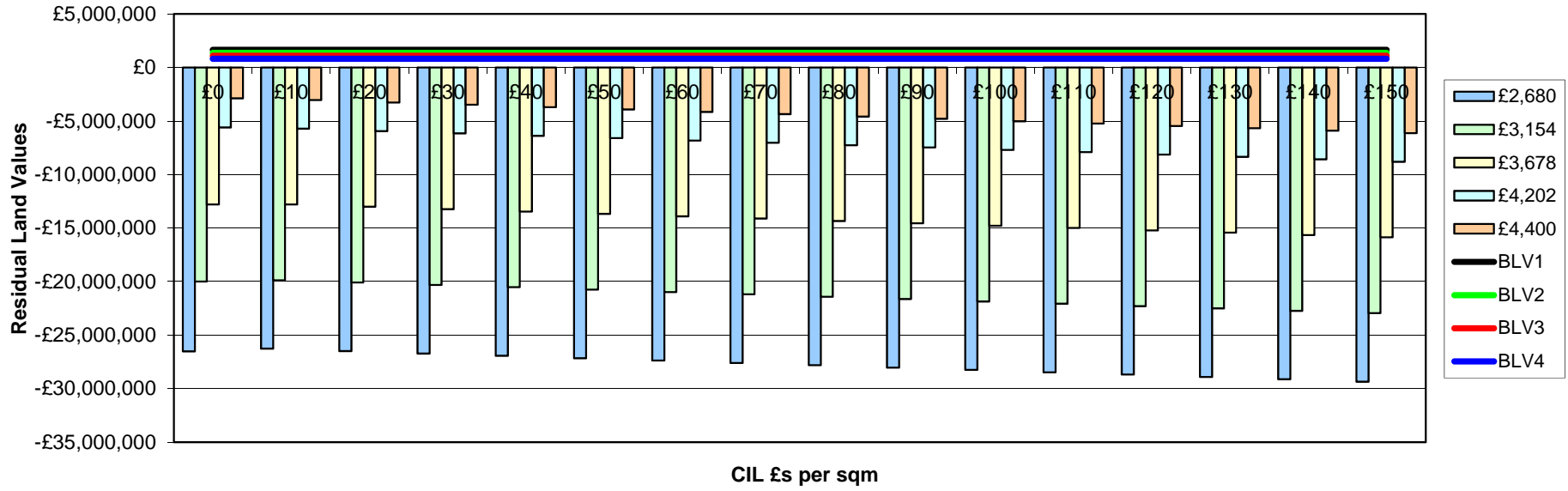
Viability of CIL rates - 150 uph



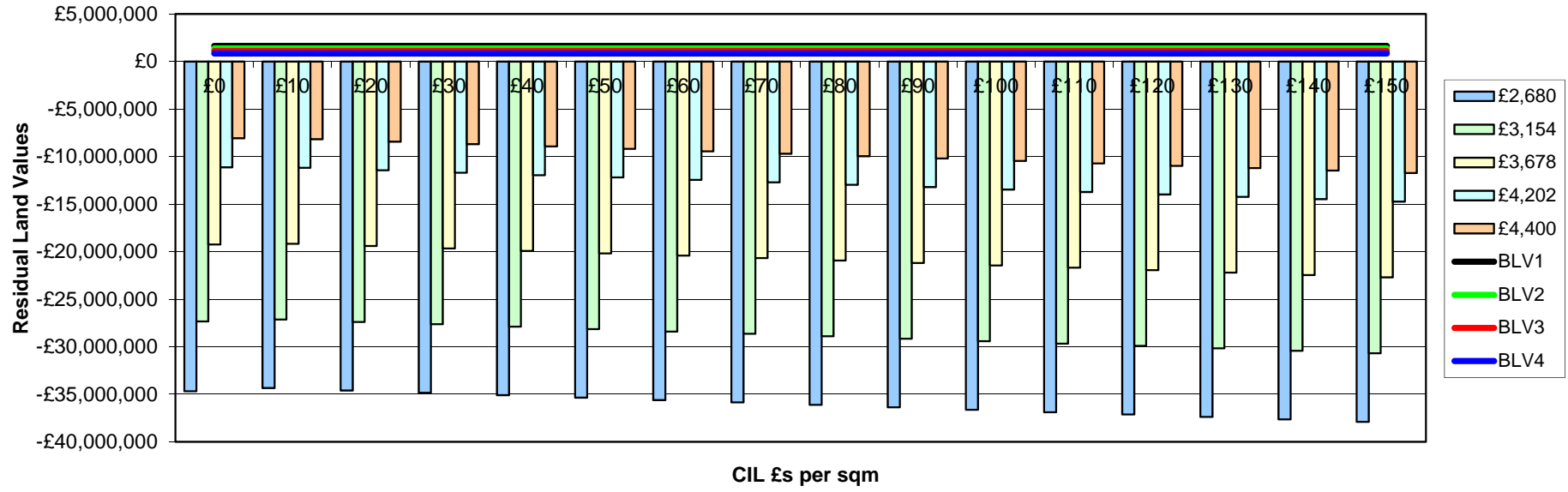
Viability of CIL rates - 275 uph



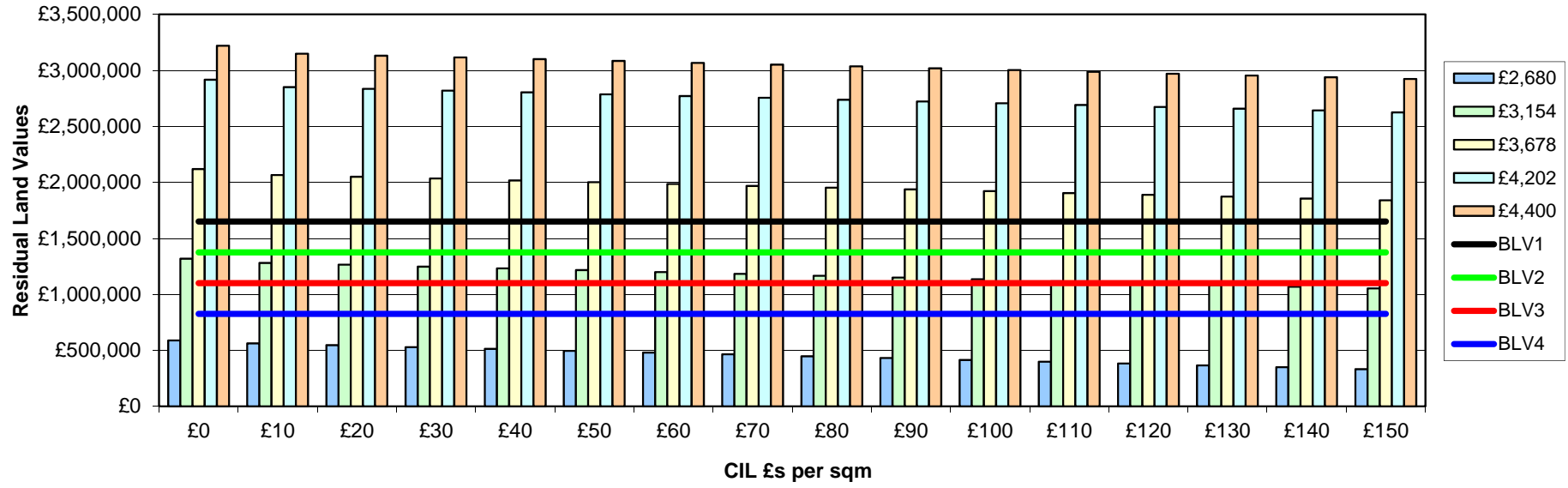
Viability of CIL rates - 325 uph



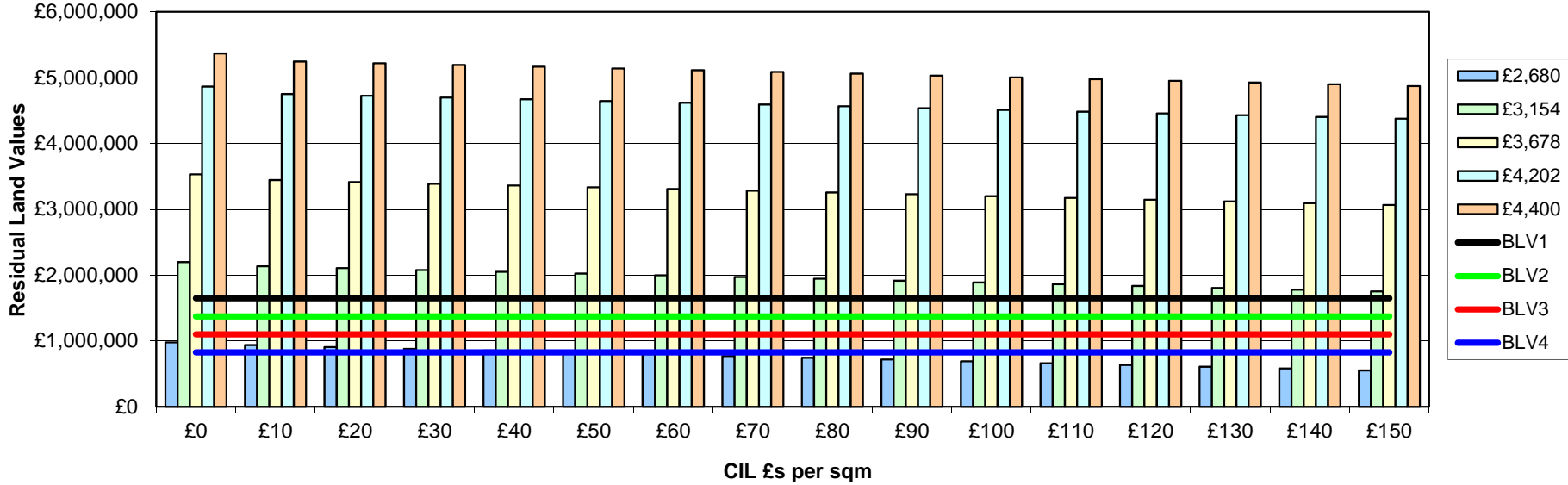
Viability of CIL rates - 435 uph



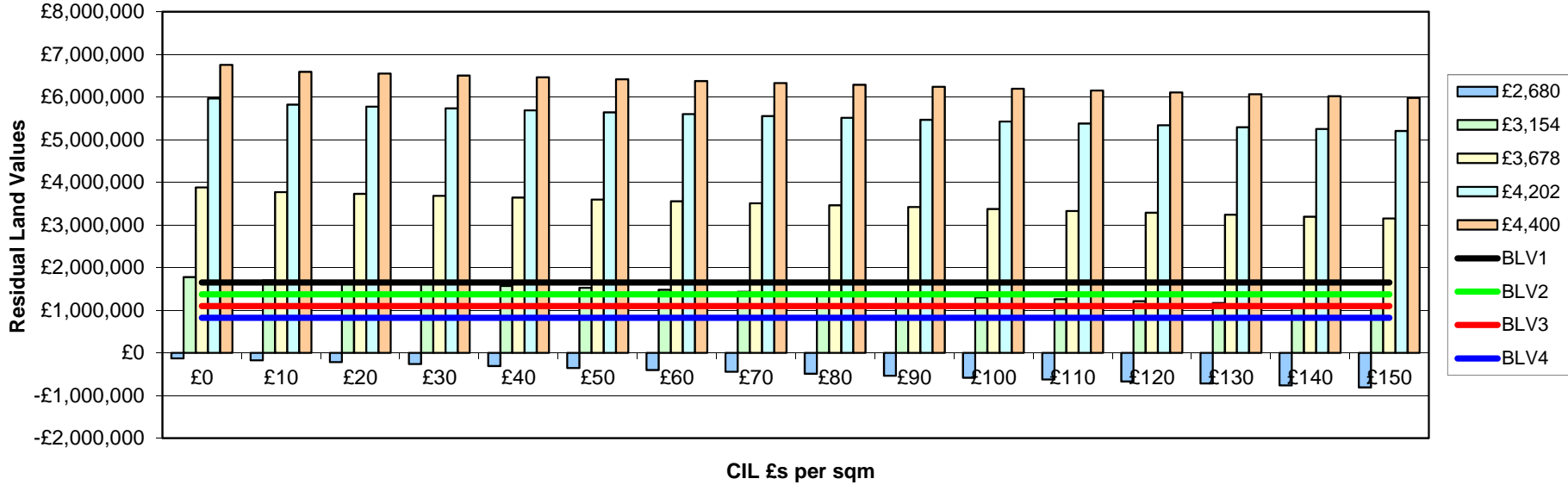
Viability of CIL rates - 30 uph



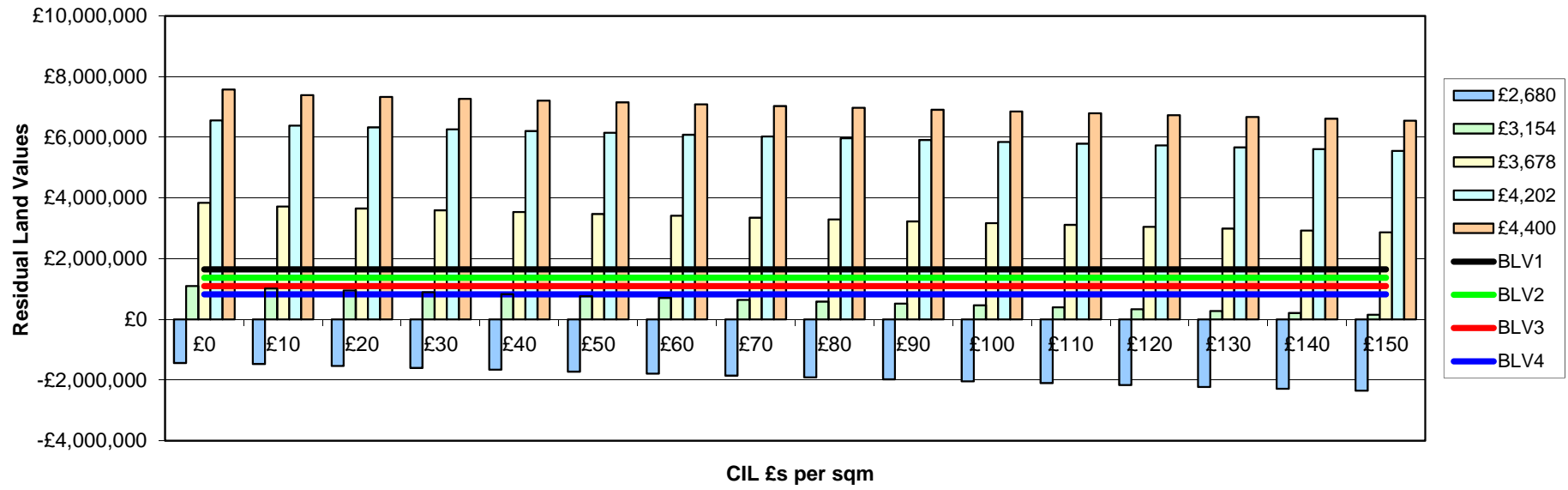
Viability of CIL rates - 50 uph



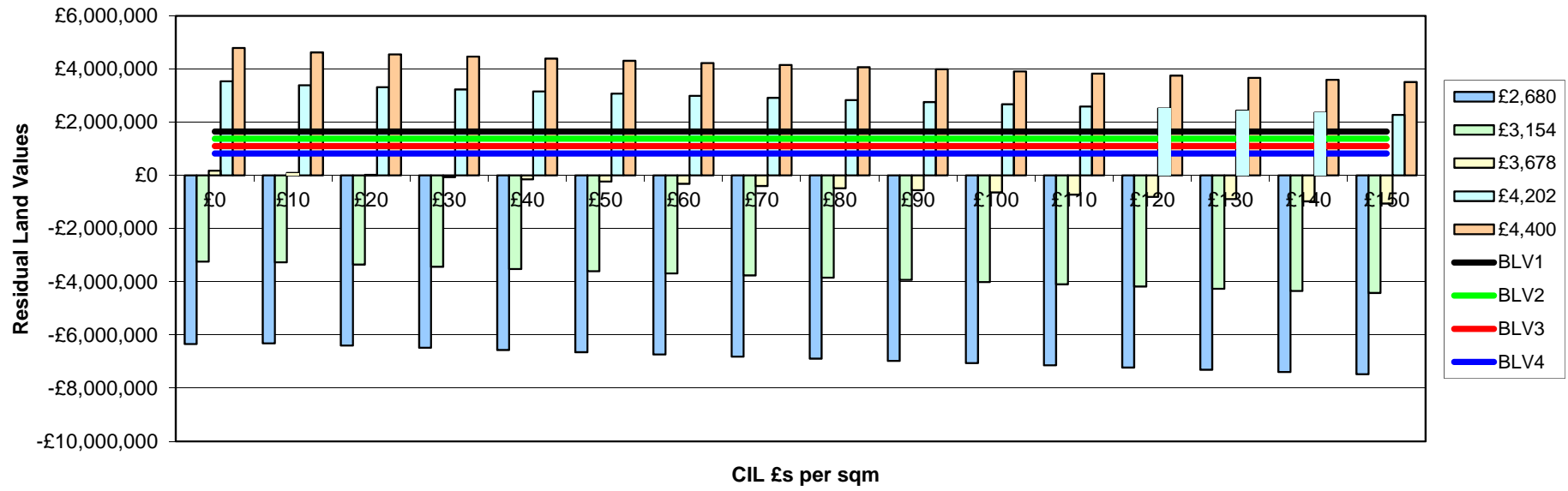
Viability of CIL rates - 80 uph



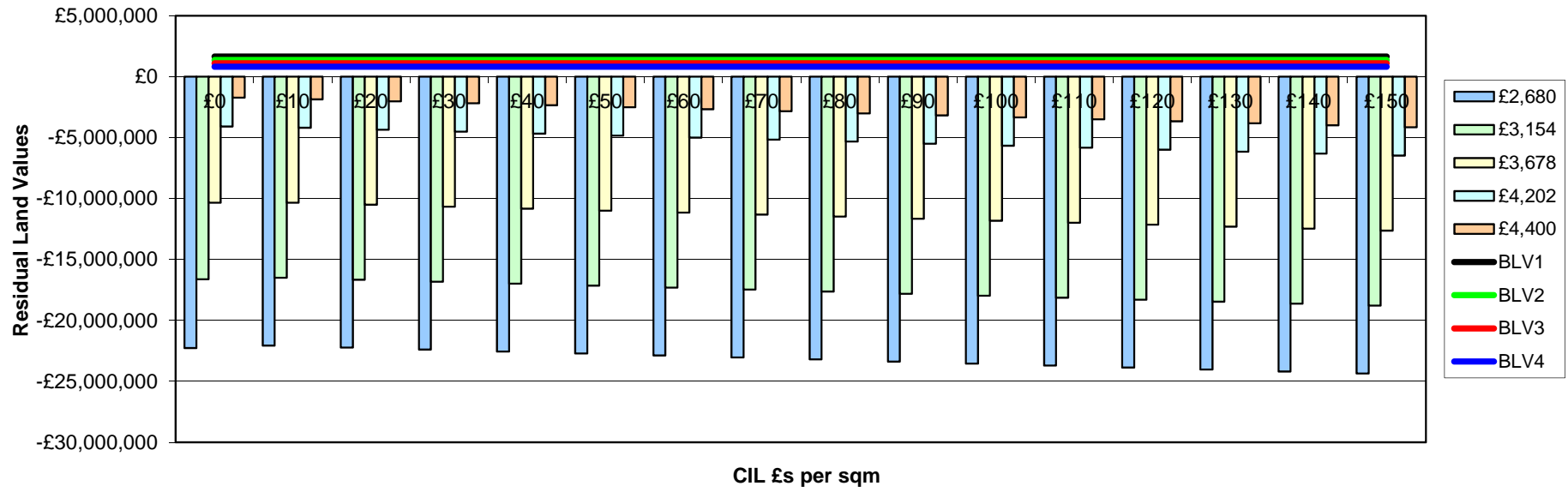
Viability of CIL rates - 110 uph



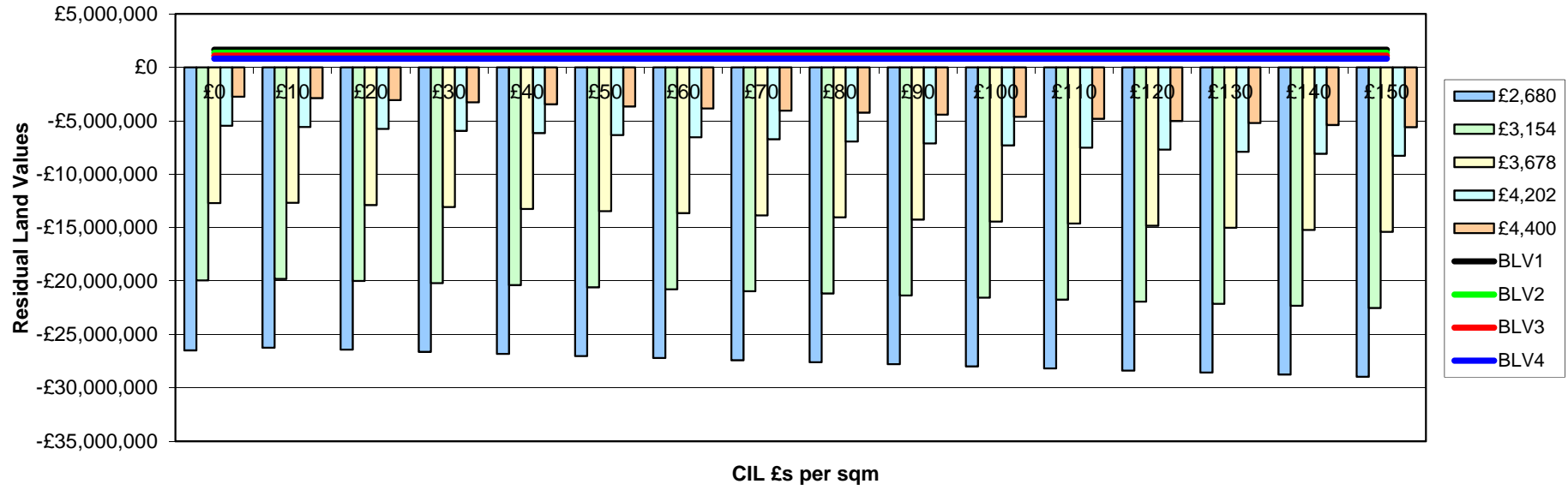
Viability of CIL rates - 150 uph



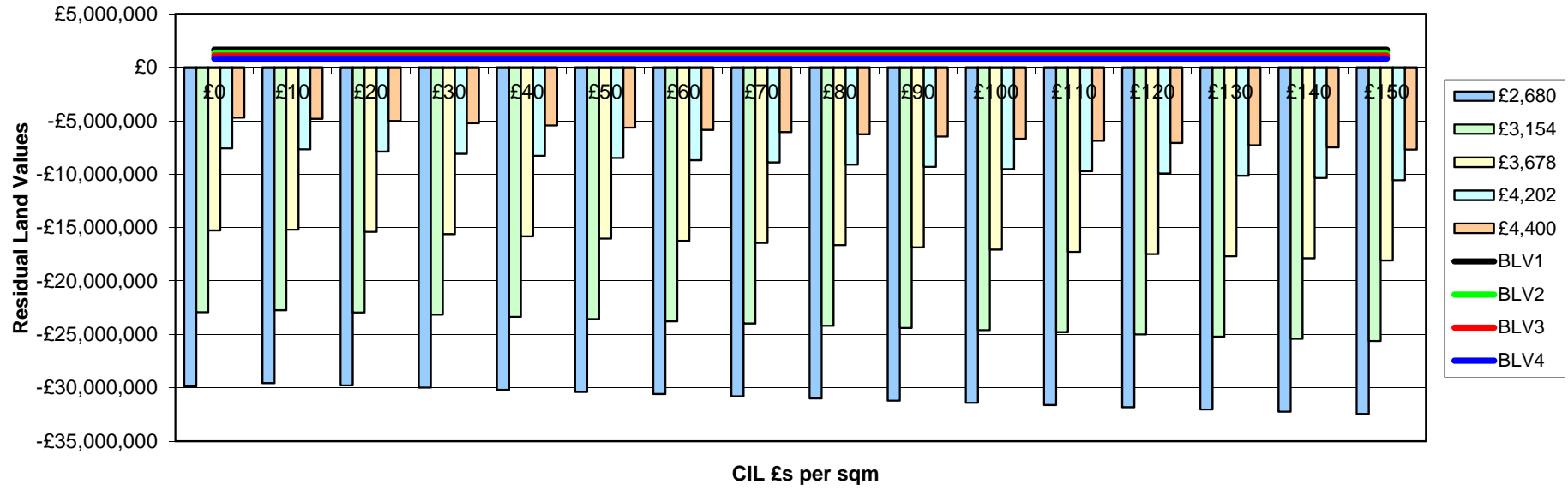
Viability of CIL rates - 275 uph



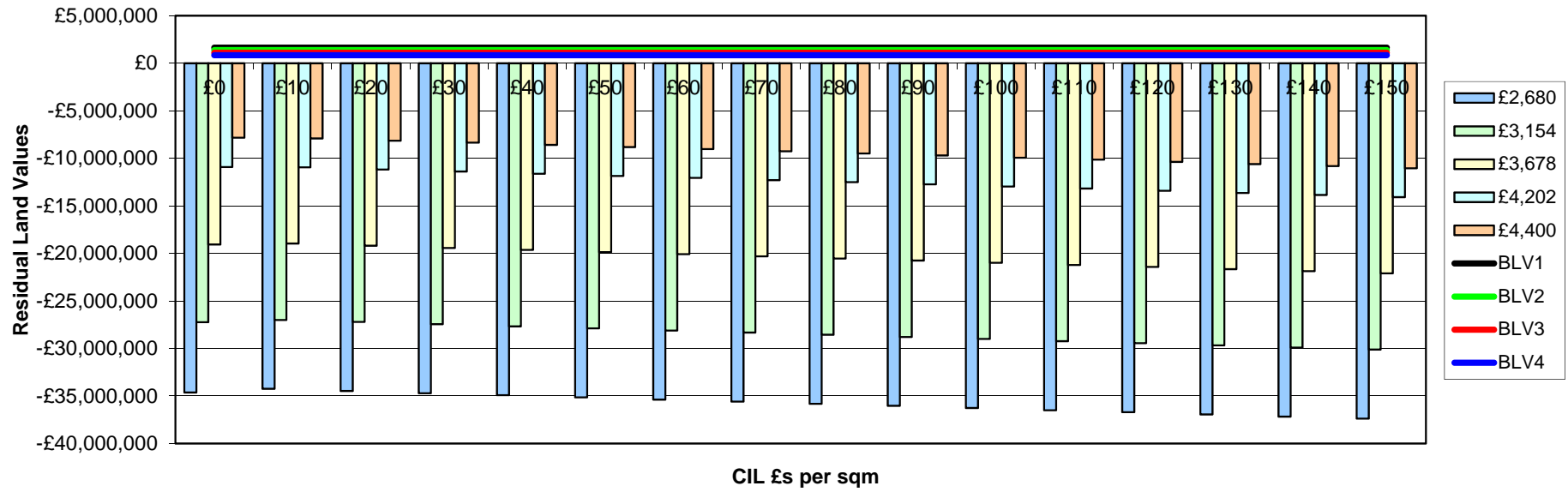
Viability of CIL rates - 325 uph



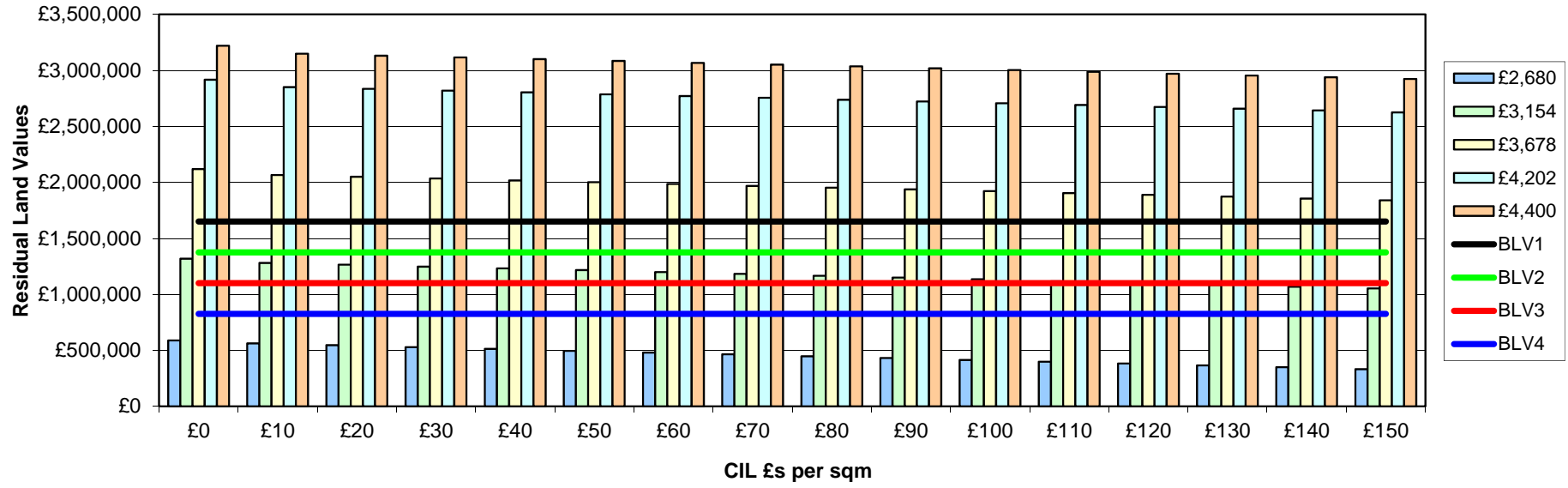
Viability of CIL rates - 375 uph



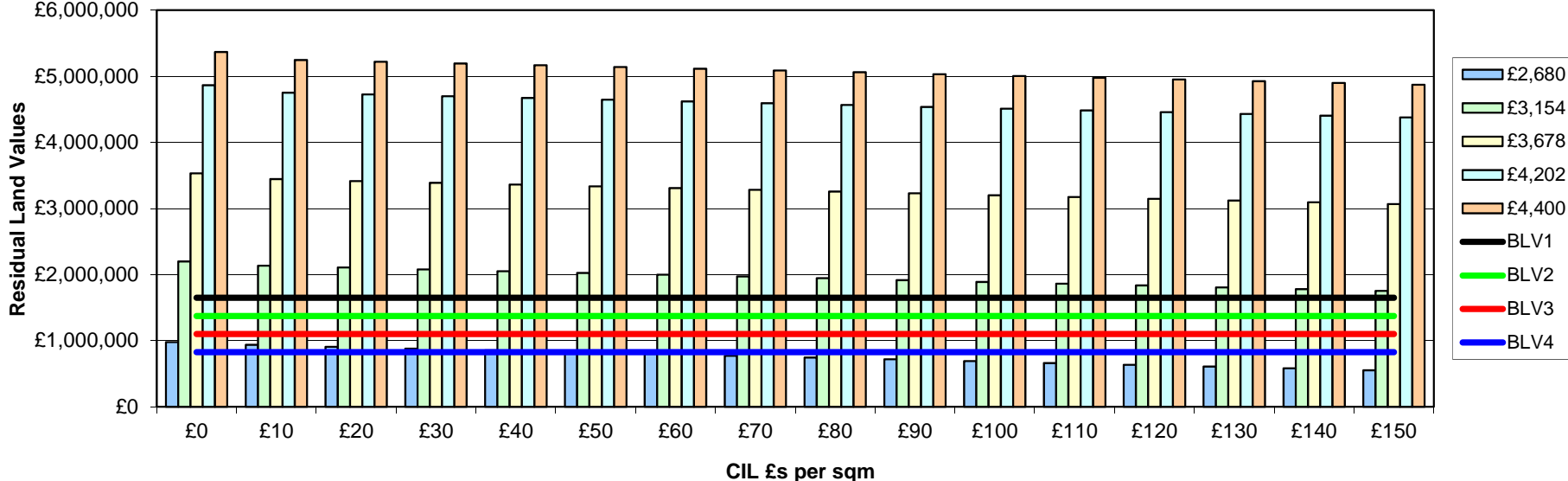
Viability of CIL rates - 435 uph



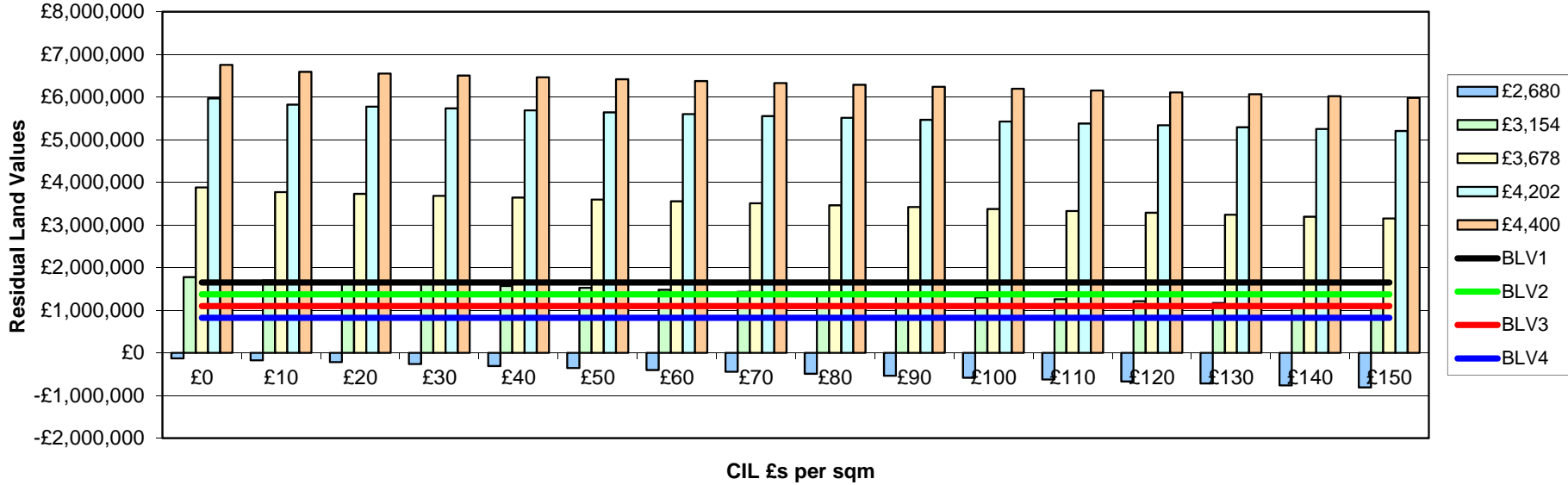
Viability of CIL rates - 30 uph



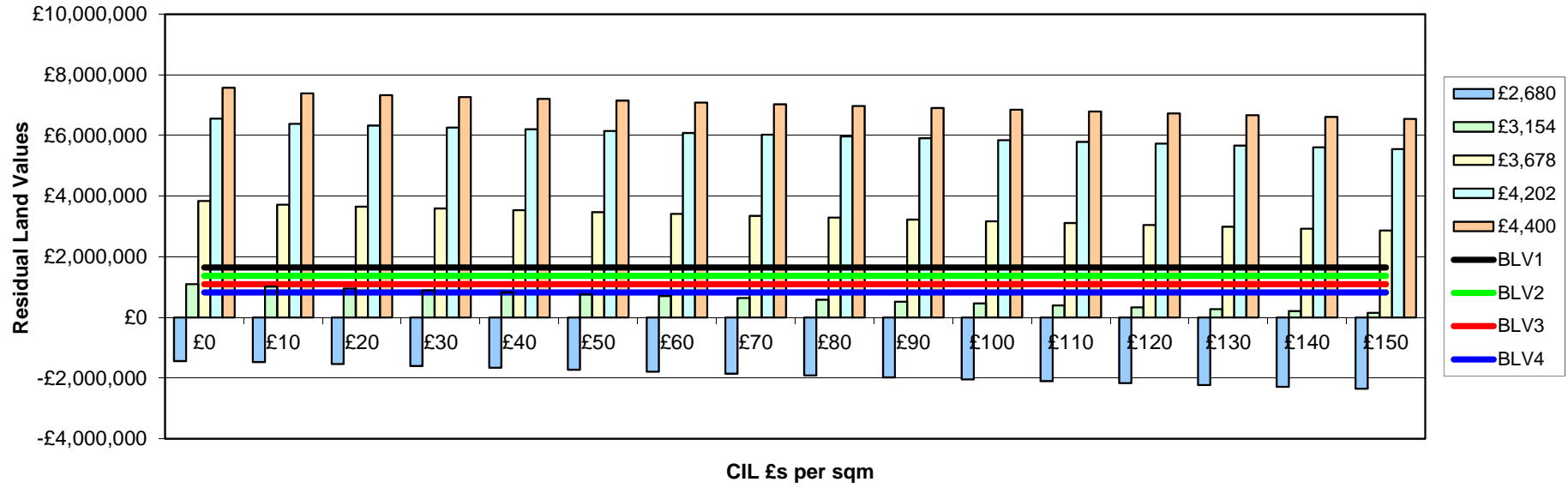
Viability of CIL rates - 50 uph



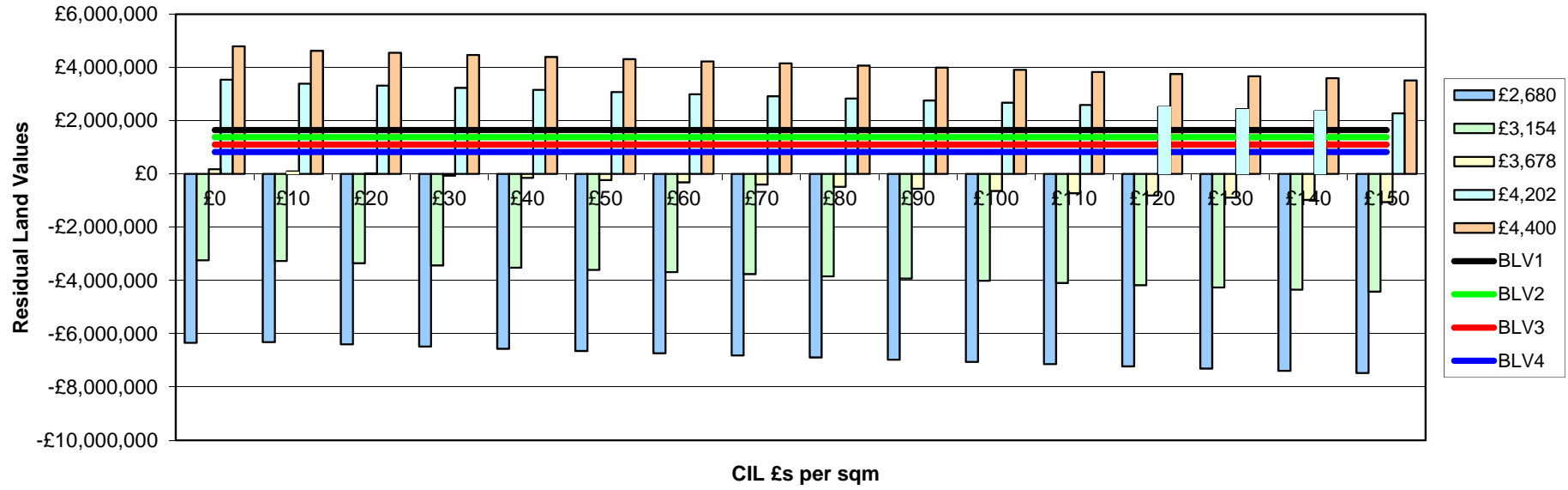
Viability of CIL rates - 80 uph



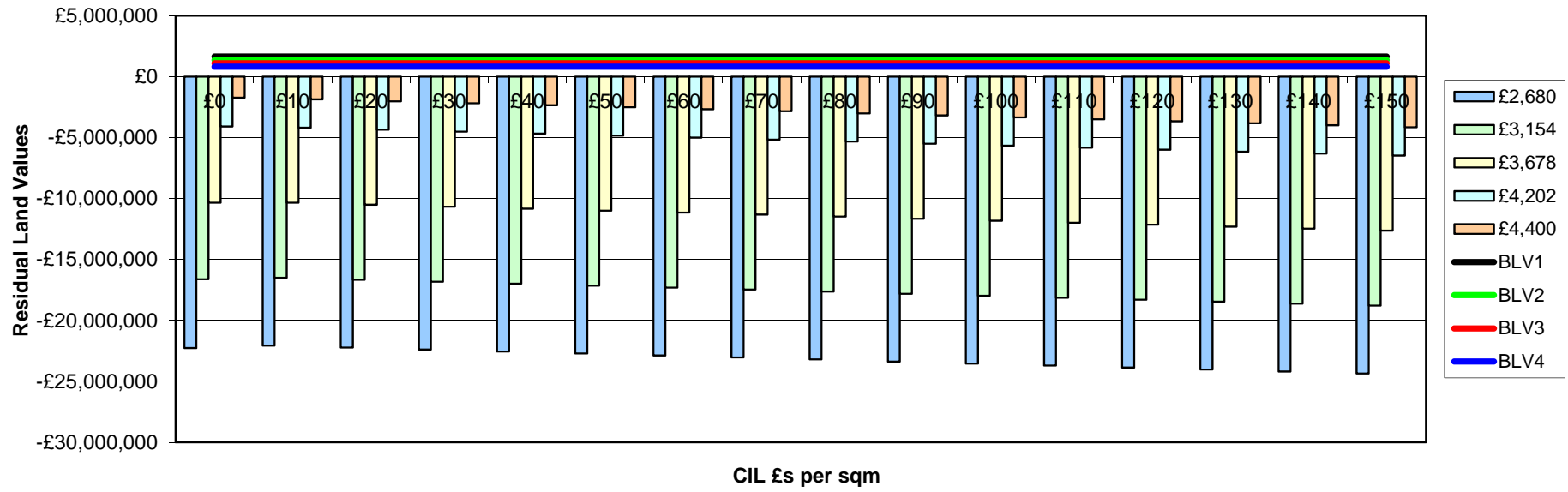
Viability of CIL rates - 110 uph



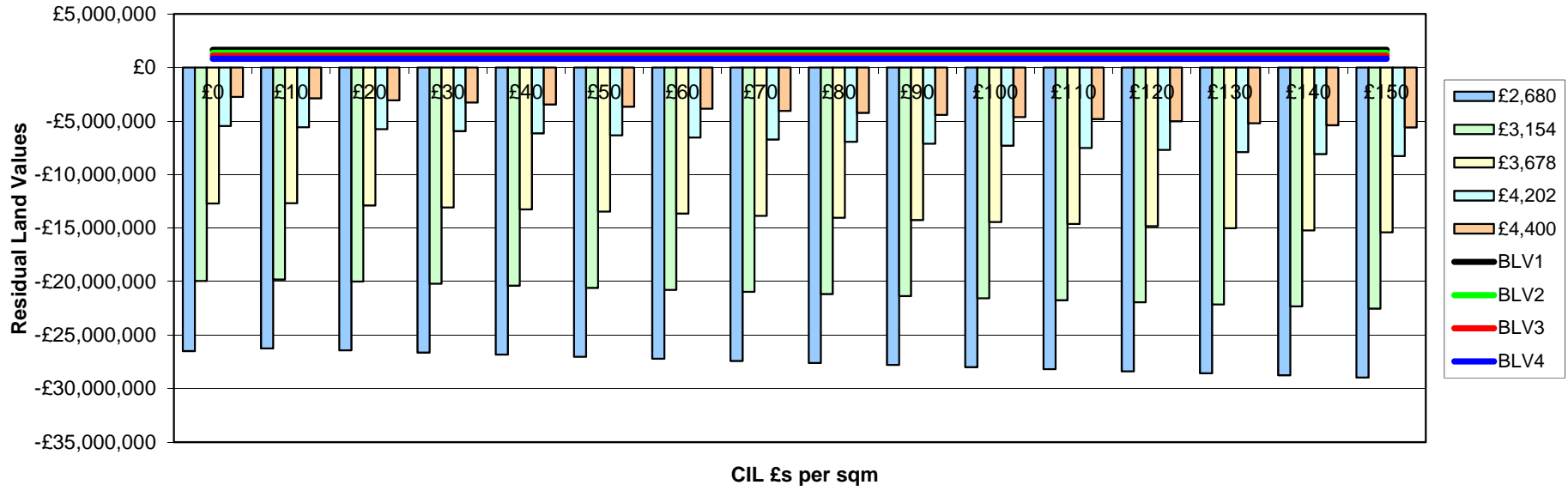
Viability of CIL rates - 150 uph



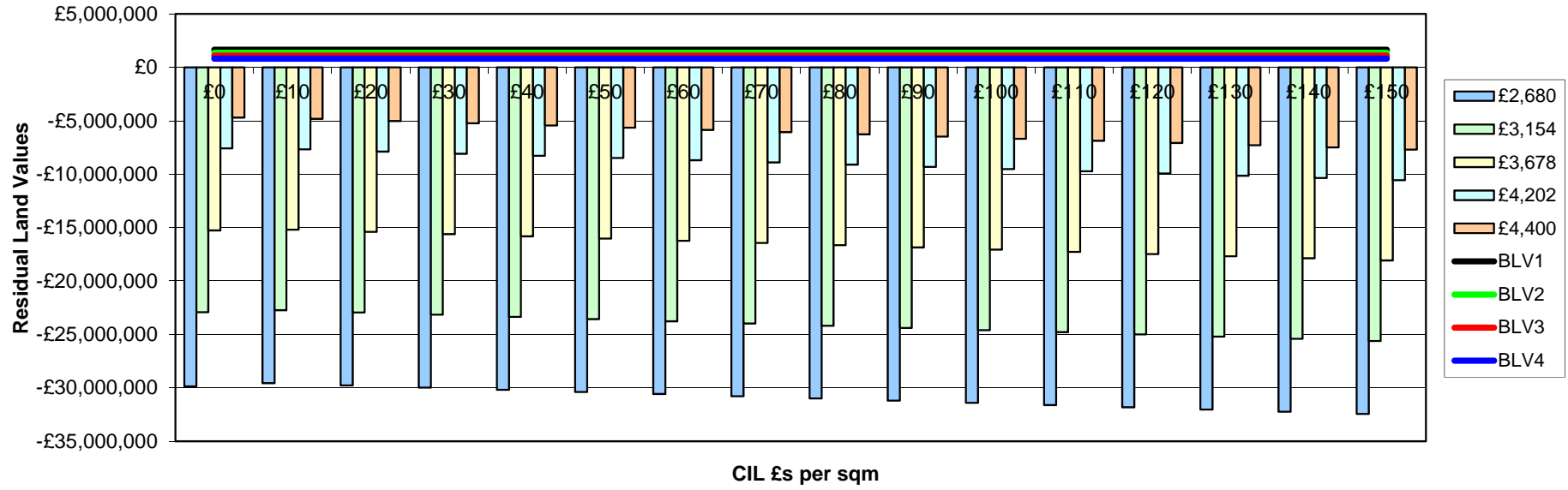
Viability of CIL rates - 275 uph



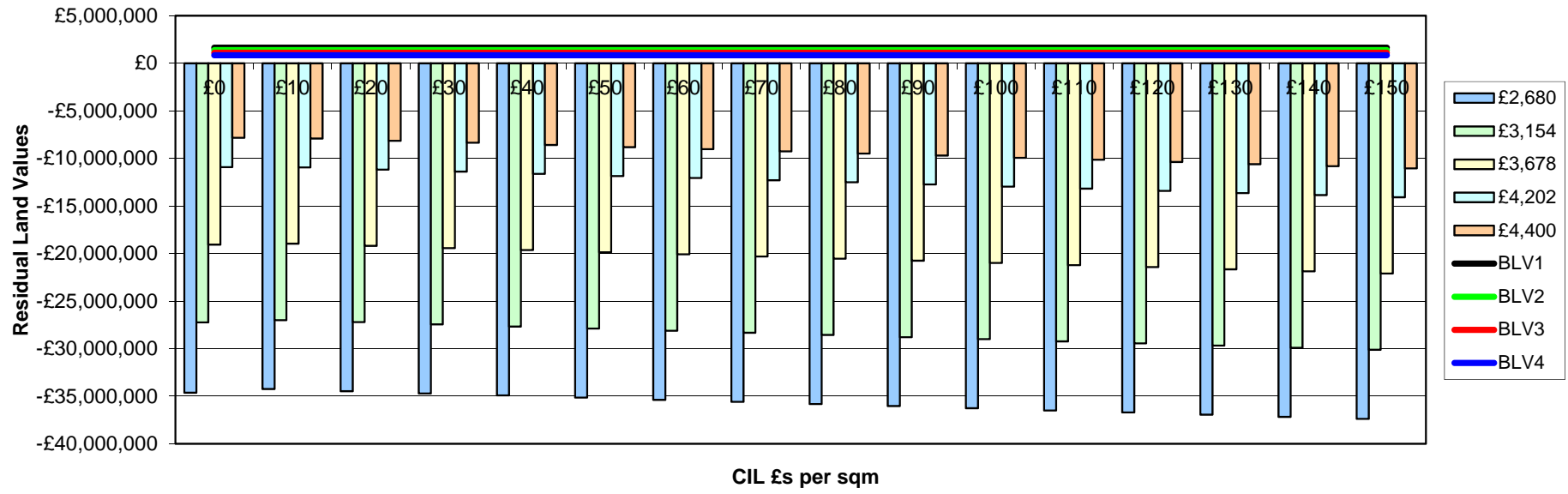
Viability of CIL rates - 325 uph



Viability of CIL rates - 375 uph



Viability of CIL rates - 435 uph



Appendix D

Commercial CIL Viability Results

DEVELOPMENT APPRAISAL
Commercial Development

Use class:	Supermarkets and superstores and retail warehouses
Location:	Whole borough (5,000 sq m)

DEVELOPMENT VALUE

	Common assumptions	Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10	
		£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum
Rental Income	Floor area																				
Rent - area 1	17,940	£19.00	£340,860	£20	£358,800	£21.00	£376,740	£20.00	£358,800	£20.00	£358,800	£20.00	£358,800	£23.00	£412,620	£24.00	£430,560	£25.00	£448,500	£26.00	£466,440
Rent - area 2	17,940	£19.00	£340,860	£20	£358,800	£21.00	£376,740	£20.00	£358,800	£20.00	£358,800	£20.00	£358,800	£23.00	£412,620	£24.00	£430,560	£25.00	£448,500	£26.00	£466,440
Rent - area 3	17,940	£19.00	£340,860	£20	£358,800	£21.00	£376,740	£20.00	£358,800	£20.00	£358,800	£20.00	£358,800	£23.00	£412,620	£24.00	£430,560	£25.00	£448,500	£26.00	£466,440
Total floor area / rent	53,820		£1,022,580		£1,076,400		£1,130,220		£1,076,400		£1,076,400		£1,076,400		£1,237,860		£1,291,680		£1,345,500		£1,399,320
Rent free/voids (years)		2.0	0.8985	2.0	0.8985	2.0	0.8985	2.0	0.8900	2.0	0.8985	2.0	0.9070	2.0	0.8985	2.0	0.8985	2.0	0.8985	2.0	0.8985
Yield	5.50%	5.50%		5.50%		5.50%		6.00%		5.50%		5.00%		5.50%		5.50%		5.50%		5.50%	
Capitalised rent			£16,704,354		£17,583,531		£18,462,707		£15,966,536		£17,583,531		£19,526,531		£20,221,060		£21,100,237		£21,979,413		£22,858,590
GROSS DEVELOPMENT VALUE																					
Purchaser's costs	5.75%		£960,500		£1,011,053		£1,061,606		£918,076		£1,011,053		£1,122,776		£1,162,711		£1,213,264		£1,263,816		£1,314,369
			£15,743,854		£16,572,478		£17,401,101		£15,048,460		£16,572,478		£18,403,755		£19,058,349		£19,886,973		£20,715,597		£21,544,221

DEVELOPMENT COSTS

Development Costs																					
Existing floor area	30%	16,146																			
Demolition costs	£5 psf		£80,730	£80,730		£80,730	£80,730		£80,730	£80,730		£80,730	£80,730		£80,730	£80,730		£80,730	£80,730		£80,730
Building costs	£107 psf		£6,969,767	£6,969,767		£6,969,767	£6,969,767		£6,969,767	£6,969,767		£6,969,767	£6,969,767		£6,969,767	£6,969,767		£6,969,767	£6,969,767		£6,969,767
Area	82% grs to net	65,237																			
External works	10.00%		£696,977	£696,977		£696,977	£696,977		£696,977	£696,977		£696,977	£696,977		£696,977	£696,977		£696,977	£696,977		£696,977
Professional fees	10.00%		£774,747	£774,747		£774,747	£774,747		£774,747	£774,747		£774,747	£774,747		£774,747	£774,747		£774,747	£774,747		£774,747
Contingency	5.00%		£426,111	£426,111		£426,111	£426,111		£426,111	£426,111		£426,111	£426,111		£426,111	£426,111		£426,111	£426,111		£426,111
CIL	1		-	0		£0	£0		£	£0		£	£		£	£0		£	£		£0
S106	£20 psf		1,076,400	1,076,400		1,076,400	1,076,400		0	1,076,400		1,076,400	0		1,076,400	0		1,076,400	0		1,076,400
Disposal Costs																					
Letting Agent's fee (% of rent)	10.00%		£102,258	£107,640		£113,022	£107,640		£107,640	£107,640		£107,640	£129,168		£129,168	£129,168		£129,168	£129,168		£139,932
Agent's fees (on capital value)	1.00%		£167,044	£175,835		£184,627	£159,665		£107,640	£195,265		£123,786	£211,002		£134,550	£228,586		£134,550	£228,586		£228,586
Legal fees (% of capital value)	0.75%		£125,283	£131,876		£138,470	£119,749		£175,835	£146,449		£202,211	£158,252		£164,846	£151,658		£164,846	£151,658		£171,439
Finance on construction																					
Loan arrangement fee	1.00%		£100,247	£100,247		£100,247	£100,247			£100,247		£100,247	£100,247		£100,247	£100,247		£100,247	£100,247		£100,247
Interest rate	7.00%																				
Interest on Construction Costs	18 months		£526,298	£526,298		£526,298	£526,298		£526,298	£526,298		£526,298	£526,298		£526,298	£526,298		£526,298	£526,298		£526,298
Profit																					
Developer's profit on cost	20.00%		£2,209,172	£2,213,326		£2,217,479	£2,207,666		£2,213,326	£2,220,126		£2,225,786	£2,229,940		£2,234,093	£2,238,247		£2,234,093	£2,238,247		£2,238,247
TOTAL DEVELOPMENT COSTS			£13,255,034	£13,279,955		£13,304,876	£13,245,998		£13,279,955	£13,320,758		£13,354,718	£13,379,639		£13,404,561	£13,429,482		£13,404,561	£13,429,482		£13,429,482

LAND VALUE

Land surplus			£2,488,820	3,292,522		£4,096,225	£1,802,462			£5,082,997		£6,507,334			£8,114,739						
Stamp duty	4.00%		-£99,553	-£131,701		-£163,849	-£72,098		£3,292,522	-£203,320		£5,703,631	-£260,293		£7,311,036	-£324,590		£7,311,036	-£324,590		-£324,590
Agent's fees	1.25%		-£31,110	-£41,157		-£51,203	-£22,531		-£131,701	-£63,537		-£228,145	-£81,342		-£292,441	-£101,434		-£292,441	-£101,434		-£101,434
Legal fees	0.50%		-£12,444	-£16,463		-£20,481	-£9,012		-£41,157	-£25,415		-£71,295	-£32,537		-£91,388	-£40,574		-£91,388	-£40,574		-£40,574
Interest rate	6.50%		-£228,707	-£302,562		-£376,417	-£165,635		-£16,463	-£467,096		-£28,518	-£597,983		-£36,555	-£745,694		-£36,555	-£745,694		-£745,694
Finance period	18 months								-£302,562			-£524,128			-£671,839			-£671,839			
RESIDUAL LAND VALUE			£2,117,006	£2,800,640		£3,484,275	£1,533,186			£4,323,629		£5,535,179			£6,902,448						

Less CUV 1			1,134,044	1,817,679		2,501,314	550,224		1,817,679	3,340,668		3,868,583	4,552,217		5,235,852	5,919,487		5,235,852	5,919,487		5,919,487
Less CUV 2			546,065	1,229,699		1,913,334	(37,755)		1,229,699	2,752,688		3,280,603	3,964,238		4,647,872	5,331,507		4,647,872	5,331,507		5,331,507
Less CUV 3			(313,228)	370,406		1,054,041	(897,048)		370,406	1,893,395		2,421,310	3,104,945		3,788,579	4,472,214		3,788,579	4,472,214		4,472,214
Net additional floorspace (sq ft)		37,674	37,674	37,674		37,674	37,674		37,674	37,674		37,674	37,674		37,674	37,674		37,674	37,674		37,674
Net additional floorspace (sq m)		3,500	3,500	3,500		3,500	3,500		3,500	3,500		3,500	3,500		3,500	3,500		3,500	3,500		3,500
Maximum CIL per sqm																					
Against CUV 1			324	519		715	157		519	954		1,105	1,301		1,496	1,691		1,496	1,691		1,691
Against CUV 2			156	351		547	-		351	786		937	1,133		1,328	1,523		1,328	1,523		1,523
Against CUV 3			-	106		301	-		106	541		692	887		1,082	1,278		1,082	1,278		1,278

CURRENT USE VALUE
Commercial Development

Use class:	Convenience supermarkets and superstores and retail warehouses
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	16,146					
Rent per sq ft		£10 psf		£13 psf		£16 psf	
Rental income per annum		£161,460		£209,898		£258,336	
Rent free/voids (years)		3.0	0.8050	3.0	0.8050	3.0	
Total revenue, capitalised (including all costs)		7.50%		7.50%		7.00%	
Refurbishment costs	£50 psf	£807,300		£807,300		£807,300	0.8163
Fees	7%	£56,511		£56,511		£56,511	
Capitalised rent, net of refurb and fees			£869,108		£1,388,984		£2,148,748
Purchaser's costs	5.75%		-£49,974		-£79,867		-£123,553
Current use value			£819,134		£1,309,117		£2,025,195
CUV including Landowner premium		20%	£982,961	20.00%	£1,570,941	20.00%	£2,430,234

COMMUNITY INFRASTRUCTURE LEVY All Other Retail

Use class:	All other Retail (A1-A5)
Location:	Town centres

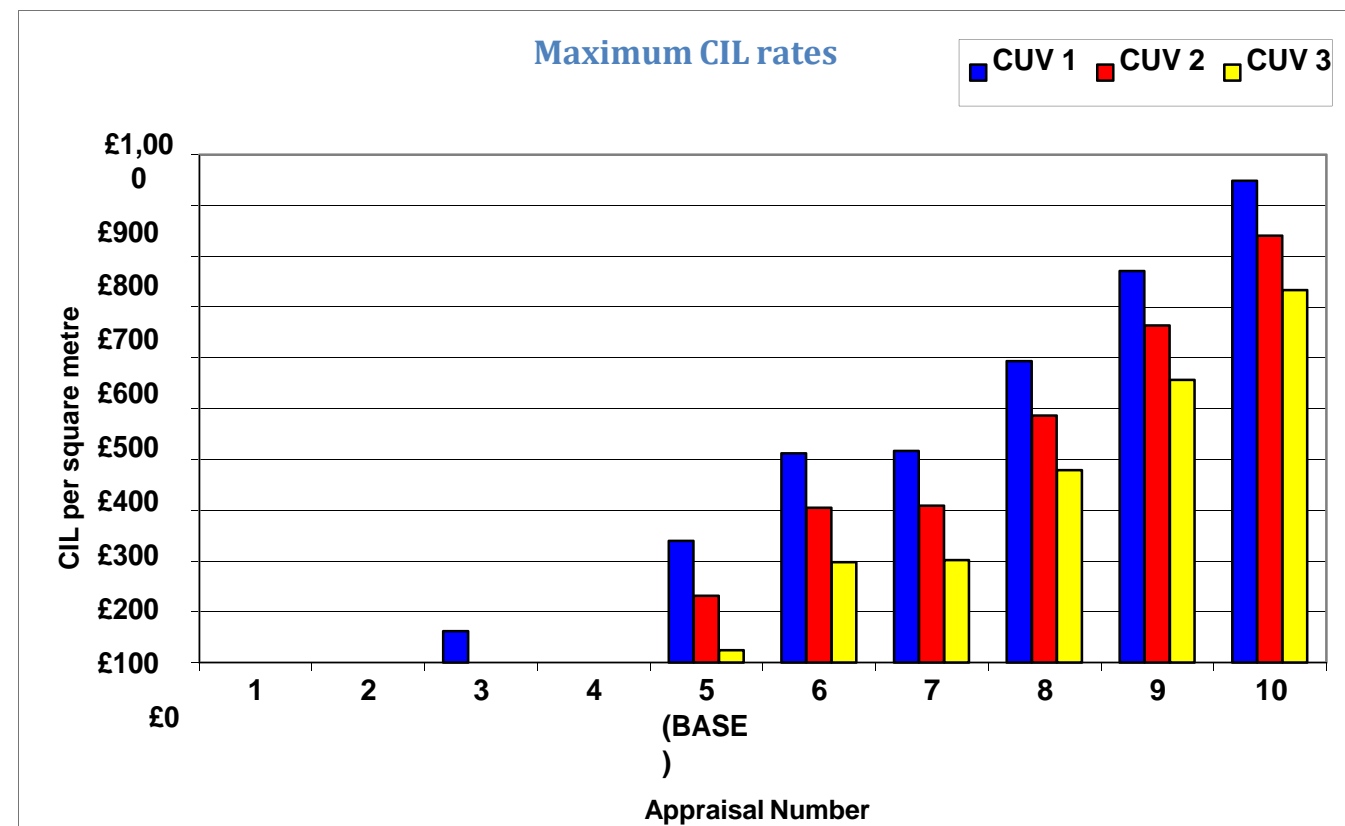
	£s per sqft	Yield	Rent free
Appraisal 1	£17.00	6.00%	2.00 years
Appraisal 2	£18.00	6.00%	2.00 years
Appraisal 3	£19.00	6.00%	2.00 years
Appraisal 4	£20.00	6.50%	2.00 years
Appraisal 5 (base)	£20.00	6.00%	2.00 years
Appraisal 6	£20.00	5.75%	2.00 years
Appraisal 7	£21.00	6.00%	2.00 years
Appraisal 8	£22.00	6.00%	2.00 years
Appraisal 9	£23.00	6.00%	2.00 years
Appraisal 10	£24.00	6.00%	2.00 years

Existing floorspace as % of new
30%

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£11.00	7.50%	3.00 years	15.00%
Current use value 2	£13.00	7.50%	3.00 years	15.00%
Current use value 3	£15.00	7.50%	3.00 years	15.00%

Results. Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-18%			
Appraisal 2	-11%	£0		£0
Appraisal 3	-5%	£62		£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£239	£132	£24
Appraisal 6	0%	£412	£305	£198
Appraisal 7	5%	£416	£309	£202
Appraisal 8	9%	£594	£486	£379
Appraisal 9	13%	£771	£663	£556
Appraisal 10	17%	£948	£841	£733



CURRENT USE VALUE
Commercial Development

Use class: All other Retail (A1-A5)

	Common assumptions	CUV 1				CUV 3	
Current use value							
Existing space as percentage of new							
Rent per sq ft		£11 psf		£13 psf		£15 psf	
Rental income per annum		£9,900		£11,700		£13,500	
Rent free/voids (years)		3.0	0.8050	3.0	0.8050	3.0	0.8050
Total revenue, capitalised (including all costs)		7.50%		7.50%		7.50%	
Refurbishment costs	£50 psf	£45,000		£45,000		£45,000	
Fees		£3,150		£3,150		£3,150	
Capitalised rent, net of refurb and fees			£58,105		£77,424		£96,743
Purchaser's costs			-£3,341		-£4,452		-£5,563
			£54,764		£72,972		
		15%	£62,978	15.00%	£83,918		

APPENDIX D – CIL VIABILITY Offices

Use class:	OFFICE
Location:	Whole Borough

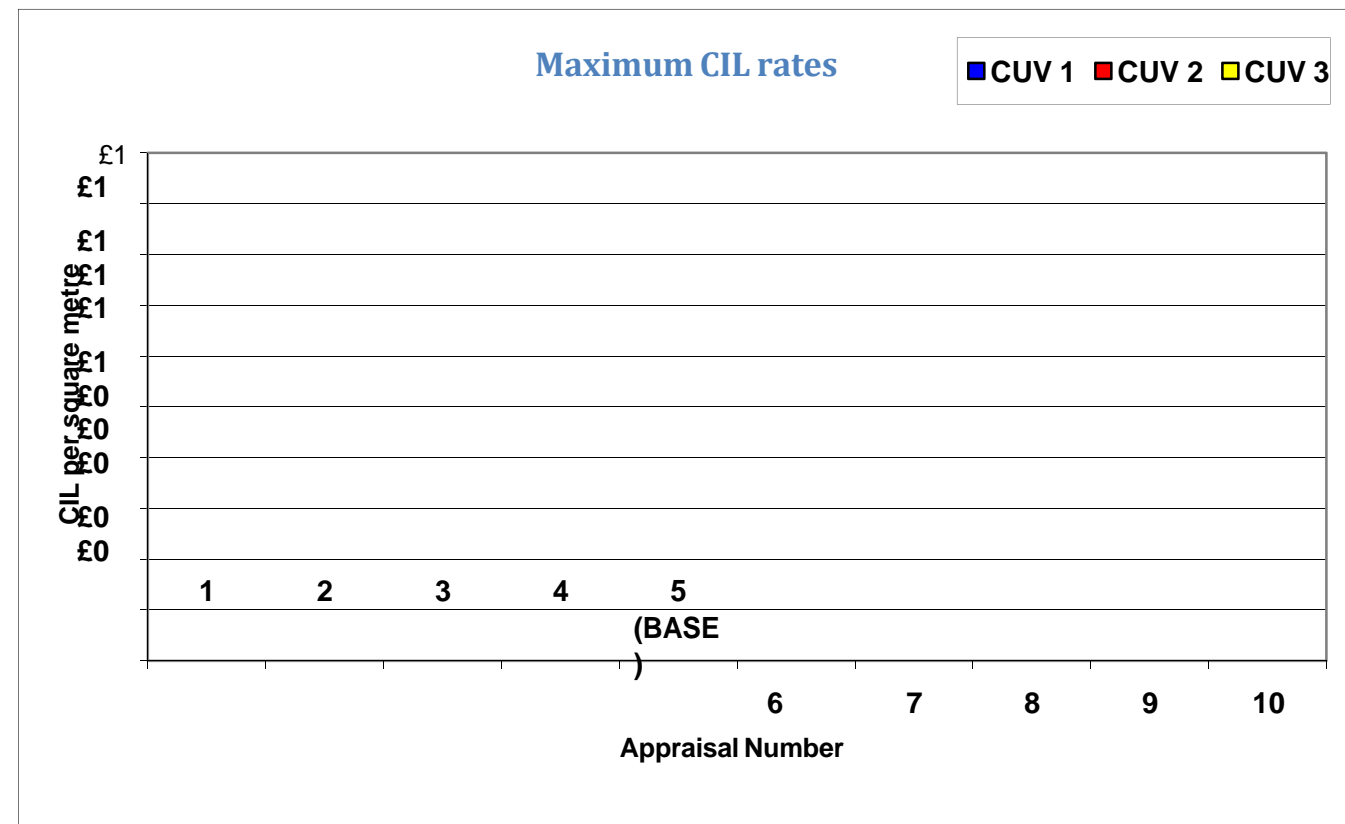
	£s per sqft	Yield	Rent free
Appraisal 1	£12.00	8.00%	2.00 years
Appraisal 2	£13.00	8.00%	2.00 years
Appraisal 3	£14.00	8.00%	2.00 years
Appraisal 4	£15.00	8.50%	2.00 years
Appraisal 5 (base)	£15.00	8.00%	2.00 years
Appraisal 6	£15.00	7.50%	2.00 years
Appraisal 7	£16.00	8.00%	2.00 years
Appraisal 8	£17.00	8.00%	2.00 years
Appraisal 9	£18.00	8.00%	2.00 years
Appraisal 10	£19.00	8.00%	2.00 years

Existing floorspace as % of new
30%

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£8.00	9.00%	3.00 years	15.00%
Current use value 2	£10.00	9.00%	3.00 years	20.00%
Current use value 3	£12.00	9.00%	3.00 years	20.00%

Results. Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-25%	£0	£0	£0
Appraisal 2	-15%	£0	£0	£0
Appraisal 3	-7%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	6%	£0	£0	£0
Appraisal 8	12%	£0	£0	£0
Appraisal 9	17%	£0	£0	£0
Appraisal 10	21%	£0	£0	£0



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	OFFICE
Location:	Whole Borough

DEVELOPMENT VALUE

	Common assumptions	Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10	
		£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum
Rental Income	Floor area																				
Rent - area 1	10,000	£12.00	£120,000	£13	£130,000	£14.00	£140,000	£15.00	£150,000	£15.00	£150,000	£15.00	£150,000	£16.00	£160,000	£17.00	£170,000	£18.00	£180,000	£19.00	£190,000
Rent - area 2	10,000	£12.00	£120,000	£13	£130,000	£14.00	£140,000	£15.00	£150,000	£15.00	£150,000	£15.00	£150,000	£16.00	£160,000	£17.00	£170,000	£18.00	£180,000	£19.00	£190,000
Rent - area 3	10,000	£12.00	£120,000	£13	£130,000	£14.00	£140,000	£15.00	£150,000	£15.00	£150,000	£15.00	£150,000	£16.00	£160,000	£17.00	£170,000	£18.00	£180,000	£19.00	£190,000
Total floor area / rent	30,000		£360,000		£390,000		£420,000		£450,000		£450,000		£450,000		£480,000		£510,000		£540,000		£570,000
Rent free/voids (years)		2.0	0.8573	2.0	0.8573	2.0	0.8573	2.0	0.8495	2.0	0.8573	2.0	0.8653	2.0	0.8573	2.0	0.8573	2.0	0.8573	2.0	0.8573
Yield	8.00%	8.00%		8.00%		8.00%		8.50%		8.00%		7.50%		8.00%		8.00%		8.00%		8.00%	
Capitalised rent			£3,858,025		£4,179,527		£4,501,029		£4,497,116		£4,822,531		£5,191,996		£5,144,033		£5,465,535		£5,787,037		£6,108,539
GROSS DEVELOPMENT VALUE																					
Purchaser's costs	5.75%		£221,836		£240,323		£258,809		£258,584		£277,296		£298,540		£295,782		£314,268		£332,755		£351,241
			£3,636,188		£3,939,204		£4,242,220		£4,238,532		£4,545,235		£4,893,456		£4,848,251		£5,151,267		£5,454,282		£5,757,298

DEVELOPMENT COSTS

Development Costs																					
Existing floor area	30%	9,000																			
Demolition costs	£5 psf		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000		£45,000
Building costs	£117 psf		£4,254,588		£4,254,588		£4,254,588		£4,254,588		£4,254,588		£4,254,588		£4,254,588		£4,254,588		£4,254,588		£4,254,588
Area	82% grs to net	36,364																			
External works	10.00%		£425,459		£425,459		£425,459		£425,459		£425,459		£425,459		£425,459		£425,459		£425,459		£425,459
Professional fees	10.00%		£472,505		£472,505		£472,505		£472,505		£472,505		£472,505		£472,505		£472,505		£472,505		£472,505
Contingency	5.00%		£259,878		£259,878		£259,878		£259,878		£259,878		£259,878		£259,878		£259,878		£259,878		£259,878
CIL	1		-		0		£0		£0		£0		£0		£0		£0		£0		£0
Disposal Costs																					
Letting Agent's fee (% of rent)	10.00%		£36,000		£39,000		£42,000		£45,000		£45,000		£45,000		£48,000		£51,000		£54,000		£57,000
Agent's fees (on capital value)	1.00%		£38,580		£41,795		£45,010		£44,971		£48,225		£51,920		£51,440		£54,655		£57,870		£61,085
Legal fees (% of capital value)	0.75%		£28,935		£31,346		£33,758		£33,728		£36,169		£38,940		£38,580		£40,992		£43,403		£45,814
Finance on construction																					
Loan arrangement fee	1.00%		£54,574		£54,574		£54,574		£54,574		£54,574		£54,574		£54,574		£54,574		£54,574		£54,574
Interest rate	7.00%																				
Interest on Construction Costs	18 months		£286,515		£286,515		£286,515		£286,515		£286,515		£286,515		£286,515		£286,515		£286,515		£286,515
Profit																					
Developer's profit on cost	20.00%		£1,180,407		£1,182,132		£1,183,857		£1,184,444		£1,185,583		£1,186,876		£1,187,308		£1,189,033		£1,190,758		£1,192,484
TOTAL DEVELOPMENT COSTS			£7,082,441		£7,092,792		£7,103,144		£7,106,661		£7,113,495		£7,121,254		£7,123,847		£7,134,198		£7,144,550		£7,154,901

LAND VALUE

Land surplus			-£3,446,252		(3,153,588)		-£2,860,924		-£2,868,129		-£2,568,260		-£2,227,798		-£2,275,596		-£1,982,932		-£1,690,267		-£1,397,603
Stamp duty	4.00%		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0
Agent's fees	1.25%		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0
Legal fees	0.50%		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0
Interest rate	6.50%		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0
Finance period	18 months																				
RESIDUAL LAND VALUE			-£3,446,252		-£3,153,588		-£2,860,924		-£2,868,129		-£2,568,260		-£2,227,798		-£2,275,596		-£1,982,932		-£1,690,267		-£1,397,603

Less CUV 1			(3,593,927)		(3,301,263)		(3,008,598)		(3,015,804)		(2,715,934)		(2,375,473)		(2,423,270)		(2,130,606)		(1,837,942)		(1,545,278)
Less CUV 2			(3,775,015)		(3,482,351)		(3,189,687)		(3,196,892)		(2,897,023)		(2,556,561)		(2,604,359)		(2,311,695)		(2,019,030)		(1,726,366)
Less CUV 3			(3,949,683)		(3,657,019)		(3,364,355)		(3,371,560)		(3,071,691)		(2,731,229)		(2,779,027)		(2,486,362)		(2,193,698)		(1,901,034)
Net additional floorspace (sq ft)		21,000	21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000
Net additional floorspace (sq m)		1,951	1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951
Maximum CIL per sqm																					
Against CUV 1			-		-		-		-		-		-		-		-		-		-
Against CUV 2			-		-		-		-		-		-		-		-		-		-
Against CUV 3			-		-		-		-		-		-		-		-		-		-

CURRENT USE VALUE
Commercial Development

Use class: OFFICE

	Common assumptions		CUV 1		CUV 2		CUV 3	
Current use value								
Existing space as percentage of new	30%	9,000						
Rent per sq ft			£8 psf		£10 psf		£12 psf	
Rental income per annum			£72,000		£90,000		£108,000	
Rent free/voids (years)			3.0	0.7722	3.0	0.7722	3.0	
Total revenue, capitalised (including all costs)			9.00%		9.00%		9.00%	
Refurbishment costs	£50 psf		£450,000		£450,000		£450,000	0.7722
Fees	7%		£31,500		£31,500		£31,500	
Capitalised rent, net of refurb and fees			£136,247		£290,683		£445,120	
Purchaser's costs	5.75%		-£7,834		-£16,714		-£25,594	
Current use value			£128,413		£273,969		£419,526	
CUV including Landowner premium			15%	£147,674	20.00%	£328,763	20.00%	£503,431

COMMUNITY INFRASTRUCTURE LEVY INDUSTRIAL DEVELOPMENT

Use class:	INDUSTRIAL
Location:	Whole Borough

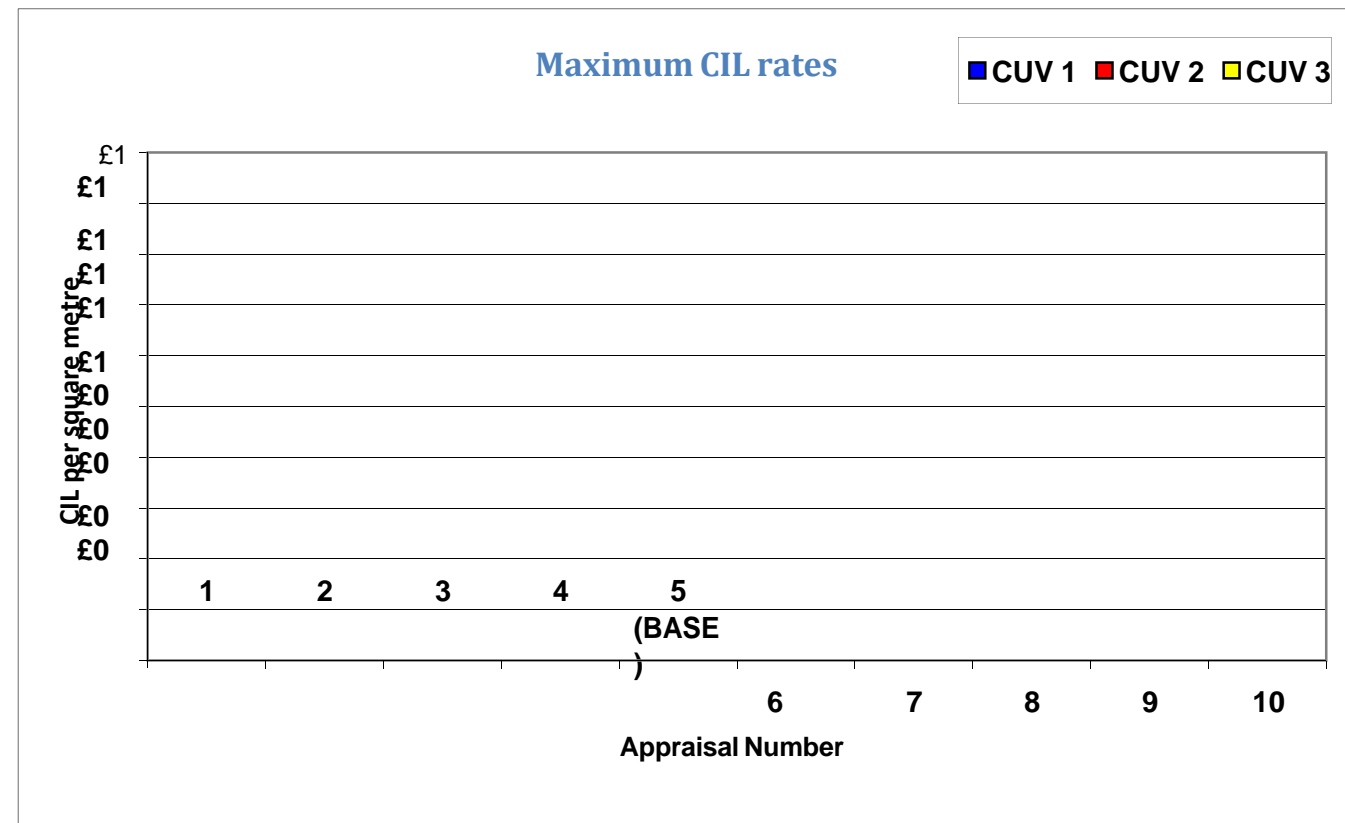
	£s per sqft	Yield	Rent free
Appraisal 1	£6.00	8.50%	2.00 years
Appraisal 2	£7.00	8.50%	2.00 years
Appraisal 3	£8.00	8.50%	2.00 years
Appraisal 4	£9.00	9.00%	2.00 years
Appraisal 5 (base)	£9.00	8.50%	2.00 years
Appraisal 6	£9.00	8.00%	2.00 years
Appraisal 7	£10.00	8.50%	2.00 years
Appraisal 8	£11.00	8.50%	2.00 years
Appraisal 9	£12.00	8.50%	2.00 years
Appraisal 10	£13.00	8.50%	2.00 years

Existing floorspace as % of new	50%
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	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.00	9.50%	3.00 years	15.00%
Current use value 2	£6.00	9.50%	3.00 years	20.00%
Current use value 3	£8.00	9.50%	3.00 years	20.00%

Results. Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-50%	£0	£0	£0
Appraisal 2	-29%	£0	£0	£0
Appraisal 3	-13%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	10%	£0	£0	£0
Appraisal 8	18%	£0	£0	£0
Appraisal 9	25%	£0	£0	£0
Appraisal 10	31%	£0	£0	£0



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	INDUSTRIAL
Location:	Whole Borough

DEVELOPMENT VALUE

	Common assumptions	Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10	
		£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum
Rental Income	Floor area																				
Rent - area 1	16,666	£6.00	£99,996	£7	£116,662	£8.00	£133,328	£9.00	£149,994	£9.00	£149,994	£9.00	£149,994	£10.00	£166,660	£11.00	£183,326	£12.00	£199,992	£13.00	£216,658
Rent - area 2	16,666	£6.00	£99,996	£7	£116,662	£8.00	£133,328	£9.00	£149,994	£9.00	£149,994	£9.00	£149,994	£10.00	£166,660	£11.00	£183,326	£12.00	£199,992	£13.00	£216,658
Rent - area 3	16,666	£6.00	£99,996	£7	£116,662	£8.00	£133,328	£9.00	£149,994	£9.00	£149,994	£9.00	£149,994	£10.00	£166,660	£11.00	£183,326	£12.00	£199,992	£13.00	£216,658
Total floor area / rent	49,998		£299,988		£349,986		£399,984		£449,982		£449,982		£449,982		£499,980		£549,978		£599,976		£649,974
Rent free/voids (years)		2.0	0.8495	2.0	0.8495	2.0	0.8495	2.0	0.8417	2.0	0.8495	2.0	0.8573	2.0	0.8495	2.0	0.8495	2.0	0.8495	2.0	0.8495
Yield	8.50%	8.50%		8.50%		8.50%		9.00%		8.50%		8.00%		8.50%		8.50%		8.50%		8.50%	
Capitalised rent			£2,997,958		£3,497,617		£3,997,277		£4,208,232		£4,496,936		£4,822,338		£4,996,596		£5,496,256		£5,995,915		£6,495,575
GROSS DEVELOPMENT VALUE																					
Purchaser's costs	5.75%		£172,383		£201,113		£229,843		£241,973		£258,574		£277,284		£287,304		£316,035		£344,765		£373,496
			£2,825,575		£3,296,504		£3,767,433		£3,966,258		£4,238,363		£4,545,054		£4,709,292		£5,180,221		£5,651,150		£6,122,079

DEVELOPMENT COSTS

Development Costs																					
Existing floor area	50%	24,999																			
Demolition costs	£5 psf		£124,995	£124,995		£124,995	£124,995		£124,995	£124,995		£124,995	£124,995		£124,995	£124,995		£124,995	£124,995		£124,995
Building costs	£69 psf		£3,833,180	£3,833,180		£3,833,180	£3,833,180		£3,833,180	£3,833,180		£3,833,180	£3,833,180		£3,833,180	£3,833,180		£3,833,180	£3,833,180		£3,833,180
Area	90% grs to net	55,553																			
External works	10.00%		£383,318	£383,318		£383,318	£383,318		£383,318	£383,318		£383,318	£383,318		£383,318	£383,318		£383,318	£383,318		£383,318
Professional fees	10.00%		£434,149	£434,149		£434,149	£434,149		£434,149	£434,149		£434,149	£434,149		£434,149	£434,149		£434,149	£434,149		£434,149
Contingency	5.00%		£238,782	£238,782		£238,782	£238,782		£238,782	£238,782		£238,782	£238,782		£238,782	£238,782		£238,782	£238,782		£238,782
CIL	1		-	0		£0	£0		£0	£0		£0	£0		£0	£0		£0	£0		£0
Disposal Costs																					
Letting Agent's fee (% of rent)	10.00%		£29,999	£34,999		£39,998	£44,998		£44,998	£44,998		£44,998	£44,998		£49,998	£54,998		£59,998	£64,997		£64,997
Agent's fees (on capital value)	1.00%		£29,980	£34,976		£39,973	£42,082		£44,969	£48,223		£49,966	£48,223		£49,966	£54,963		£59,959	£64,956		£64,956
Legal fees (% of capital value)	0.75%		£22,485	£26,232		£29,980	£31,562		£33,727	£36,168		£37,474	£36,168		£37,474	£41,222		£44,969	£48,717		£48,717
Finance on construction																					
Loan arrangement fee	1.00%		£50,144	£50,144		£50,144	£50,144		£50,144	£50,144		£50,144	£50,144		£50,144	£50,144		£50,144	£50,144		£50,144
Interest rate	7.00%																				
Interest on Construction Costs	18 months		£263,257	£263,257		£263,257	£263,257		£263,257	£263,257		£263,257	£263,257		£263,257	£263,257		£263,257	£263,257		£263,257
Profit																					
Developer's profit on cost	20.00%		£1,082,058	£1,084,807		£1,087,555	£1,089,294		£1,090,304	£1,091,443		£1,093,053	£1,095,802		£1,093,053	£1,095,802		£1,098,550	£1,101,299		£1,101,299
TOTAL DEVELOPMENT COSTS			£6,492,347	£6,508,839		£6,525,332	£6,535,762		£6,541,825	£6,548,658		£6,558,317	£6,574,810		£6,558,317	£6,574,810		£6,591,302	£6,607,795		£6,607,795

LAND VALUE

Land surplus			-£3,666,772	(£3,212,335)		-£2,757,899	-£2,569,504		-£2,303,462	-£2,003,605		-£1,849,026	-£1,394,589		-£940,152	-£485,716		-£940,152	-£485,716		-£485,716
Stamp duty	4.00%		£0	£0		£0	£0		£0	£0		£0	£0		£0	£0		£0	£0		£0
Agent's fees	1.25%		£0	£0		£0	£0		£0	£0		£0	£0		£0	£0		£0	£0		£0
Legal fees	0.50%		£0	£0		£0	£0		£0	£0		£0	£0		£0	£0		£0	£0		£0
Interest rate	6.50%		£0	£0		£0	£0		£0	£0		£0	£0		£0	£0		£0	£0		£0
Finance period	18 months																				
RESIDUAL LAND VALUE			-£3,666,772	-£3,212,335		-£2,757,899	-£2,569,504		-£2,303,462	-£2,003,605		-£1,849,026	-£1,394,589		-£940,152	-£485,716		-£940,152	-£485,716		-£485,716
Less CUV 1			(3,883,187)	(3,428,751)		(2,974,314)	(2,785,919)		(2,519,877)	(2,220,020)		(2,065,441)	(1,611,004)		(1,156,568)	(702,131)		(1,156,568)	(702,131)		(702,131)
Less CUV 2			(4,119,280)	(3,664,843)		(3,210,407)	(3,022,011)		(2,755,970)	(2,456,112)		(2,301,533)	(1,847,097)		(1,392,660)	(938,224)		(1,392,660)	(938,224)		(938,224)
Less CUV 3			(4,572,646)	(4,118,209)		(3,663,773)	(3,475,378)		(3,209,336)	(2,909,479)		(2,754,900)	(2,300,463)		(1,846,027)	(1,391,590)		(1,846,027)	(1,391,590)		(1,391,590)
Net additional floorspace (sq ft)		24,999	24,999	24,999		24,999	24,999		24,999	24,999		24,999	24,999		24,999	24,999		24,999	24,999		24,999
Net additional floorspace (sq m)		2,322	2,322	2,322		2,322	2,322		2,322	2,322		2,322	2,322		2,322	2,322		2,322	2,322		2,322
Maximum CIL per sqm																					
Against CUV 1			-	-		-	-		-	-		-	-		-	-		-	-		-
Against CUV 2			-	-		-	-		-	-		-	-		-	-		-	-		-
Against CUV 3			-	-		-	-		-	-		-	-		-	-		-	-		-

CURRENT USE VALUE
Commercial Development

Use class: INDUSTRIAL

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	24,999					
Rent per sq ft		£5 psf		£6 psf		£8 psf	
Rental income per annum		£124,995		£149,994		£199,992	
Rent free/voids (years)		3.0	0.7617	3.0	0.7617	3.0	0.7617
Total revenue, capitalised (including all costs)		9.50%		9.50%		9.50%	
Refurbishment costs	£30 psf	£749,970		£749,970		£749,970	
Fees	7%	£52,498		£52,498		£52,498	
Capitalised rent, net of refurb and fees			£199,668		£400,095		£800,950
Purchaser's costs	5.75%		-£11,481		-£23,005		-£46,055
Current use value			£188,187		£377,090		£754,895
CUV including Landowner premium		15%	£216,415	20.00%	£452,508	20.00%	£905,874

Appendix E

London Borough CIL Rates

APPENDIX E - CIL STATUS IN LONDON BOROUGHS - OCTOBER 2014

Borough	CIL Status	Residential Charges	Commercial Rates	Other Rates
<u>City of London Corporation</u>	This came into force on the 1 July 2014.	Two charging zones, with charges of £95 or £150 per square metre.	£75 per square metre charge for offices and all other uses, except for development used wholly or mainly for provision of medical, health and educational services.	No charge for development used wholly or mainly for provision of medical, health and educational services. All other uses charged at £75 per square metre.
<u>London Borough of Barking and Dagenham</u>	The Council anticipate that the draft CIL Charging Schedule (January 2013) will be considered for implementation by full Council at its meeting in November 2014 with a view to adoption on 2nd March 2015.	Three zones. Charges of £10, £25 and £75 per square metre.	Charge of £175 per square metre for supermarkets and superstores of any size. No charge for office development (B1a), £5 per square metre charge of business uses B1b, B1c, general industrial and light industry.	No charge for municipal leisure or health facilities.
<u>London Borough of Barnet</u>	Came into force on 1 May 2013.	Single flat rate of £135 per square metre would apply to all development.	Single flat rate of £135 per square metre would apply to all development. Examiner has recommended charge is restricted to retail and residential uses.	Single flat rate of £135 per square metre would apply to all development. Examiner has recommended charge is restricted to retail and residential uses.
<u>London Borough of Bexley</u>	On 18 August 2014, the London Borough of Bexley submitted its Community Infrastructure Levy (CIL) Draft Charging Schedule (Submission version) to a government inspector for independent examination.	Two zones, with charges of £40 and £60 per square metre.	Charge of £100 per square metre for retail above 280 per square metre All other uses charged at £10 per square metre.	Two zones for student and hotel accommodation, with charges of £40 and £60 per square metre. No charges for public medical or health facilities, or education facilities. All other uses charged at £10 per square metre.

Borough	CIL Status	Residential Charges	Commercial Rates	Other Rates
<u>London Borough of Brent</u>	Charge came into force on 1 July 2013.	Residential charge of £200 per square metre.	Office developments charged at £40 per square metre, industrial uses exempt. Retail charged at £40 per square metre. £14 per square metre charge for retail club warehouses.	Student accommodation and care homes charged at £200 per square metre, hotel developments at £100 per square metre. A £5 per square metre charge would apply to assembly and leisure schemes.
<u>London Borough of Camden</u>	The council has submitted its draft CIL Schedule for examination on 28 August 2014 having withdrawn the previous Schedule in 2013.	A charge of £500 per square metre proposed for residential developments with fewer than 10 dwellings across the whole borough. There are three charging zones for residential developments with more than 10 dwellings (and for private care homes), with charges of £150, £250 and £500 per square metre.	Retail developments to face charge of £25 per square metre across whole borough. Office developments charged at either £45 per square metre or £25 per square metre. No charge for industry, warehousing, research and development. Other commercial uses must pay £25 per square metre.	Charges of either £400 per square metre or £175 per square metre for student housing. Hotel developments to face charges of either £40 per square metre or £30 per square metre. All other development types exempt from the charge.
<u>London Borough of Croydon</u>	Began charging on 1 April 2013.	Two zones. Charges either £0 or £120 per square metre.	Business uses (B1, B2-B8) charged at either £0 or £120 per square metre. All other uses £120 per square metre.	Residential and non-residential institutions exempt from the charge.
<u>London Borough of Hackney</u>	The public hearing on the Draft Charging Schedule is due to be held on 29 October 2014.	Four charging zones for residential development, with charges of £0, £25, £55 and £190 per square metre.	Two charging zones for retail, with rates of £0 and £65 per square metre. Single rate of £150 per square metre for large format retail. Two charging zones for office development, with rates of £0 and £50 per square metre	Rate of £373 per square metre for student housing. Two zones for hotels £55 to £80 per square metre.

Borough	CIL Status	Residential Charges	Commercial Rates	Other Rates
<u>London Borough of Hammersmith & Fulham</u>	Draft Charging Schedule consultation finished on 3 October 2014. Independent Public Examination expected late 2014.	Four zones for residential, with charges of £100, £200, £200 and £400 per square metre.	£80 per square metre charge for offices in Hammersmith town centre. No charge for office developments elsewhere. Zero rate for industrial and warehousing developments. All other uses - including retail - to pay flat rate of £80 per square metre except in White City East and Earls Court & West Kensington Opportunity Area.	Health, industrial, warehousing and education developments exempt. All other uses to pay flat rate of £80 per square metre.
<u>London Borough of Haringey</u>	Haringey's CIL Charging Schedule was adopted by decision of Full Council on 21 July 2014. It will be implemented on 1 November 2014.	Three charging zones for residential and student accommodation, with rates of £15, £165 and £265 per square metre.	Charge of £95 per square metre for supermarkets and £25 per square metre for retail warehousing. No charge of office, industrial, warehousing and small-scale retail.	No charge for health, school and higher education facilities.
<u>London Borough of Harrow</u>	Came into force on 1 October 2013.	Charge of £110 per square metre for residential developments. Rate of £55 per square metre for residential institutions, student accommodation, hostels and HMOs.	Charge of £100 per square metre for Retail (Use Class A1), Financial & Professional Services (Use Class A2), Restaurants & Cafes (Use Class A3), Drinking Establishments (Use Class A4), Hot Food Take-aways (Use Class A5).	All other uses exempt from the levy.

Borough	CIL Status	Residential Charges	Commercial Rates	Other Rates
<u>London Borough of Hillingdon</u>	Came into force on 1 August 2014.	Flat rate of £95 per square metre.	A rate of £215 per square metre is proposed for large format retail of 1,000sq m or more outside. Nil rate for other retail schemes. Office developments charged at £35 per square metre, and industrial developments at £5 per square metre.	Charge of £40 per square metre for hotels. Sui Generis charge of £35 per square metre.
<u>London Borough of Islington</u>	Came into force on 1 September 2014.	Two zones. Charges of either £300 or £250 per square metre for residential dwellings.	Two zones covering A1-A5 uses - Charges of £175 or £125 per square metre. Office (Use Class B1a) is charged at £80 per square metre.	Two zones covering Hotels - Charges of £350 or £250 per square metre. £400 per square metre charge for student accommodation. £80 for conference and amusement and leisure centres. All other uses exempt.
<u>London Borough of Lambeth</u>	Came into force on 1 October 2013.	Three residential charging zones, with charges of £50, £150 and £265 per square metre.	Charge of £115 per square metre for retail developments in excess of 2,500 square metres. No charge for other retail schemes. £125 for Office development within Zone A (all other zones nil charge).	Charge of £215 per square metre proposed for student accommodation. £100 per square metre for Hotels.
<u>London Borough of Lewisham</u>	Consultation on preliminary draft charging schedule is underway with adoption expected 1 April 2015.	Two zones. Charges of either £70 or £100 per square metre.	Use class B (business, general industrial, storage or distribution) exempt from the charge. All other uses charged at £80 per square metre.	All other use classes charged at £80 per square metre.

Borough	CIL Status	Residential Charges	Commercial Rates	Other Rates
<u>London Borough of Merton</u>	Charge came into force on 1 April 2014.	Two zones. Charges of £115 and £220 per square metre.	Retail warehouses/superstores charged at £100 per square metre. All other uses exempt.	All other development is exempt from the charge.
<u>London Borough of Newham</u>	Came into force on 1 January 2014.	Two charging zones for residential. Charges of either £40 or £80 per square metre.	Charge of £30 per square metre for retail uses A1, A2, A3, A4 and A5. £120 per square metre for hotels. No charge for other uses.	Charge of £130 per square metre proposed for student accommodation. All other uses exempt from the levy.
<u>London Borough of Redbridge</u>	Began charging on 1 January 2012.	Flat rate of £70 per square metre for all uses.	Flat rate of £70 per square metre for all uses.	Flat rate of £70 per square metre for all uses.
<u>London Borough of Richmond upon Thames</u>	This will come into force on 1 November 2014.	Two charging zones with charges of £250 and £190 per square metre.	Charge of £150 per square metre for convenience retail in all areas. Comparison retail charge of £150 per square metre in Richmond town centre, £0 elsewhere. Offices charged at £25 per square metre in Richmond town centre, £0 elsewhere. No charge for light industrial space.	Charge of £25 per square metre for hotels. No charge for public service and community facilities. Nil charge for uses not listed.
<u>London Borough of Southwark</u>	Revised draft charging schedule was submitted to the Planning Inspectorate for examination between 29 July and 30 July. Adoption expected 2015.	Three zones for residential developments, with charges of £50, £200 and £400 per square metre. Student Housing for direct let £100.	Retail charges of £125 or £250 per square metre. Office rates of either £0 or £70 per square metre.	Hotel developments charged at £125 or £250 per square metre. No charges for industrial and warehousing, public libraries, health or education developments. £30 per square metre charge for all other uses.

Borough	CIL Status	Residential Charges	Commercial Rates	Other Rates
<u>London Borough of Sutton</u>	Came into force on 1 April 2014.	Flat rate of £100 per square metre.	Rate of £120 per square metre for convenience retail. Nil rate for comparison retail and all other uses.	All other development types exempt.
<u>London Borough of Tower Hamlets</u>	Further Examination on the draft charging schedule in public hearings took place on the 6 October 2014. Adoption is expected in 2015.	Three charging zones for residential development, with rates of £35, £65 and £200 per square metre.	Two zones for small retail, with rates of £0 or £70 per square metre. Single charge of £195 per square metre for convenience-based supermarkets, superstores and retail warehousing over 280 per square metre. Three zones for offices, with rates of £0, £100 and £215 per square metre.	Rates of £425 per square metre for student housing and £210 per square metre for hotels. All other uses exempt.
<u>London Borough of Waltham Forest</u>	This came into force on the 15 May 2014.	Two charging zones proposed for residential development, including private care homes, with charges of either £65 or £70 per square metre.	Charge of £150 per square metre proposed for convenience retail. Charge of £80 per square metre for hot food takeaways and restaurants. Betting shops to face levy of £90 per square metre.	£20 per square metre charge of hotels. All other uses exempt.
<u>London Borough of Wandsworth</u>	Charge came into force on 1 November 2012.	Four zones, with residential charges ranging from £0 to £575 per square metre.	Office and retail developments charged at £100 per square metre in two Nine Elms zones. Nil rate everywhere else.	All other development is exempt from the charge.
<u>London Mayoral (Crossrail) CIL</u>	Came into force on 1 April 2012.	Three charging bands for boroughs, with rates of £20, £35 and £50 per square metre.	Three charging bands for boroughs, with rates of £20, £35 and £50 per square metre.	Medical and health service developments are exempt, as are school, college and higher education developments.

Borough	CIL Status	Residential Charges	Commercial Rates	Other Rates
<u>Royal Borough of Greenwich</u>	Draft charging schedule out public consultation ended September 2014.	£70 per square metre excluding care homes	£100 per square metre flat. charge for retail over 280sqm	Hotels are proposed to be charged a £100 per square metre. Student housing is proposed to be charged at
<u>Royal Borough of Kensington and Chelsea</u>	Draft charging schedule submitted for examination with public hearings being completed 14 October 2014.	Six zones, with rates ranging from £110 to £750 per square metre. Same six zones for extra care housing, with charges ranging from £20 to £510 per square metre.	No charges for retail, office or industrial/warehousing uses.	Charge of £160 per square metre for hotels. Proposed rate of £125 per square metre for student accommodation.
<u>Royal Borough of Kingston upon Thames</u>	Consultation on preliminary draft charging schedule closed on 14 May 2013. Adoption is expected in Winter 2015.	Four charging zones, with rates of £50, £85, £130 or £210 per square metre.	Charge of £200 per square metre across whole borough for convenience-based supermarkets and superstores and retail warehousing greater than 280sqm. £200 per square metre for all other forms of retail in Kingston town centre, while £20 per square metre charge would apply in the rest of the borough.	Two zones for Care Homes and Retirement housing - £50 and £20 per square metre. Student Housing is charged at £220 per square metre. £20 per square metre for all other uses, except for public services and community facilities, which are exempt.
<u>Westminster City Council</u>	Westminster will be consulting on its CIL Preliminary Draft Charging Schedule commencing on 19 September 2014.	Three zones ranging from £200, £400 and £550 per square metre.	Three zones for Retail ranging from £50, £150 and £200 per square metre. Offices again have three zones ranging from £50, £200 and £250.	All other uses are nil.