

Consultee	Issues	Response
Redrow, GL Hearn (representing Landprop, Neptune Wharf, Alumno Developments, East Thames and London and Continental Railway), LB Hackney, Workspace Group	£60 per square metre residential floorspace is too high.	Consultees, in particular GL Hearn have identified in their representations that their clients have 'significant concerns that the rates proposed, will have a major impact on general development viability in the Borough and as such do not accord with the need to strike an appropriate balance between funding infrastructure and maintaining deliverability as required under the regulations.' We note however that GL Hearn have not provided evidence to substantiate their assertions that the proposed residential rate of £60 per square metre will threaten the delivery of the relevant Plan as whole. In the updated viability report BNP Paribas Real Estate have identified that the proposed residential CIL charge amounts to less than 2% of total development costs. In this regard it is considered that the proposed rate will be a marginal factor in a scheme's viability and as such would not threaten delivery of the sites and scale of development identified in the relevant plan.
GL Hearn	Insufficient information to support proposed student rates. Propose flat rate approach	The proposed rate for student accommodation is based on BNP Paribas Real Estate's viability findings. We note that GL Hearn have suggested that the rate be reduced to 'the flat rate of £60 per square metre', however note that they have not provided any evidence to support their assertion that that the rate of £100 per square metre currently proposed is 'too high' and £60 per square metre (inclusive of mayoral CIL) i.e. a Borough CIL of between £40 and £35 per square metre) would be more appropriate.
Redrow, GL Hearne, LB Hackney, Workspace Group	Clarification of whether rate includes Mayoral CIL	Mayoral CIL has been included within the viability study as a cost. Therefore the rates set out in the PDCS were exclusive of Mayoral CIL. The table in the Draft Charging schedule will be reformatted to make this clearer. The proposed table is available from the planning committee report.
Redrow, GL Hearne, LB Hackney, Workspace Group	Query difference between LB Hackney CIL rates and LLDC rate for adjacent area. LB Hackney rate is £25, LLDC rate is £60.	The LLDC's administrative area is not very large, certainly being smaller than adjoining Charging Authorities. The majority of sites in the LLDC area benefit from planning consents for new development, which are either still to be developed or are currently being delivered. Consequently, it is difficult to predict the actual sales values that the new development, particularly in and around the Olympic Park, will achieve as there is a limited amount of current sales evidence available in this area. This position is clearly identified in the heatmap of sales of residential properties taken from the Mouseprice.com website included within the updated viability report). Notwithstanding this position, our research has indicated that developments across the LLDC area will attract average sales values ranging from circa £385 per sq ft (£4,144 per square metre) to £450 per sq ft (£4,844 per square metre). Further we noted that values of between £400 and £425 per sq ft can be achieved in developments across the LLDC area. With respect to the Hackney Wick area, it is considered that the area falling within the LLDC's boundary is likely to achieve better residential sales values than those in the in LB Hackney administrative area given the wider regeneration in the LLDC area which provides access to good transport links and

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		<p>amenities, whilst the Hackney administrative area of Hackney Wick is severed from these facilities by physical barriers.</p> <p>It is also practical for the Legacy Corporation to apply a single rate of CIL across its area, to avoid undue complexity. This conclusion follows para 28 of the CIL Guidance, which states that <i>'there is no requirement for a proposed rate to exactly mirror the evidence... There is room for some pragmatism.'</i> Further, Para 37 of the CIL Guidance also identifies that, <i>'Charging authorities that plan to set differential levy rates should seek to avoid undue complexity, and limit the permutations of different charges that they set within their area.'</i> In this regard a Charging Authority has the power to determine the 'appropriate balance' required in Regulation 14 for their charging area based on the circumstances of their area.</p>
GL Hearne, Redrow Plc, Workspace Group, Local residents,	Impact of CIL on affordable housing and supply of housing	<p>CIL should not be regarded simply as a cost on top of current development costs. S106 contributions are to be scaled back from April 2015 (Regulation 122 in the CIL Regulations 2010 (as amended) and amended date confirmed in the CLG's Response to the 'Community Infrastructure Levy: Consultation on further Regulatory Reforms' published in October 2013). CIL is replacing a S106 charge that was previously sought on sites, the only difference being that this element would no longer be negotiable and taking a practical view of the viability position of sites, going forward other policies may need to flex to accommodate this in certain circumstances.</p> <p>It is noted that the CIL Examiner's report for the LB Newham's CIL Charging Schedule acknowledged at paras 15 and 16 that;</p> <p><i>'The Core Strategy was adopted in January 2012. Policy H2 was supported by an Affordable Housing Economic Viability Study and seeks the provision of 35 to 50% affordable housing on sites with a capacity of 10 units or more. However, the Council concede that, at present, the majority of new schemes are unable to deliver affordable housing at the level required by Policy H2. According to the Viability Study, at 35% affordable housing, most sites are not viable regardless of CIL.'</i></p> <p><i>As stated in the Viability Study, if a scheme is not viable before CIL is levied it is unlikely to come forward and CIL is, therefore, unlikely to be a material consideration in any development decision. Consequently, the Viability Study, sensibly in my view, did not factor in unviable schemes in recommending appropriate</i></p>

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		<p><i>rates. The Viability Study is based on 35% provision of affordable housing.'</i></p> <p>BNP Paribas Real Estate has undertaken further sensitivity testing on the impact of the proposed CIL charge on affordable housing. This has been undertaken by demonstrating the level of affordable housing that could be secured for a charge of £60 per square metre and for a nil charge (See section 7 (paras 7.7 – 7.9 and table 7.7.1 in the updated CIL Viability Report December 2013). This clearly demonstrates that the proposed residential CIL rate is a marginal factor in a scheme's viability representing an opportunity cost of circa 4% affordable housing. It should be noted however, the sensitivity testing scenario assumes nil CIL and residual S106, which is not a like for like comparison of the existing position and therefore the likely AH level foregone as CIL effectively replaces the pooled S106 contributions that would have otherwise been sought. In this regard the proposed CIL rate is likely to result in an opportunity cost of less than 4% AH.</p> <p>The quantum of affordable housing delivered on a site has a much greater impact on viability. In light of this BNP Paribas Real Estate consider that even in setting a nil rate of CIL would not ensure that the LLDC achieves its proposed target level of at least 35% affordable housing on every site in the Development Corporation's area. Further, we are of the opinion that this approach would also not strike an appropriate balance between the delivery of development and the provision of infrastructure to support the growth envisaged in the adopted and emerging Local Plan. The delivery of affordable housing in a local authority area is based on all sites delivering the maximum possible amount of affordable housing. This means that delivery of affordable housing on some sites will exceed the target, including 100%, whilst others will only be able to support levels lower than the target. This is due to all sites having different viability characteristics, and as such the ability to deliver of affordable housing will differ from site to site and potentially even from scheme to scheme on a particular site.</p>
National Grid, English Heritage, Quod (Stratford City and Olympic sites),	Taking account of abnormal costs – contamination, conservation areas and listed buildings etc	It is not possible to incorporate a cost for remediation of brownfield sites or land assembly and holding costs within an area wide viability study. These costs are site specific and as such will vary across all sites. The main reason for allowing a buffer from the maximum CIL charge is to account for differences between sites. The Bristol CIL examiner identified this at Para 26 of his report dated July 2012, stating that, <i>'By definition, the CIL cannot make allowance for abnormal, site specific, costs. The rates have to be based on a generic analysis of a variety of size and type of schemes across the area, taking into account average local build costs, not the individual circumstances of particular sites. The fact that a few specific</i>

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		<p><i>schemes that are already marginal may become unviable in certain locations should not have a significant impact on the delivery of new housing across the city to meet the requirements of the adopted CS.'</i> In addition it is considered that the costs associated with the remediation of such sites would be taken into consideration in the land value.</p> <p>It is not possible to incorporate abnormal costs such as those associated with listed buildings and heritage assets within an area wide viability study. These costs are site specific and as such will vary from sit to site. As previously identified, the main reason for allowing a buffer from the maximum CIL charge is to account for differences between sites. The Bristol CIL examiner identified this at Para 26 of his report dated July 2012, stating that, <i>'By definition, the CIL cannot make allowance for abnormal, site specific, costs. The rates have to be based on a generic analysis of a variety of size and type of schemes across the area, taking into account average local build costs, not the individual circumstances of particular sites. The fact that a few specific schemes that are already marginal may become unviable in certain locations should not have a significant impact on the delivery of new housing across the city to meet the requirements of the adopted CS.'</i></p> <p>With respect to the costs associated with development within a conservation area, this is expected to be incorporated within the assumed build costs, which are sourced from the RICS BCIS database which is based on actual tenders submitted in the area, and in this regard are considered to take into consideration all developments coming forward within the area, including those in conservation areas. In addition, a 5% contingency allowance has been included over and above the base build costs and professional fees, which is considered appropriate to provides for unforeseen costs.</p> <p>It is however appreciated that instances do arise where an enabling development is required to reinstate or bring back into use heritage assets, however by its very nature such development will be site/asset specific and cannot be assessed as part of an area wide viability assessment. In such cases we would recommend that the LLDC considers the merits of adopting an exceptional relief policy.</p>
GL Hearn, RPS (Stratford City), Quod (Stratford City and Olympic sites)	Use of market value rather than existing use value, and queries regarding benchmark land value.	At the Mayoral CIL examination the merits of both the Market Value and Existing Use Value plus a premium approach were considered in detail by the Examiner. It was accepted that market transactions are of limited relevance to testing a new planning requirement, as they are historic and relate to <i>prevailing planning policies at the time</i> . As such, the RICS approach was found to be an unsound basis for testing the viability of CIL It should also be noted that this approach has been accepted in numerous

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		<p>other CIL Examinations both inside and out of London including Newham, Croydon, Redbridge, Bristol, Poole, Havant, Harrow, Brent and Waveney.</p> <p>With respect to the benchmark land values it is important to stress that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each individual Charging Authority. It is noted however that GL Hearn confirm that the benchmark land value for industrial sites is circa £2million which is in-line with BNP Paribas Real Estate' benchmark land value 3 for secondary industrial space. We note that the LLDC area also includes many cleared sites, which do not have an existing industrial or other uses.</p>
Redrow Plc, RPS (Stratford City) Quod (Stratford City and Olympic sites)	Exceptional Circumstances relief	Officers have carefully considered this issue. At this stage it is considered that it would not be appropriate to make exceptional circumstances relief available. The regulations allow for this to be reviewed relatively easily once CIL is in operation, and officers will consider the need for exceptional circumstances relief to be made available as and when exceptional cases may arise.
Savills (Bellway Homes), Stephen Ashworth,	280m ² threshold for convenience retail floor space	The 280 m ² threshold above which CIL would be charged for convenience retail floorspace outside of the Stratford town centre area has been questioned by some respondents to the consultation. A recent relevant inspectors' decision has raised a further question around the robustness of this case which requires additional information before confirming that this threshold is correct. Although it is considered unlikely, should the additional information suggest that it is necessary, a higher threshold would be recommended. This review will be complete within time for the Board to consider a final position at its meeting in March.
RPS (Stratford City)	How is nominal £1k s106 figure for on site mitigation arrived at?	This is an estimate only and actual sums sought will vary according to site specific circumstances, however the figure is considered to be a reasonable proxy for the likely sums to be sought after CIL is adopted. Further, the figure adopted is broadly in line with those adopted by many other London boroughs and is regarded as reasonable for testing purposes.
RPS (Stratford City),	Approach to sites that	Officers recognise that the Legacy Corporation area is unusual in that much of the area is developable

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Quod (Stratford City and Olympic sites), Stephen Ashworth	already have planning permission Strategic sites with planning permission (Stratford City, LCS etc). Consider particular sites to see whether merit specific CIL treatment	<p>land, and much of the area already has planning permission with financial and in kind benefits secured through section 106 agreement. Officers have considered the implications of this carefully, and appropriate wording has been added to the draft SPD on planning obligations which will be consulted on alongside the Draft Charging Schedule. The general approach is that schemes that already have planning permission such as Stratford City, Legacy Communities Scheme, Bromley by Bow north and Sugar House Lane will be implemented broadly as planned. This is necessary because the existing section 106 agreements provide for pooled contributions towards infrastructure, which as set out in the draft 123 list will in future be funded by CIL and Legacy Corporation will not be able to secure such contributions in new section 106 agreements. In the case of the Legacy Communities Scheme any subsequent applications for substantially the same development would be bound by the existing section 106 agreement. In the case of Bromley by Bow North and Sugar House Lane it is understood that these schemes will have been implemented before the Legacy Corporation CIL comes into effect.</p> <p>The draft SPD and 123 list anticipate that when planning applications come forward on the Bromley by Bow south site, on site infrastructure such as the school, IDEA store and new open space will be required through section 106 agreement rather than CIL payment. In this case this would be justified and in accordance with the tests for section 106 agreements as set out in regulation 122 of the CIL regulations.</p>
Quod (Stratford City and Olympic sites), HUDU, Stephen Ashworth, Deloitte (UCL)	Disappointment at lack of 123 List and s106 SPD at Preliminary Draft Stage	The draft 123 list and the draft Planning Obligations SPD have been drafted and will be published alongside the Draft Charging Schedule for consultation.
Quod (Stratford City and Olympic sites), Redrow, Stephen Ashworth	Support for proposed LLDC instalment policy, comments that if LLDC introduce an instalments policy it would also apply to Mayoral CIL	It has been pointed out that under the regulations if the Legacy Corporation introduces an instalment policy then this will also apply to the Mayor of London's instalment policy. Officers consider that it would be simpler therefore to follow the Mayor of London's instalment policy in relation to its CIL, rather than having its own instalment policy. The Draft Charging Schedule will reflect this.
Quod (Stratford City and Olympic sites), Stephen Ashworth	Comments on when / how the LLDC should review CIL rates.	The Legacy Corporation asked for views in the consultation as to under what circumstances rates should be reviewed. Responses were not conclusive. Officers propose applying the rates set out in this DCS for at least three years. Review will be undertaken sooner if sales prices increase or decrease substantially.

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Residents, St Pauls Church Stratford.	Charges should be higher, other uses should be charged	CIL is not a process of matching the infrastructure required by the projected development in each area to a CIL rate. The costs of infrastructure required to be provided to support the proposed development of an area is a consideration, however both the CIL Regulations and CLG Guidance requires that Charging Authorities strike an appropriate balance in meeting the needs of infrastructure against the viability evidence, which the Legacy Corporation considers that it has done. In this regard it is noted that it is likely that the sums raised by the proposed CIL will not cover the funding gap as identified and as such the LLDC will have to source money from other sources to make up the difference.
Clarify how CIL will impact on availability of funding for affordable housing (provision and refurbishment)	Local residents	The investment in or refurbishment of existing affordable housing stock is not a CIL related issue. This is not considered to be the provision of infrastructure and as such the funding for such works would come from other sources, not CIL.
Small independent shops should be zero rated	Local residents	At the point of securing planning permission the Charging Authority would not be aware of who would occupy such space and therefore it would be a difficult charge to implement. Should the space subsequently be occupied by a non-small local retailer the Legacy Corporation would then have to seek the CIL charge. There could also be potential State Aid issues with adopting such a charge.
Suggests spending priorities for CIL money in accordance with Carpenters Community Plan. Include reference to how decision making on CIL spending will be devolved to local communities etc	Local residents	It is not necessary for the Legacy Corporation to set out at this stage how it will meet the requirements for spending a proportion of CIL receipts in consultation with the local community. The regulations are not prescriptive where there are no parish councils or neighbourhood plans (which is currently the case in the Legacy Corporation area). Government guidance suggests that charging authorities clearly set out their approach to engaging with neighbourhoods using their regular communication tools. Therefore, officers consider that it would be appropriate for the Legacy Corporation to set out its approach to neighbourhood funding once the Charging Schedule is in operation and there are funds available to be spent.

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London Borough of Waltham Forest, London Borough of Tower Hamlets	Comments regarding provision and funding of infrastructure through the Legacy Corporation CIL to mitigate the impact of development in the boroughs.	A further discussion has taken place with the boroughs on this issue, and officers feel that the process for allocation of CIL funds that has been established (establishment of the Project Proposals Group as agreed by Board at their meeting in June 2013) will in due course take account of the need to fund infrastructure within and as necessary outside the Legacy Corporation area to mitigate the impact of new development.
Various stakeholders including North London Waste Authority, Canals and Rivers Trust	Comments regarding projects to be added to the 123 list and the IDP	The IDP is not being formally updated at this stage, but these comments will be taken on board when it is formally updated towards the end of this year.

Draft Planning Obligations Supplementary Planning Document

1. INTRODUCTION

Status of document

- 1.1 This document is a draft Planning Obligations Supplementary Planning Document (SPD), and sets out the approach the Legacy Corporation will take in relation to section 106 agreements from April 2015 or once the Legacy Corporation CIL is implemented.
- 1.2 The Planning and Compulsory Purchase Act 2004 required that all Local Development Documents, including DPDs (now Local Plans) and Supplementary Planning Documents (SPDs) be subject to Sustainability Appraisal prior to publication. Alterations to Section 19(5) of the 2004 Act under the Planning Act 2008 removed the requirement for Local Planning Authorities to produce an SA for SPDs. The rationale behind this is that SPDs do not contain any new policies, but provide supplementary guidance relating to policies set out in overarching Local Plans that have already been subject to SA.
- 1.3 The draft Planning Obligations SPD will be supplementary to the LLDC's Local Plan once adopted and therefore the impacts of the policies that the draft SPD is supplementary to will be formally assessed through the Local Plan Sustainability Appraisal process. For this reason LLDC considers that an SA/SEA is not likely to be required for the purpose of the draft Planning Obligations SPD as outlined in this report.

Consultation Process

- 1.4 Comments on this SPD are invited alongside comments on the Draft CIL Charging Schedule and draft 123 list. The consultation period runs from ? to ?.

2. CONTEXT

London Legacy Development Corporation

- 2.1 The Legacy Corporation is a Mayoral Development Corporation established by the Mayor of London on 1 April 2012. The purpose of the Legacy Corporation is: "To promote and deliver physical, social, economic and environmental regeneration of the Olympic Park and its surrounding area, in particular by maximising the legacy of the 2012 Olympic and Paralympic Games, by securing high-quality sustainable development and investment, ensuring the long-term success of the facilities and assets within its direct control and supporting and promoting the aim of convergence"

Infrastructure Needs in the Legacy Corporation Area

- 2.2 The infrastructure needs in the Legacy Corporation Area have been comprehensively assessed and an Infrastructure Delivery Plan (IDP) prepared. Consultation took place on the Plan between July and September 2013 and the plan will be updated as a result of comments as necessary. This SPD should be read alongside the IDP.

3. STATUTORY PLANNING FRAMEWORK

The Development Plan and status of this Strategy

- 3.1 Within the London Legacy area the current development plan is made up of the Borough Local Plans, the four Core Strategies and Fish Island Area Action Plan (September 2012) and Hackney Wick Area Action Plan (September 2012). Borough development plan documents adopted after 30th September 2012 do not apply within the Legacy Corporation area. The Legacy Corporation is preparing its own local plan. The Local Plan will gain in material weight as it moves through the statutory stages towards adoption.
- 3.2 This is a Supplementary Planning Document which sets out further guidance on how the Legacy Corporation will apply emerging policy in its draft Local Plan. It will be consulted on at the same time as the CIL Draft Charging Schedule, and should be read in conjunction with that.

Community Infrastructure Levy

- 3.3 The Legacy Corporation is a CIL charging authority. The Charging Schedule is at Draft stage, and following consultation will be considered by an independent inspector at an examination if necessary. This draft SPD has been prepared to help inform the inspectors consideration of the Draft Charging Schedule, and to set out clearly to applicants the Legacy Corporation's approach to section 106 agreements.

Power to enter into section 106 agreements

- 3.4 The power of the Legacy Corporation as local planning authority to enter into a planning obligation with an owner of land in its area is set out in s106 of the Town and Country Planning Act 1990 (as amended).
- 3.5 The Government's guidance on planning obligations is contained in the National planning Policy Framework (March 2012) as set out below.

Planning Conditions and Obligations

- 3.6 *203. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.*
- 3.7 *204. Planning obligations should only be sought where they meet all of the following tests:*
- *necessary to make the development acceptable in planning terms;*
 - *directly related to the development; and*
 - *fairly and reasonably related in scale and kind to the development.*
- 3.8 *205. Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.*

3.9 *206. Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.”*

3.10 The tests set out in the NPPF at 204 are the same as the test set out in Regulations 122 of the CIL regulations.

Mayor of London’s Planning Powers

3.11 The Mayor of London does not have the power to take over strategically important (and in doing so determine the details of and be a signatory to s106 agreements) planning applications that are determined by the Legacy Corporation. See section 2A(1A) of the Town and Country Planning Act 1990. However, the Mayor retains the power to direct refusal.

Inherited Planning Obligations

3.12 Prior to 1 October 2012 the whole of the Legacy Corporation Area was either under the Olympic Delivery Authority (ODA) Planning Functions Order 2006 or the London Thames Gateway Development Corporation (LTGDC) Planning Functions Order (2005) as amended. The land within the Legacy Corporation Area, therefore includes planning permissions granted by each of the four boroughs, the LTGDC and the ODA. This includes a number of planning permissions for significant development schemes that are accompanied by section 106 agreements. A list of schemes that have associated section 106 agreements are in Appendix 1 to this SPD.

ODA

3.13 The biggest section 106 entered into by the ODA as local planning authority is the ‘Legacy Communities Scheme’ planning permission which was granted on 28 September 2012. This is a large phased scheme, which is envisaged to take 20 years to build out. The section 106 for this scheme (the LCS 106) binds future variations to the scheme secured under section 73 of the Town and Country Planning Act 1990 and new planning permissions for development which is part of the scheme. Changes to the currently permitted Legacy Communities Scheme which are made by way of a section 73 application will not attract CIL thanks to the transitional arrangements in Regulations 128 of the CIL Regulations 2010 (as amended). New planning permissions granted pursuant to s. 70 of the 1990 Act or on appeal which are for substantially the same development will be caught by the existing LCS 106 and will also be liable to CIL. In these circumstances, LLDC will reconsider any of the LCS 106 obligations to ensure that in combination with any CIL liability, the financial obligations attaching to any new planning permission are no more onerous than those imposed by the LCS 106 agreement and Mayoral CIL. New Planning Applications in this area which are not for substantially the same development as that proposed in the Legacy Communities Scheme will not be caught by the LCS 106 and will be subject to CIL in the usual way together with any planning obligations required by policy or in accordance with this SPD.

LTGDC

3.14 LTGDC applied a ‘Planning Obligations Community Benefit Strategy’ to ensure that developments addressed their infrastructure needs through providing contributions towards infrastructure and these contributions were secured through section 106 agreements. Contributions under these agreements were pooled across the Lower Lea Valley. The section 106 contributions were necessary to make the developments acceptable in planning terms. The Legacy Corporation is now ensuring that section 106 payments are made as set out in those agreements, and

will monitor and manage the contributions as set out in the section below on monitoring.

- 3.15 It is likely that two large phased schemes with planning permission, granted by LTGDC, at Bromley by Bow north and Sugar House Lane will be implemented in the near future. The comprehensive regeneration of each of these sites generates specific site-wide infrastructure needs which are currently secured through s. 106 Agreements. Once the Legacy Corporation's CIL comes into effect, any future applications to develop discrete parcels of land within these sites (piecemeal development), will still be expected to contribute to these site-wide infrastructure requirements through a section 106 Agreement. The reason for this is that to realise LLDC's regeneration ambitions for these two sites, development within both sites needs to be part of a comprehensive regeneration scheme.

4. PLANNING POLICY PRIORITIES THAT WILL BE SECURED THROUGH SECTION 106

Sustainability

- 4.1 It is important that development in the Legacy Corporation area is sustainable, and the Legacy Corporation supports the Mayor of London's policies on carbon reduction and renewable energy.
- 4.2 In general development proposals will be expected to meet the requirements of these policies. Draft Policy HBE7 Energy Hierarchy of the Local Plan sets out the targets to be met in terms of reduced CO₂ and provides for developments that do not meet targets to make a financial contribution to the Legacy Corporation's carbon dioxide offsetting fund at the rate of £46 per tonne of carbon dioxide. This will be used to deliver carbon savings through local carbon reduction projects. The payment of these financial contributions will be secured through section 106 agreement.

Affordable Housing

- 4.3 The London Plan and the emerging Legacy Corporation Local Plan set out policies on affordable housing. The level of affordable housing agreed on-sites or payments in lieu of affordable housing will be secured through section 106. The type of affordable housing, i.e. affordable rent, shared ownership, social rented will also be defined in the section 106 agreement.

Design

- 4.4 The Legacy Corporation will ensure high standards of design in all developments, in accordance with policies in the London Plan and emerging local plan. The costs of ensuring a successfully designed development and meeting urban design policies will be considered a development cost. For example a development may need to incorporate as part of the design, new open / amenity space for the residents of the development, or for developments adjacent to the waterways, new footpaths and landscaping of the river bank. The Legacy Corporation may secure the provision of these elements through section 106 but would expect such elements to be an inherent part of the design of the scheme and be provided and paid for by the developers. Public realm enhancements immediately around the site may also be needed, and these will be secured through section 106 where they are related to a particular site. More area based generic works may be funded through CIL.

- 4.5 The Legacy Corporation has an established approach to ensuring design quality which includes its Quality Review Panel, which advises developers, officers and the planning committee on design elements of schemes. Section 106 agreements will be used to ensure that design quality is carried through into the detailed design and construction of the development.

Training and Employment

- 4.6 Policy BEE.9 of the emerging Local Plan encourages employers to participate in skills and employment training initiatives, during the construction and operational phases of development. Funding towards job brokerage and work placement schemes, and measures towards encouraging local employment during the construction and operational phases of the development will be sought during the planning process and secured through section 106.

Managed and Affordable Workspace

- 4.7 Under policy BEE.6 of the emerging Local Plan the provision of managed / affordable workspace is encouraged. If the provision of managed / affordable workspace is proposed or required as part of a development, a scheme of rent levels and the principles of the management scheme will be secured through section 106 agreement.

Travel plans

- 4.8 Travel plans are an important tool to ensure that developments implement measures to promote sustainable transport choices, as set out in emerging local plan policy T5 and the London Plan. Travel plans should be submitted and agreed as part of the application. Implementation of the travel plan measures will be secured through condition or section 106 agreement as appropriate.

5. ON-SITE INFRASTRUCTURE

- 5.1 There are some sites within the Legacy Corporation area where on-site infrastructure will need to be provided and secured through section 106 agreements, in accordance with regulation 122 of the CIL regulations.
- 5.2 This infrastructure will not be added to the 123 list or funded through CIL.
- 5.3 As currently anticipated, on-site infrastructure will be required as part of development on the following sites. These are requirements that are set out in the Infrastructure Delivery Plan and in existing and emerging planning policy.

Bromley by Bow South

- 5.4 A12 subway works to access Bromley by Bow regeneration-site. (approx cost £3 million). A12 All Movement Junction to access the site (approx cost £4 million). Provision of land for an IDEA store and primary school at Bromley by Bow.

Fish Island

- 5.5 Provision of land for a primary school at Neptune Wharf.

Hackney Wick

- 5.6 Community (D1) use within local centre.

Pudding Mill

- 5.7 On-site in kind infrastructure such as roads.

Access to the area through provision of the realigned Marshgate Lane and All Movement Junction on to the A11 (secured through a section 278 agreement with TfL)

Planning policy considerations and development costs

5.8 Existing and emerging planning policy has allocated land for local services and new schools. This land should be considered as having no development value for other uses. The local planning authority will expect that the transfer of such land to infrastructure providers is secured through section 106 agreement, but that no financial value will be attached to such transfers. Transfers of such sites will not be accepted as Land Payments under Regulation 73. This approach continues the approach followed by LTGDC in their Planning Obligations Community Benefit Strategy.

5.9 In summary, works that are normally considered as development costs are:

- Provision of land for infrastructure
- Open space / landscaping that forms part of the development, for use predominantly by residents
- Highways works immediately related to the site access
- Abnormals e.g. river wall works (to be assessed by Environment Agency if works are considered to provide a wider benefit)
- Facilities for exclusive use of residents of the related development
- Affordable Housing – part of standard development cost
- Climate change mitigation costs – part of standard development cost

Value of section 106 contributions

5.10 The viability study carried out to support implementation of the Legacy Corporation CIL Charging Schedule assumed an allowance of £1000 per unit for residual section 106 and 278 contributions on top of CIL in its calculations. This is an estimate only and actual sums sought will vary according to site specific circumstances, but is considered a reasonable proxy for the likely sums to be sought after CIL is implemented. In the appraisals for the larger typologies of 1,100 and 1,200 units the viability study included a brownfield allowance of £5,000 per unit over and above the residual section 106 and section 278 allowance of £1000 per unit for the smaller sites, to account for additional site preparation/infrastructure works required to deliver such development.

The relationship between CIL and Section 106 and on site infrastructure

5.11 Existing section 106 agreements secure the provision of on-site infrastructure. If development does not come forward under those permissions and new applications are submitted, then the applications may be considered under the CIL regime. In these cases and subject to the Regulation 122 tests, it is likely the land for on-site infrastructure in the case of schools, and the provision of the onsite infrastructure such as bridges will still be secured through section 106, as it will not be identified as infrastructure that would be funded through CIL on the 123 list.

5.12 Works which are necessary in the public highway will be considered as a normal development cost and will be secured under 278 agreements, unless they are identified on the 123 list.

5.13 Open space within the site will be considered as a development cost necessary to ensure a good level of amenity and good design for the scheme and will therefore not be funded through CIL, but its provision will be secured through a section 106 agreement.

- 5.14 If an unallocated community facility is proposed as part of a scheme and the facilities meet an identified need which is wider than that of the proposed development, the Legacy Corporation may in appropriate circumstances give consideration to how this would be secured through the in kind provisions in the CIL regulations.. The Legacy Corporation will also be open to proposals for developers to provide and build specific infrastructure meeting more than site-specific needs as integrated parts of schemes, and will consider on a case by case basis how this could be secured within the section 106 and CIL regimes. If such facilities are identified in a Regulation 123 list, LLDC will consider making Infrastructure Payments available.
- 5.15 Specific community facilities that the Legacy Corporation would welcome being provided include:
- Education facilities (not including land cost)
 - Health facilities (not including land cost)
 - Strategic public open space, parks, public realm, ecological and green infrastructure enhancement and strategic enhancement to the blue ribbon network e.g. construction costs related to the laying out of the space
 - Public transport infrastructure serving a wider community e.g. bridge links / DLR / bus services / station improvements
 - Strategic Flood Relief Works
 - Strategic Off-site Highway Works
 - Emergency Services
 - Community Centres
 - Sports and Leisure Centres for community use

6. PRACTICAL MATTERS

Fees

- 6.1 Applicants will be required to pay the Legacy Corporation's fees for auditing development appraisals which they provide. Applicants will also be required to pay the Legacy Corporation's legal fees incurred in settling the legal agreement.

Index Linking

- 6.2 All payments set out in section 106 agreements will be indexed from the date that costs were agreed or from the committee date granting planning permission subject to a section 106 using the BCIS or RPI index as appropriate. The legal agreement will set out how the Charge plus inflation will be calculated.
- 6.3 Obligations in existing agreements will continue to be indexed as set out in those agreements.

Interest

- 6.4 All agreements will include requirements for interest to be paid on outstanding contributions if payments are made late. The normal requirement will be 3% above the base rate of a bank to be nominated by the Legacy Corporation.

Ownership

- 6.5 This strategy applies to all land within the Legacy Corporation Area whether private or publicly owned

Triggers

- 6.6 The timing of payments and other matters will be agreed by the Legacy Corporation and the developer before the grant of planning permission, and will be set out in the legal agreement.

7. MANAGEMENT AND MONITORING

How financial contributions collected by the Legacy Corporation are managed

- 7.1 All financial contributions set out in Legacy Corporation agreements will be payable to the Legacy Corporation. Where funds will be more appropriately spent by the local boroughs, for example payments in lieu of affordable housing, Legacy Corporation officers will liaise with borough officers to ensure that suitable projects are identified for spending.
- 7.2 Funds will only be passed to other organisations to be spent where a grant funding agreement or letter is in place to ensure funds are spent appropriately and within specified time limits.

Expenditure Process

- 7.3 The Legacy Corporation board have delegated decisions on spending of section 106 and CIL funding to the Project Proposals Group. This is a group of senior Legacy Corporation officers which is chaired by the Executive Director of Planning Policy and Decisions. Terms of reference of the group are available from the Legacy Corporation.

Monitoring contributions

- 7.4 The Legacy Corporation has set up a system to monitor financial and in kind contributions agreed through section 106 agreements. The Legacy Corporation will agree a modest monitoring contribution to facilitate compliance monitoring with the terms of the deed, which will be secured in the section 106 agreement. An annual report to board and planning committee will be produced setting out:
- Financial contributions and in kind benefits negotiated
 - Financial contributions and in kind benefits received / provided
 - Financial contributions spent
- 7.5 There is therefore a clear audit trail between the contribution made and the expenditure of the contribution.

Keeping Developers and Landowners Involved and Informed

- 7.6 Public consultation and liaison with developers and landowners is an important part of the process of developing the Legacy Corporations CIL Charging schedule. Once Legacy Corporation CIL has been introduced a Developer and Landowner Liaison Group will be established and will meet on at least an annual basis. Invitations for these meetings will be based on the most up to date consultation database information. Those who wish to be invited to relevant meetings should contact the Legacy Corporations' Planning Policy and Decisions Team using the contact information provided [at the end] of this document.

Appendix 1

Sites covered by existing section 106 agreements where development has not yet started or is underway. [Completed schemes are not listed.]

- Sugar House Lane (Land to the South of High Street, Stratford. East of the River Lee Navigation Channel ref: 12/00336/LTGOUT/LBNM)
- Bromley by Bow North (Hancock Road, Three Mills Lane, Bromley By Bow, London, E3 ref: PA/11/02423/LBTH)
- Unex Tower (Station Street, Stratford and New Town, London, E15 1AJ ref: 11/01655/VARDWG/LBNM)
- Neptune Wharf (12/00210/OUT)
- Land to the northern side of Great Eastern Road (13/00322)FUL
- Legacy Communities Scheme (11/90621/OUTODA)
- Stratford City (07/900023/VARODA, 10/90651/VARODA, 10/90641/EXTODA)
- 2-12 Stratford High Street (10/90519/FUMODA)
- 80-92 Stratford High Street (06/90011/FUMODA))
- 68-70 Stratford High Street (Porsche Garage site)

DRAFT

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Draft 123 List: Infrastructure Projects it is intended to fund through Legacy Corporation CIL (extracted from IDP – see IDP for further information on projects).

1. SPECIFIC PROJECTS

Child play space

- 1.1 Eastway Community Facility including children's play areas

Local transport schemes

- 1.2 Upgrade of existing bridge over Old River Lea (south of Old Ford Lock) for use by cycles and wheelchairs by adding ramp on south bank and widening bridge deck
New pedestrian/cycle connection from Crown Close/Wick Lane to Greenway (ramp/stairs)
Upgraded pedestrian and cycle facilities at Wansbeck Road crossing
Improved cycle and pedestrian crossings at Bow Interchange

Strategic transport schemes

- 1.3 Hackney Wick London Overground Station Upgrade and Improvements
Bromley by Bow London Underground Station Upgrade and Improvements
Stratford Station Access
TfL Cycle Hire

Flooding

- 1.4 Strategic flood mitigations options

On site infrastructure to be secured through section 106

See draft Planning Obligations SPD

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London Legacy Development Corporation Community Infrastructure Levy Draft Charging Schedule

1. Name of the Charging Authority

1.1 The Charging Authority is the London Legacy Development Corporation

2. The CIL Rates

2.1 The Legacy Corporation as a charging authority is required to have regard to the Mayoral CIL when setting its own CIL rate(s). The rates set out in this DSC are exclusive of the Mayoral rate. The Mayoral CIL rate is £20 per square metre in Newham and Waltham Forest, and £35 per square metre in Hackney and Tower Hamlets. The CIL rates are shown in the table below. For clarity, the table shows rates exclusive of Mayoral CIL (i.e. the Legacy Corporation CIL rates) and inclusive of mayoral CIL. The Mayoral CIL is set by the Mayor of London, and as the Legacy Corporation area covers parts of four London Boroughs, the Mayoral CIL will vary depending on which borough within the Legacy Corporation area development takes place. The Legacy Corporation is a collecting authority for Mayoral CIL, and therefore collects the CIL and passes it to Transport for London.

Development Type	Exclusive of Mayoral CIL		Inclusive of Mayoral CIL ¹	
	Proposed Legacy Corporation CIL Charge (£/m ²)		Mayor of London and proposed Legacy Corporation CIL rates Newham and Waltham Forest (£/m ²)	Mayor of London and proposed Legacy Corporation CIL rates Tower Hamlets and Hackney (£/m ²)
All residential development	£60		£80	£95
Convenience supermarkets and superstores and retail warehouses (over 1000 sq m).	£100		£120	£135
Hotels	£100		£120	£135
Student Accommodation	£100		£120	£135
Comparison and all other retail (A1-A5) in 'Stratford' ^[1]	£100		£120	£135
Comparison and all other retail (A1-A5) in 'Rest of Area' ^[2]	Nil		£120	£135
All other uses except education and healthcare	Nil		£20	£35
Education and Healthcare	Nil		Nil	Nil

¹ These rates are shown for information only and are not formally part of the charging schedule.

^[1] See Draft Charging Schedule (Appendix 4) for geographical boundary of 'Stratford' retail.

^[2] See Draft Charging Schedule (Appendix 4) for geographical boundary of 'Rest of Area' retail.

3. Definitions

3.1 Superstores/supermarkets:

Shopping destinations in their own right where food and convenience shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit

3.2 Retail warehousing:

Large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of comparison goods, catering for a significant proportion of car-borne customers.

3.3 Convenience goods:

Food and non-alcoholic beverages, tobacco, alcoholic beverages, newspapers and periodicals and non-durable household goods.

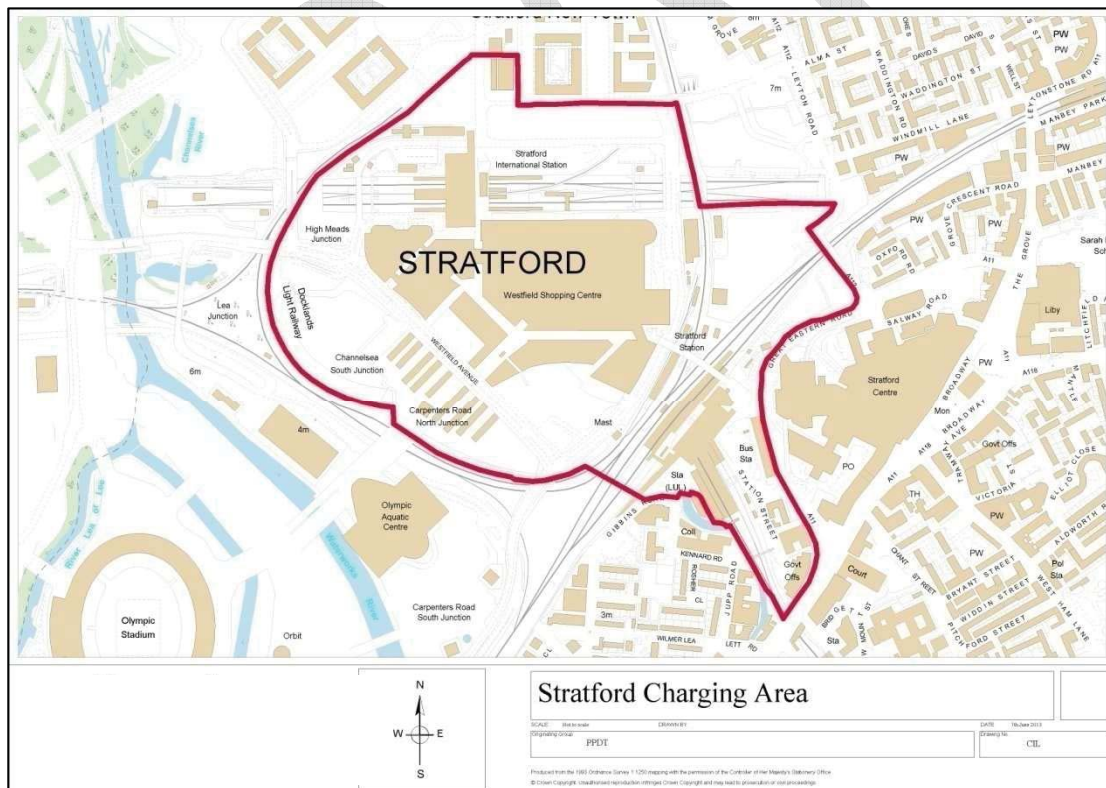
3.4 Comparison goods:

Any other goods, including clothing, shoes, furniture, household appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects.

Map 1 Legacy Corporation Area (including Stratford Retail Area)

To view map, please see Attachment 1 at the end of Appendix 4.

Map 2: Stratford Retail Area



4. How the Chargeable Amount Will Be Calculated

4.1 The Chargeable amount will be calculated in accordance with the CIL regulations 2010 (as amended). The Legacy Corporation will use the following formula, as required by the regulations:

:

$$\begin{array}{c}
 \boxed{\text{Rate}} \times \boxed{\text{the deemed net area chargeable at rate R}} \times \boxed{\text{Ip (index date planning permission first permits development)}} = \boxed{\text{Chargeable amount}} \\
 \hline
 \boxed{\text{Ic Index date of charging schedule}}
 \end{array}$$

4.2 In most cases the deemed net chargeable area will be the gross internal area of the chargeable development². However, the regulations allow for the gross internal area of retained parts of in-use buildings to be deducted and not charged. There are also provisions for deducting parts of existing buildings that will be demolished. Applicants are advised to look at the CIL regulations (regulation 40) and the government guidance for detailed advice.

4.3 Index linking will be applied as set out in the formula above, using the All in tender price index published by BCIS.

4.4 The regulations also allow for social housing relief, and exemptions for residential annexes or extensions. These are explained fully in the regulations and government guidance.

4.5 Applicants should note however that if they commence development without serving a commencement notice as required by the regulations and / or without having applied for social housing relief, then they will lose their ability to pay by instalments and / or will not be eligible for relief for social housing.

4.6 Legacy Corporation officers will liaise with applicants and agents to confirm the correct CIL charges, and will issue liability notices as soon as practicable after planning permission first permits developments (as required by the regulations).

² Almost all development is chargeable development under the regulations, except for a) a building into which people do not normally go; b) a building into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery. The change of use of a single dwelling house to two or more separate dwellinghouses is also not chargeable development. See regulation 6 for more information.

5. Instalment Policy

- 5.1 The Legacy Corporation has decided not to introduce its own instalment policy, therefore the Mayor of London's instalment policy will apply in the Legacy Corporation area. This is set out below.

Amount of CIL liability	Number of Instalment Payments	Amount or proportion of CIL payable in any instalment/time at which payments are due
£500,000 or less	No instalments	Total amount payable within 60 days of commencement of development
£500,001 or more	Two	<ul style="list-style-type: none">• The greater of £500,000 or half the value of the total amount payable within 60 days of commencement of development• The remainder within 240 days of commencement of development

6. Regulation 123 List

- 6.1 Infrastructure that the Legacy Corporation intends to fund through CIL is set out on its Draft 123 list.

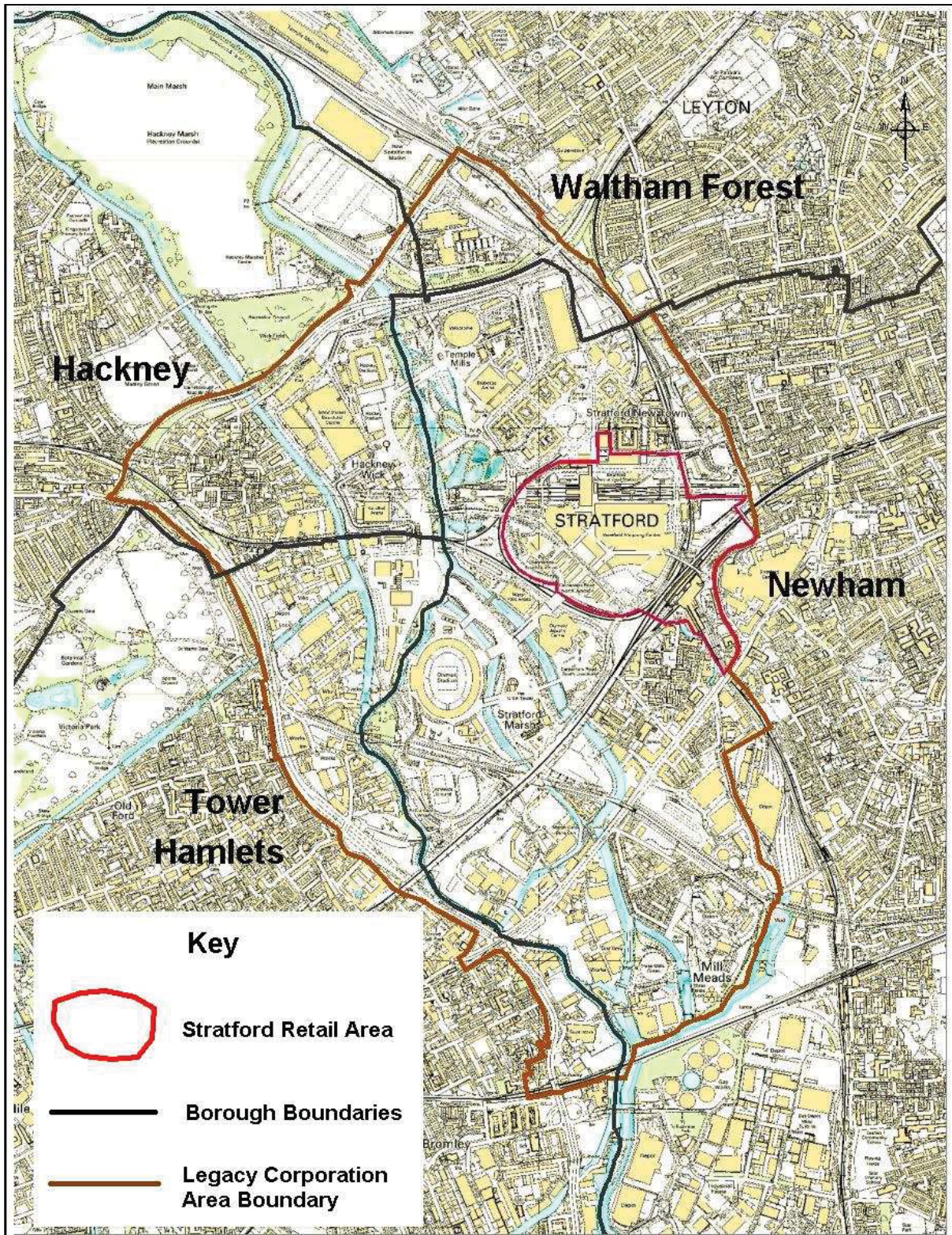
7. Neighbourhood Funding

- 7.1 Once the charging schedule is in operation the Legacy Corporation will set out using its regular communication tools how it will meet the requirements for spending a proportion of the funds in consultation with the local community. Under the regulations the neighbourhood funding element does not need to be spent in accordance with the 123 list

8. Review and Monitoring Arrangements

- 8.2 Views were invited on a review mechanism during consultation on the Preliminary Draft Charging Schedule. Responses were not conclusive. Therefore the Legacy Corporation is proposing to apply the rates set out in this DCS for at least three years. Review will be undertaken sooner if circumstances change materially.
- 8.3 The Legacy Corporation is committed to ensuring the use of CIL is open and transparent and will publish an annual report which will clearly set out how much CIL money has been received and the infrastructure to which that money has been applied, as required by regulation 62 Reporting.

Attachment 1



	General Map Draft Charging Schedule - Area Map Notes:		Data Licences - where shown. Ordnance Survey data © Crown copyright and database rights. April 2014/ra copyright Ordnance Survey, 100000205. HM Land Registry © Crown copyright material is produced with the permission of Land Registry under copyright authority from the Controller of HMSO. Canal and River Trust © The Canal & River Trust copyright and database rights reserved. April 2014.
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COMMUNITY INFRASTRUCTURE LEVY

DRAFT CHARGING SCHEDULE (MAY 2014)

STATEMENT OF THE REPRESENTATIONS PROCEDURE

1. INTRODUCTION

The London Legacy Development Corporation has produced a CIL Draft Charging Schedule. This is notice that the Legacy Corporation invites representations on this Schedule, the details of which can be found in this document.

The 'Statement of the Representation Procedure' has been produced and published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and Part 11 of the Planning Act 2008 (as amended).

2. CONSULTATION

The consultation on the Draft Charging Schedule will run for a six week period, from [date] to [time/date]. Representations must be received within this period, in accordance with regulation 17(2)(a), therefore representations received after this date may not be taken into account.

The following documents will be available for inspection:

- **Draft Charging Schedule**
- **Evidence to support the Draft Charging Schedule**
- **123 List**
- **Draft Planning Obligations SPD**

These documents can be found at the following locations:

Online: <http://queenelizabetholympicpark.co.uk/>

London Legacy Development Corporation, 1 Stratford Place, Montfichet Road, Stratford, E20 1EJ

Tower Hamlets Town Hall, Mulberry Place, 5 Clove Crescent, E14 2BG

Hackney Town Hall, Mare Street, E8 1EA

Newham Town Hall, Newham Dockside, 1000 Dockside Road, E16 2QU

Waltham Forest Town Hall, Forest Road, Walthamstow, E17 4JF

3. MAKING A REPRESENTATION

If you wish to make a representation, you can write via post or email to the following addresses:

By email to:

planningpolicy@londonlegacy.co.uk

By post to:

CIL -Policy Team,
London Legacy Development Corporation,
1 Stratford Place,
Montfichet Street,
London,
E20 1EJ.

Representation must be received by [time and date], Following receipt we will send you a reference number as confirmation of receipt. You will be asked to state this reference number in future queries regarding your representation.

The Legacy Corporation will publish all representations on its website and submit them to the examiner alongside the Draft Charging Schedule. If any modifications have been made to the draft charging schedule following consultation and before submission to the examiner, a statement of modifications will be published on the Legacy Corporation website.

3. YOUR REPRESENTATION

-YOUR RIGHT TO BE HEARD BY THE EXAMINER

Any person making a representation has the right to request to be heard by the Examiner at the Examination stage of publication. If you wish to be heard by the Examiner, please make this request clear in your representation. Alternatively, you can write to the Legacy Corporation with your request before the end of the consultation period.

-YOUR RIGHT TO REQUEST NOTIFICATION

In addition to the above, any person making a representation can request to be notified at a specified address to any of the following:

- When the Draft Charging Schedule has been submitted to the examiner in accordance with section 212 of PA 2008;
- Of the publication of the recommendations of the examiner and the reasons for those recommendations, and;
- Of the approval of the Charging Schedule by the charging authority.

If you wish to be notified please inform the Policy Team of your request, stating the address to which you would like the information to be sent. Any person submitting a representation can get in touch to request this notification, even when this is after the consultation period.

-WITHDRAWING YOUR REPRESENTATION

Representations made as part of the consultation will be submitted to the Planning Inspectorate and will be considered in Examination, unless comments are withdrawn. Any representation can be withdrawn at any point before Examination. To withdraw a representation, please write to the Legacy Corporation using the contact details stated in this document.

4. FURTHER INFORMATION

Please feel free to contact the Policy Team by telephone: 020 3288 8820 or email: planningpolicy@londonlegacy.co.uk



Community Infrastructure Levy: Viability Study

Prepared for
London Legacy Development Corporation

December 2013

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Appendices

Appendix 1 – Private residential sales values
Appendix 2 – Commercial appraisal results
Appendix 3 – Residential appraisals
Appendix 4 – Retail map

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1 Executive Summary

- 1.1 This report tests the ability of a range of development types throughout The London Legacy Development Corporation ('LLDC') to yield contributions to infrastructure requirements through the Community Infrastructure Levy ('CIL'). Levels of CIL have been tested in combination with the other planning requirements, including the provision of affordable housing.

Methodology

- 1.2 The study methodology compares the residual land values of a range of developments to a range of benchmark land values. If a development incorporating a given level of CIL generates a higher value than the benchmark land value, then it can be judged that the proposed level of CIL will be viable.
- 1.3 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.4 The housing and commercial property markets are inherently cyclical and the LLDC is testing its proposed rates of CIL at a time when values have fallen below their peak but have subsequently recovered. In three of the four local authority areas in which the LLDC area is located, values have now recovered and exceeded their peak of the market levels with the growth in values in Hackney far outstripping those in Waltham Forest and Tower Hamlets. Values in Newham by contrast remain 10.9% below their peak March 2008. Despite this recovery, and given the scale of redevelopment proposed within the LLDC area, there is some uncertainty as to the likely short term trajectory of house prices. We have allowed for this by running a sensitivity analysis which in the first instance increases sales values by 10% and build costs by 5% and in the second scenario decreases sales values by 5%. This analysis will enable the LLDC to take a view on the impact of any movements in sales values in the short term. Our commercial appraisals incorporate sensitivity analyses on rent levels and yields.

Key findings

- 1.5 The key findings of the study are as follows:

Residential

- The ability of **residential schemes** to make CIL contributions does not vary significantly between areas. Our appraisals indicate that residential schemes should be able to absorb a **maximum** CIL rate of between £100 to £300 per square metre. CLG guidance requires that charging authorities do not set their CIL at the margins of viability and other charging authorities have set their rates at a discount to the maximum rate, with discounts ranging from circa 25% to 50%. We would recommend the LLDC considers applying a discount of circa 25% to the maximum rate and on this basis the following CIL rate could be adopted

Table 1.5.1: Maximum and suggested CIL rates

Maximum viable charge (£s per sqm)	BNPPRE recommended maximum	Maximum CIL net of Mayoral CIL (£35 psm / £20 psm)	LLDC CIL after buffer	Suggested LLDC CIL
£100 - £300	£120	£85 / £100	£63.75 - £75	£60

Commercial

- At current rent levels, our appraisals have identified that Office development both in the Stratford area and elsewhere is not sufficiently viable to absorb CIL. With regard to the Stratford office schemes this is predominantly due to the higher build costs associated with delivering Grade A office space, which allows the higher rents and keener yields to be achieved. We also note that there is a considerable amount of consented floorspace which is likely to absorb demand for new space over the life of the emerging charging schedule. We therefore recommend that the LLDC sets a nil rate for office development.
- Our appraisals of developments of **industrial and warehousing** floorspace indicate that these uses are unlikely to generate positive residual land values. We therefore recommend a zero rate for industrial and warehousing floorspace.
- **Convenience supermarket and superstore and retail warehouse development (over 280 square metres)** is capable of generating significant surplus values and could absorb a maximum CIL of around £132 per square metre across the LLDC area. After allowing for a discount below the maximum rate, we suggest a CIL of £100 per square metre.
- Residual values generated by **all other retail (A1-A5) developments** are somewhat higher than current use values in certain areas. However, to a degree retail development will involve the re-use of existing retail space, so the differential in value between current and newly developed space is modest in areas where rents are low.
 - **All other retail (A1-A5) developments** in the **Stratford area** particularly adjacent to Westfield is shown to be viable, generating significant surplus residual values. Developments would, be able to accommodate a maximum CIL of up to £158 per square metre. Taking into consideration a suitable buffer, we recommend that the LLDC considers a CIL rate of no more than £100 per square metre for such developments in the Stratford area.
 - **All other retail (A1-A5) developments** in the **rest of the LLDC area** is identified as being unviable in the current market as rents are so low that a scheme would not generate a positive residual value. We therefore suggest a nil rate on comparison and all other retail (A1 –A5) developments in the rest of the LLDC area.
- Two markets for Student housing have been identified. The first is schemes let at reduced rent levels by universities, which require cross subsidy from university resources, and are identified as being unviable. It is noted however, that when developed these schemes are likely to be exempt from CIL given the universities’ charitable status. The second market is those let at private sector rent levels, which generate sufficient surplus residual values to absorb a maximum CIL of up to £178 per square metre. After allowing for a buffer, which in our experience we consider to

be reasonable to deal with site-specific factors, we suggest a rate no higher than £130 per square metre

- **Hotel developments** are able to absorb a maximum LLDC CIL of between £163 to £527 per square metre CIL, dependant on the current use of the site. After allowing a buffer, which we consider to be appropriate to deal with site-specific factors, we suggest a rate of no higher than £115 per square metre.
- **D1 and D2** uses often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. This type of facility is very unlikely to be built by the private sector. We therefore suggest that a nil rate of CIL be set for D1 uses.

Table 7.4.1: Potential LLDC CIL rates

Type of development	Stratford	Rest of area
All residential development	£60	
Convenience supermarkets and superstores ¹ and retail warehousing ² (over 280 square metres)	£100	
All other retail (A1 – A5)	£100	Nil
Hotels	£115	
Student Accommodation	£130	
Offices and Industrial/Warehousing	Nil	
All other uses	Nil	

- 1.6 Should the LLDC wish to do so, it would be possible to simplify the CS by adopting a single rate for all chargeable development. In determining whether this approach is appropriate for the area, the LLDC could consider the amount of new floorspace likely to come forward from the types of chargeable development during the life of the CS. There will be little benefit from charging a differential rate should there be comparably little new development of a particular type likely to come forward. This approach is in line with the Regulations, which require Charging Authorities to 'strike what appears to the charging authority to be an appropriate balance between (a) the desirability of funding (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area... and (b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.' (Regulation 14). We set out options for a two and one rate approach in table 1.6.1 overleaf

¹ Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit

² Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car –borne customers.

Table 1.6.1: Alternative simplified rates suggested for DCS consultation

Type of development	FLAT RATE APPROACH		TWO RATE APPROACH	
	Stratford	Rest of area	Stratford	Rest of area
All residential development	£60		£60	
Convenience supermarkets and superstores and retail warehouses, Hotels and Student Accommodation	£60		£100	
All other retail (A1 – A5)	£60	Nil	£100	Nil
All other uses	Nil		Nil	

- 1.7 For residential schemes, the application of CIL is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme value, CIL will be a modest amount, typically accounting for less than 2% of value (see Table 7.6.1). Some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the LLDC pays limited regard to these schemes.
- 1.8 The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the LLDC keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future changes.

2 Introduction

- 2.1 This study has been commissioned to contribute towards an evidence base to inform the London Legacy Development Corporation's ('LLDC') CIL Charging Schedule ('CS'), as required by Regulation 14 of the CIL Regulations April 2010 (as amended). The aims of the study are summarised as follows:
- to test the impact upon the economics of residential development of a range of levels of CIL;
 - for residential schemes, to test CIL alongside the requirement for at least 35% affordable housing on sites of 10 or more units; as well as other planning obligations; and
 - to test the ability of commercial schemes to make a contribution towards infrastructure through CIL.
- 2.2 Our methodology, adopts a standard residual valuation approach to test the impact on viability of a range of levels of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis. As CIL is fixed at the point of adoption, it is essential that levels of CIL are set so as to allow a sufficient margin to allow for these site specific variations.

CIL Policy Context

- 2.3 As of April 2015³ or the adoption of a CIL Charging Schedule (whichever is the sooner), the current S106/planning obligations system i.e. the use of 'pooled' S106 obligations will be limited. The adoption of a CIL Charging Schedule is discretionary for the LLDC, however, the scaling back of the use of pooled S106 obligations is not discretionary. As such, should the LLDC elect not to adopt a CIL Charging Schedule, it is likely to have significant implications with regard to funding infrastructure in the Development Corporation's area and the LLDC will need to be aware of such implications in their decision-making.
- 2.4 It is worth noting that some site specific S106 obligations will remain available for negotiation after the adoption of CIL/April 2015. However these will be restricted to site specific mitigation that meet the three tests set out at CIL Regulation 122 and to the provision of affordable housing. They cannot be used for securing payments towards infrastructure that benefit more than one development, unless they form part of the LLDC's five sites, from which Section 106 contributions to provide infrastructure⁴ can be pooled.

³ On 25 October 2013 the CLG published their Response to the 'Community Infrastructure Levy: Consultation on further Regulatory Reforms' in which they confirmed that they '*proposed to move the date from which the pooling restrictions on Section 106 apply nationally to April 2015, to allow charging authorities sufficient time to reflect changes to operation of the levy arising through both this and earlier rounds of reform*'

⁴ This infrastructure should not be identified on the LLDC's Regulation 123 list.

- 2.5 The CIL regulations state that in setting a charge, local authorities must aim to strike “*what appears to the Charging Authority to be an appropriate balance*”⁵ between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the LLDC’s evidence base).
- 2.6 Charging authorities must consult relevant stakeholders on the nature and amount of any proposed CIL at two stages; after publication of the Preliminary Draft Charging Schedule⁶ (‘PDCS’) and the Draft Charging Schedule (‘DCS’). Following consultation, a charging schedule must be submitted for independent examination.
- 2.7 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if controlled by a charity) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A charging authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the charging authority to assess whether:
- the cost of complying with the signed section 106 agreement is greater than the levy’s charge on the development⁷; and
 - paying the full CIL charge would have an unacceptable impact on the development’s economic viability.
- 2.8 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement (and the costs of complying with the agreement must exceed the amount of CIL that would have been payable⁷); and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL. In the case of development where the level of s106 is not higher than the levy, the owner must pay the entire levy.
- 2.9 At present CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain

⁵ In the CLG’s response to the consultation published in October 2013 they have identified that they intend to change the regulations to require a charging authority ‘*to strike an appropriate balance*’ between the desirability of funding infrastructure from the levy and the potential effects of the levy on the economic viability of development across the area.

⁶ In addition to these statutory consultation exercises, the LLDC has consulted informally with key stakeholders to open a dialogue regarding CIL and development viability.

⁷ It is noted however that in CLG’s Response to the ‘Community Infrastructure Levy: Consultation on further Regulatory Reforms’ published on 25 October 2013 it is identified that the Government, ‘*propose to take forward the proposal (option A) where a planning obligation still needs to be in place but does not have to be greater than the levy as this will provide greater flexibility to both local authorities and developers, and it was broadly supported by the consultation responses*’.

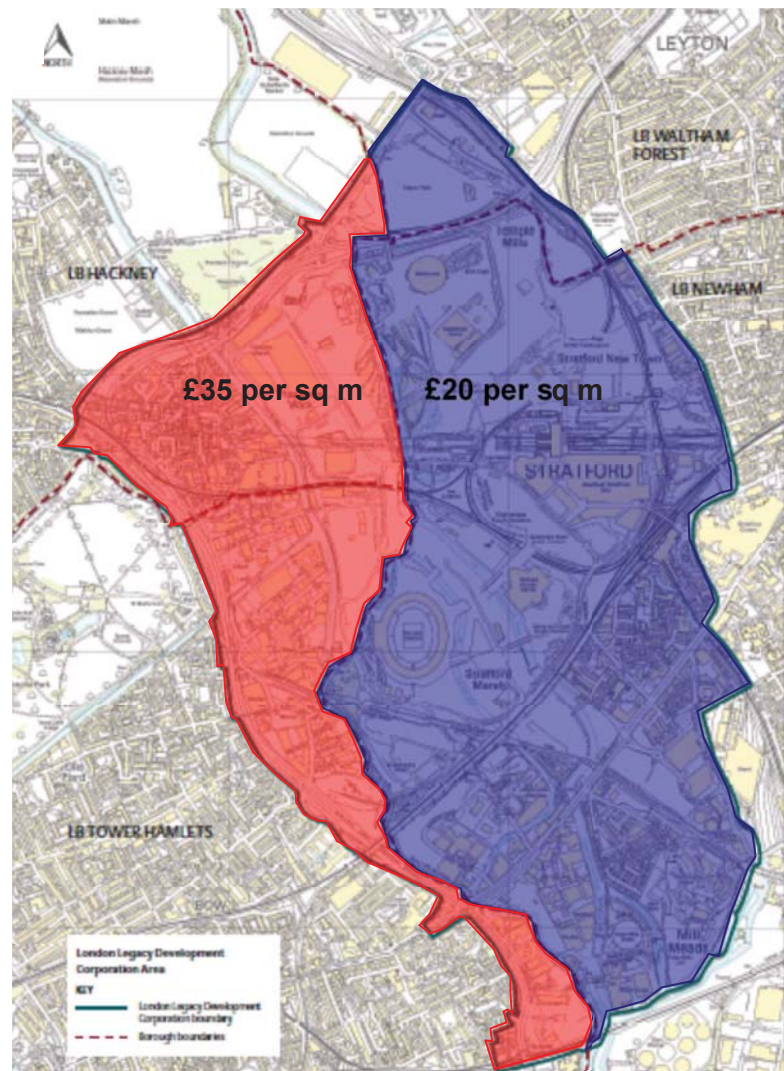
circumstances. That is where a building has not been in lawful use for a continuous period of at least six months within the last 12 months, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset. However, in the recent Consultation on Community Infrastructure Levy further reforms document, published in April 2013, the CLG identifies that, *'We are aware that for certain developments (particularly those that require a building to be emptied, demolished and rebuilt), the vacancy test is preventing the offsetting of vacant floorspace and requiring payment of the levy even when the floorspace is not increasing. In other similar refurbishment cases, where floorspace is increasing, the whole development is being charged the levy, rather than just the increased floorspace.'*

- 2.10 In their response to the Consultation published in October 2013 the CLG have identified that they *'propose to extend the vacancy test to cover buildings that have been in use for a continuous period of six months in the last three years. This reflects the fact that the impact on infrastructure will be limited where there has only been a relatively short gap between occupiers and provides an incentive for bringing empty buildings back into use.'*
- 2.11 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The amendment to the Statutory CIL Guidance in December 2012 clarified that CIL Regulation 13 permits charging authorities to levy *'differential rates by reference to different intended uses of development provided that the different rates can be justified by a comparative assessment of the economic viability of those categories of development. The definition of "use" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point.'* (Para 35). It is noted that in the CLG's response to the CIL Consultation published in October 2013, they have identified that they intend to *'allow charging authorities to set differential rate by reference to both the intended use and scale of development.'*
- 2.12 The 2010 regulations set out clear timescales for payment of CIL, which varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allow local authorities to set their own timescales for the payment of CIL if they choose to do so. This is an important issue that the LLDC will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.13 Several charging authorities have undertaken viability assessments and have drafted CIL charging schedules, which they have submitted for independent examination. To date, a number of charging authorities (including the Mayor of London, Portsmouth, Newark and Sherwood, Huntingdonshire, Wandsworth, Shropshire, Bristol, Bedford, Poole, Waveney, Barnet, Brent, Bedford, Croydon, Harrow, Newham, Merton, Waltham Forest, Chelmsford, Norwich, Wycombe, Plymouth, Exeter and Redbridge) have been through the examination process and are at various stages of implementation.

Mayoral CIL and Crossrail Section 106

- 2.14 London is the only place where a strategic tier authority may also levy a CIL. The two-tier charging system is intended to ensure that strategic infrastructure, that is important for economic growth, is delivered in London as well as local infrastructure. The CIL Guidance sets out at Para 32 that, *'the Government expects the Mayor and the boroughs to work closely in setting and running the Community Infrastructure Levy in London, including through mutual co-operation and the sharing of relevant information'*.
- 2.15 In having regard to the potential effects of the imposition of CIL on the economic viability of development across their areas, the London boroughs are required (by regulation 14(3) and (4)) to take into account any CIL rates set by the Mayor (in the most recent CS already approved by the Mayor). The purpose of this requirement is to ensure that rates are set in a manner that ensures developments are viable across London for both local and strategic infrastructure, permitting both the boroughs and the Mayor to realise their development strategies. Once set, the Mayor's CIL is mandatory, so as a matter of good practice, the LLDC in proposing a draft CIL rate for consultation, should also take into account any Mayoral CIL rate (or rates) that has been published.
- 2.16 On 29 February 2012, the Mayor of London agreed his CIL CS and from 1 April 2012 developments granted planning permission throughout Greater London (to varying degrees) were liable to pay the Mayor of London's CIL. The proceeds of the CIL are intended, in the first instance, to raise £300 million towards the delivery of Crossrail by 2019.
- 2.17 The Mayoral CIL takes precedence over borough requirements, including affordable housing. CIL regulation 14(3) requires that the LLDC has regard to the Mayoral CIL when assessing the viability of development for the purposes of setting its own rates of CIL.
- 2.18 The LLDC area has a complex Mayoral CIL charging regime as a result of its location within four London Boroughs (Newham, Hackney, Tower Hamlets and Waltham Forest). Newham and Waltham Forest fall within the London Mayoral CIL Charging Zone 3 whilst Tower Hamlets and Hackney fall within Charging Zone 2. This effectively splits the Development Corporation area into two sections (see figure 2.13.1 below), with the west requiring a £35 per square metre charge and the east a £20 per square metre charge on most development (i.e. 100 square metres or more, or a development which creates at least one dwelling, even where this is below 100 square metres excluding health, education and affordable housing floorspace). As a Local Planning Authority, the LLDC is required to calculate, collect and enforce the Mayoral CIL.

Figure 2.13.1 Mayoral CIL



- 2.19 Although not a requirement under the CIL regulations, this viability assessment has regard to the potential Section 106 contributions towards Crossrail that could be sought by the Mayor. The Mayor has identified a series of *'indicative contributions'* in Table 2 of the Crossrail SPG. These contributions are summarised in Table 2.20.1 below. The SPG provides guidance for *'ensuring that developers do not have unreasonable demands made of them'*. This is to be achieved by treating CIL and Section 106 payments towards Crossrail as a credit towards any payment sought under the Crossrail obligations policy, should the former be less than the latter, and not to seek a contribution at all should the obverse be the case. i.e.
- *'Where the amount payable under the planning obligations policy is equal to, or less than, that payable by CIL, only the CIL will be payable.'*
 - *'Where the amount payable under the planning obligations policy is more than that payable in CIL, the CIL will be payment plus a "top up" so that in combination the two payments make up the amount payable under the obligations policy.'*

- 2.20 The SPG identifies that Stratford station⁸ is identified as being liable for Section 106 contributions towards Crossrail within the *Rest of London* designation. However, we note that there is no charge for hotel use and the indicative contributions for retail uses are identified as being lower than the Mayoral CIL charges in the LLDC area. Offices located within Zone 3 (the LB Newham and LB Waltham Forest areas) would be liable for contributions, whereas those within Zone 2 (LB Tower Hamlets and LB Hackney areas) would not, as the Mayoral CIL charge is higher than the indicative Section 106 Obligations charge identified.

Table 2.20.1 Crossrail Section 106 charge

Use	Rest of London psm
Office	£31
Retail	£16
Hotels	-

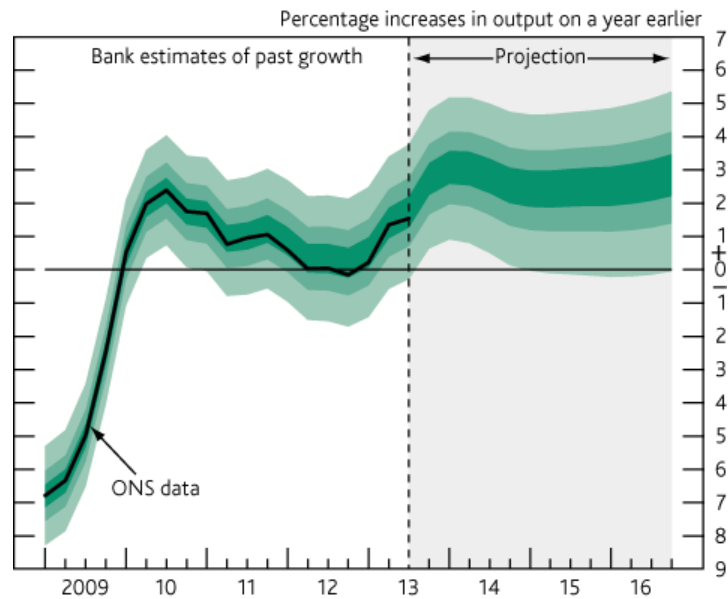
Source: Table 2: Indicative Level of Charge per sq.m, by land use and location as at July 2010
SPG: use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)

Economic and housing market context

- 2.21 The historic highs achieved in the UK housing market by mid 2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US sub prime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.
- 2.22 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, this financial burden has progressively eased for those still in employment. This, together with a return to economic growth early 2010 (see Fig 2.22.1, November 2013 Bank of England GDP fan chart below, showing the range of the Bank's predictions for GDP growth to 2016) has meant that consumer confidence has continued to improve.

⁸ Including an approximate 1 km radius outwards around the stations identified.

Fig number 2.22.1 November 2013 Bank of England GDP fan chart

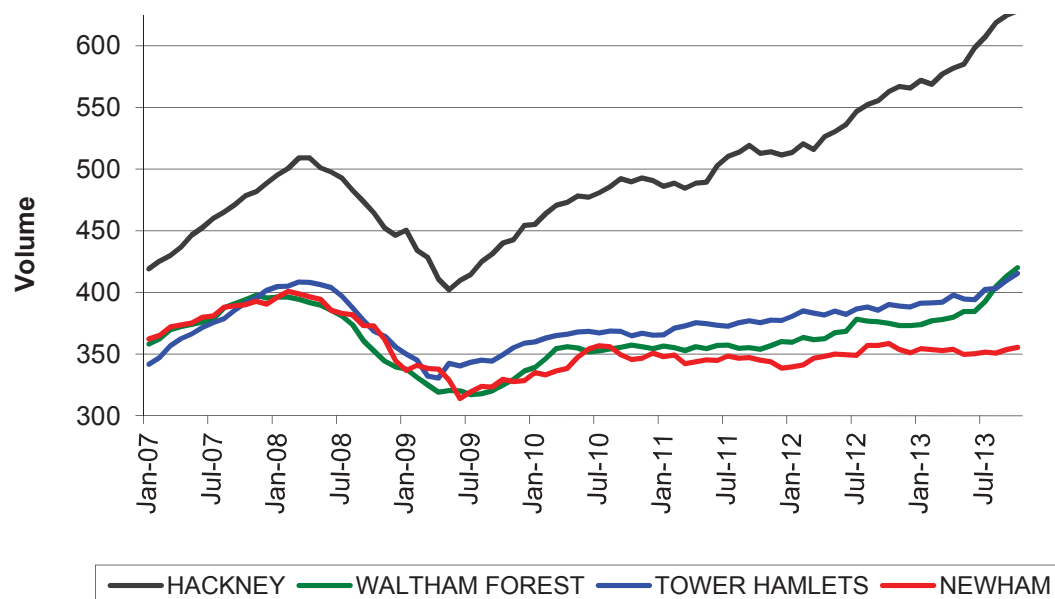


Source: Bank of England

- 2.23 Throughout the first half of 2010 there were some tentative indications that improved consumer confidence was feeding through into more positive interest from potential house purchasers. Against the background of a much reduced supply of new housing, this would lead one to expect some recovery in prices. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012, with The Halifax House Price Indices showing a fall of 0.6% in the year to March 2012. The Halifax attributed some of recovery during that period to first time buyers seeking to purchase prior to the reintroduction of Stamp Duty from 1 April 2012. The signs of improvement in the housing market towards the end of 2012 have continued through 2013 and both The Halifax and Nationwide continue to report positively in their November 2013 Housing Price Index updates.
- 2.24 Both reports refer to continued signs of an upturn in the housing market. In particular, Nationwide identifies that,
- “Activity in the housing market has picked up strongly in recent months. The number of mortgage approvals for house purchase reached 66,735 in September, 34% higher than the same period of 2012. A large part of the improvement can be attributed to further improvements in the labour market and the brighter economic outlook, which has helped to bolster sentiment amongst potential buyers.”*
- 2.25 The Nationwide report considers ‘Policy measures aimed at keeping down the cost and improving the availability of credit’ to be ‘playing an important role.’ They go on to highlight that, ‘mortgage rates have declined significantly from the already low levels prevailing last year. For example, Bank of England data indicates that the interest rate on two year fixed rate mortgages for those with a 10% deposit has fallen from 5.6% to 4.4% over the past twelve months.’

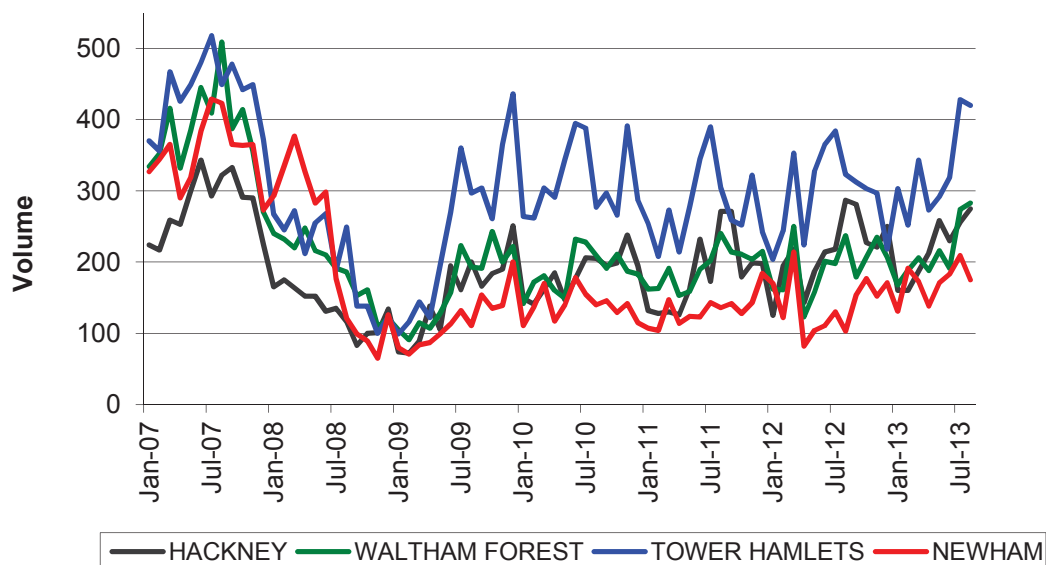
- 2.26 The Halifax identifies that housing demand has put ‘upward pressure on house prices and increasing levels of activity.’ They similarly attribute the improvement to the availability to three areas in particular, firstly ‘low interest rates’; secondly, a ‘higher consumer confidence supported by the increasing evidence that a sustainable economic recovery may now be underway’; and finally ‘Schemes, such as Funding for Lending and Help to Buy’.
- 2.27 The Halifax reports that, ‘House prices in the three months to October were 1.6% higher than in the previous three months; this rate is below the increases of 2.0-2.1% recorded in each of the previous four months. Despite the slowdown in the quarterly rate, the annual rate continued to rise with prices in the three months to October 6.9% higher than in the same three months last year.’ Nationwide’s report identifies that UK house prices have risen by 0.6%, ‘taking the annual rate of increase to 6.5% - the strongest pace since July 2010, though prices are still around 6% below the all time high recorded in late 2007.’
- 2.28 On this basis, the outlook for the UK economy and house prices would appear to be expected to continue to rise in 2014.

Figure 2.28.1: House prices in the London Boroughs of Newham, Tower Hamlets, Waltham Forest and Hackney



Source Data: Land Registry (Data to December 2013)

Figure 2.28.2: Sales volumes in the London Boroughs of Newham and Tower Hamlets



Source Data: Land Registry (Data to December 2013)

- 2.29 Given the relatively new status of the LLDC, data has not specifically been gathered for this area. Consequently we have reviewed data available from the Land Registry for the four Boroughs in which the LLDC area is located.
- 2.30 According to Land Registry data, residential sales values in the four boroughs have recovered since the lowest point in the cycle circa April to July 2009. With the exception of Newham, which still remains 10.9% below the peak of the market values achieved in March 2008, the other three Boroughs (Hackney, Waltham Forest and tower Hamlets) have exceeded their peak values by 23.4%, 5.6% and 1.8% respectively.
- 2.31 The future trajectory of house prices is currently uncertain, although Savills' current prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream London markets will grow over the period between 2014 to 2018⁹. Savills predict that values in mainstream London markets (i.e. non-prime) will increase by 8.5% in 2014, 6% in 2015, 4% in 2016, 2% in 2017 and 2% in 2018. This equates to cumulative growth of 24.4% between 2014-2018 inclusive, compared to a UK average of 25.2% cumulative growth over the same period.

Local Policy context – affordable housing

- 2.32 In addition to financing infrastructure, the LLDC expects residential developments to provide a mix of affordable housing tenures, sizes and types to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities. The LLDC is currently at an early stage of producing its local plan, which is out for consultation between 2 December 2013 and 7 February 2014.

⁹ Savills Research Residential Property Focus Q4 2013

- 2.33 The LLDC's emerging affordable housing policy (H.3 Affordable Housing) seeks the maximum reasonable amount of affordable housing on individual sites with the capacity for ten or more units (gross). The LLDC will seek to secure a tenure mix of 40% intermediate and 60% affordable rent accommodation. Provision of social rented accommodation is identified as being acceptable, where it can be demonstrated that affordable housing provision from any one development scheme will not reduce its total potential provision of affordable housing. It is noted that the supporting text to Policy H.3 identifies that a minimum benchmark target of 35% of affordable homes will be sought across the Legacy Corporation area. This target is identified as assisting in informing discussions on individual schemes.
- 2.34 Notwithstanding the above, until the LLDC has adopted a Local Plan with policies for the area, planning applications will be determined in accordance with the existing development plan, which consists of a suite of planning documents adopted prior to October 2012. These include:
- The London Plan, July 2011, including revised Early Minor Alterations to the London Plan, consultation draft (June 2012);
 - The Mayor of London's Olympic Legacy Supplementary Planning Guidance, consultation draft (August 2011), relevant supporting documents include an Infrastructure Delivery Study, an Energy Study and a Development Capacity Methodology Report.
 - The four boroughs' planning policies:
 - LB Hackney, LB Newham, LB Tower Hamlets and LB Waltham Forest each have adopted Core Strategies and associated Infrastructure Delivery Studies; and
 - Two area action plans have been adopted which relate to the area these are the LB Tower Hamlets' Fish Island Area Action Plan and LB Hackney's Hackney Wick Area Action Plan;
- 2.35 The affordable housing policy position for the four boroughs is as follows:
- **LB Newham** – Policy H2 (Affordable Housing) in the Core Strategy requires that developments of 10 or more units should provide between 35% - 50% affordable housing, subject to viability, with a tenure mix of 60% rented housing and 40% intermediate housing;
 - **LB Tower Hamlets** – Policy SP02 in the adopted Core Strategy requires that developments of 10 or more units should provide at least 35%-50% affordable housing, subject to viability, with a tenure mix of 70% rented housing and 30% intermediate housing.
 - **LB Waltham Forest** – Policy CS2 (Improving Housing Quality and Choice) requires developments comprised of 10 or more units should provide 50% affordable housing, subject to viability, with a tenure mix of 60% rented housing and 40% intermediate housing.
 - **LB Hackney** – Policy 20 (Affordable Housing) in the adopted Core Strategy requires that developments of 10 or more units should provide up to 50% affordable housing, subject to viability, with a tenure mix of 60% rented housing and 40% shared ownership housing.

Development context

- 2.36 The LLDC area is unique as it is responsible for delivering the Olympic Legacy promises made in the original London 2012 bid. This pledge was to undertake the long-term planning, development, management and maintenance of the Olympic Park and its facilities after the London 2012 Games. The aim is to transform and integrate one of the most challenged areas in the UK into a world-class, sustainable and thriving neighbourhood.
- 2.37 Developments in LLDC area are predominantly major regeneration projects, however there is likely to be an element of small in-fill development as well. Residential sales values do not vary greatly between different parts of the Development Corporation area. However it is likely that development around the Olympic Park is likely to achieve the highest values, given its proximity to Westfield, public transport links and the amenities to be offered in the Park itself.
- 2.38 Commercial development is identified throughout the LLDC area, however, the majority of the commercial development is located within Stratford. Agents consider that demand for commercial space in this location is likely to grow considerably in future, given the area's excellent transport links. There is already a considerable amount of consented commercial floorspace in the pipeline, which is still to be delivered. The main retail centre in the LLDC is the newly opened Westfield Stratford, which is performing exceptionally well and the LLDC anticipates additional floorspace to be developed in this area in the medium to long term.

Historic approach to Section 106 obligations

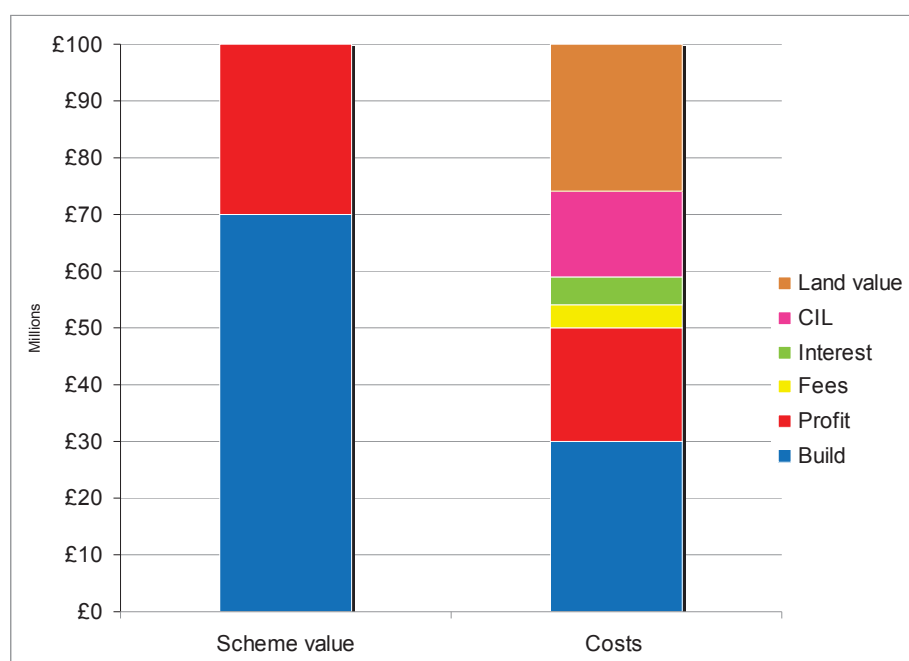
- 2.39 Prior to October 2012 the LLDC area was part of the Olympic Delivery Authority (ODA) and London Thames Gateway Development Corporation (LTGDC) planning functions areas. Neither of these organisations had plan making powers. The LTGDC adopted a 'Planning Obligations Community Benefits Strategy' which explained their approach to planning obligations. This strategy sought financial and in kind contributions towards infrastructure of £10,000 per residential unit, with contributions for commercial schemes negotiated on a site by site basis. Up to £10,000 (financial and kind) per unit was achieved in the LLDC part of the LTGDC area. The ODA's approach to Section 106 is as set out through the Legacy Communities Scheme planning permission. The Section 106 ensures that the development provides for its needs, with financial and in kind provision of social infrastructure such as education, community facilities, play space and open space. Financial and in kind contributions towards highways and public transport infrastructure and mechanisms to ensure it is delivered are also included. Review mechanisms are built in to the Section 106 to provide for some flexibility during the build out of the development. Other schemes dealt with by ODA included approximately £4,500 per residential unit.
- 2.40 Following the adoption of their CIL CS or April 2015, whichever is the earliest, the LLDC will be required to scale back the amount of Section 106 contributions sought on sites to site specific mitigation measures only.

3 Methodology and appraisal inputs

- 3.1 Our methodology follows standard development appraisal conventions, using assumptions that reflect local market and planning policy circumstances. The study is therefore specific to The LLDC and reflects the Development Corporation’s planning policy requirements.

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing and the payment from a Registered Provider (‘RP’) for the completed affordable housing units. The model then deducts the build costs, fees, interest, CIL (at varying levels) and developer’s profit. A ‘residual’ amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of current use value), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the ‘gap’.
- 3.4 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner’s ‘bottom line’ will be achieving a residual land value that sufficiently exceeds ‘existing use value’ or another appropriate benchmark to make development worthwhile. The margin above current use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.

- 3.5 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. CIL will be a cost to the scheme and will impact on the residual land value. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.6 The CIL Regulations provide no specific guidance on how local authorities should test the viability of their proposed charges. However, there is a range of good practice generated by both the Homes and Communities Agency and appeal decisions that assist in guiding planning authorities on how they should approach viability testing for planning policy purposes.
- 3.7 In 2009, the Homes and Communities Agency published a good practice guidance manual 'Investment and Planning Obligations: Responding to the Downturn'. This defines viability as follows: "*a viable development will support a residual land value at level sufficiently above the site's existing use value¹⁰ (EUV) or alternative use value (AUV) to support a land acquisition price acceptable to the landowner*".
- 3.8 A number of planning appeal decisions provide guidance on the extent to which the residual land value should exceed existing use value to be considered viable:

Barnet & Chase Farm: APP/Q5300/A/07/2043798/NWF

"the appropriate test is that the value generated by the scheme should exceed the value of the site in its current use. The logic is that, if the converse were the case, then sites would not come forward for development"

Bath Road, Bristol: APP/P0119/A/08/2069226

"The difference between the RLV and the existing site value provides a basis for ascertaining the viability of contributing towards affordable housing."

Beckenham: APP/G5180/A/08/2084559

"without an affordable housing contribution, the scheme will only yield less than 12% above the existing use value, 8% below the generally accepted margin necessary to induce such development to proceed."

Oxford Street, Woodstock: APP/D3125/A/09/2104658

"The main parties' valuations of the current existing value of the land are not dissimilar but the Appellant has sought to add a 10% premium. Though the site is owned by the Appellants it must be assumed, for valuation purposes, that the land is being acquired now. It is unreasonable to assume that an existing owner and user of the land would not require a premium over the actual value of the land to offset inconvenience and

¹⁰ This term should not be confused with the RICS *Red Book* definition. Existing Use Value in this context is taken to mean the value of the site in its current use, disregarding opportunities for redevelopment of the site for other uses.

assist with relocation. The Appellants addition of the 10% premium is not unreasonable in these circumstances.”

- 3.9 The guidance issued by the Local Housing Delivery Group¹¹ ('LHDG') on 22 June 2012 advocates the use of current use value plus an appropriate premium as a benchmark for testing CIL and local plan policy requirements.
- 3.10 It is clear from the LHDG guidance, planning appeal decisions and HCA good practice publication that the most appropriate test of viability for planning policy purposes is to consider the residual value of schemes compared to the existing or current use value plus a premium. As discussed later in this report, our study adopts a range of benchmark land values, reflecting differing circumstances in which sites are brought forward.
- 3.11 The examination on the Mayor of London's CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that 'Market Value' was a more appropriate benchmark. The Examiner concluded that:
- “The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.” (para 8) and that “I don't believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (para 9).*
- 3.12 In his concluding remark, the Examiner points out that
- “the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept.** It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (para 32 – emphasis added).*
- 3.13 It is important to stress, however, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each individual Charging Authority.

¹¹ This group was led by the Homes and Communities Agency and comprises representatives from the National Home Builders Federation, the Royal Town Planning Institute, local authorities and valuers (including BNP Paribas Real Estate).

4 Development appraisals

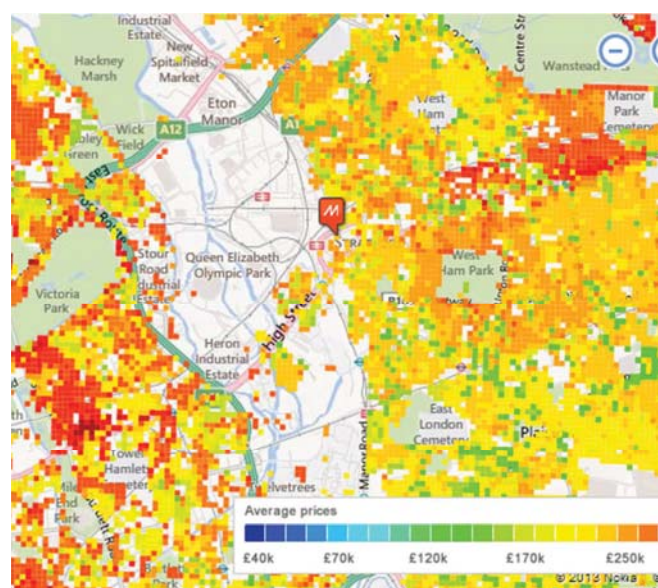
Residential development

- 4.1 We have appraised a series of development typologies, reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the LLDC's area. The inputs to the appraisals are based on research on the local housing market and data from other identified sources.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary across the LLDC area. We have considered comparable evidence of transacted properties in the area and properties currently on the market as well as our understanding of the viability of emerging developments in the area to establish appropriate values for testing purposes. This exercise indicates that developments across the LLDC area will attract average sales values ranging from circa £385 per sq ft (£4,144 per square metre) to £450 per sq ft (£4,844 per square metre). Further we noted that values of between £400 and £425 per sq ft can be achieved in developments across the LLDC area.
- 4.3 Given that the LLDC area is not very large, it is unsurprising that our research has identified that sales values do not vary substantially between different parts of the Development Corporation's area. It is likely that the highest values will be achieved in the area around the Olympic Stadium and Park. However, it is difficult to predict the actual sales values that the new development in and around the Olympic Park will achieve as there is no current sales evidence available in this area to base it on. See the heatmap of sales of residential properties taken from the Mouseprice.com website.

Figure 4.3.1: Average process of sold residential properties in the LLDC area



Source of data: Mouseprice.com (November 2013)

- 4.4 It is possible that average values in the region of £475 to £500 per square foot (£5,113 to £5,382 per square metre) could be achieved in future, however this is as yet unproven. We also understand that values well in excess of £650 per square foot may be achievable of high specification schemes in the area. The LLDC is in a unique position in that much of the new residential development in its area is yet to come onto the market with many schemes either having been consented and not developed or in the process of being constructed. BNP Paribas Real Estate has assisted the LLDC and the four London boroughs with site specific viability assessments in the area, which has assisted in informing the level of sales values adopted in the assessment.
- 4.5 The range of average values achieved across the LLDC area which we have tested within our appraisals are shown in Table 4.5.1.

Table 4.5.1: Average sales values used in appraisals

Average values £s per sq m	Average values £s per sq ft
£4,144	£385
£4,306	£400
£4,575	£425
£4,629	£430
£4,844	£450

- 4.6 As noted earlier in the report, Savills predict that sales values will increase over the medium term. However, as this growth cannot be relied upon, we recommend that the LLDC considers appropriate CIL rates based on current values only.

Affordable housing tenure and values

- 4.7 The development plan for the LLDC area is comprised of the London Plan and the Local Development Documents of the constituent London Boroughs.
- 4.8 As previously identified the LLDC's Local Plan is at an early stage of production and is out for consultation between December 2013 and February 2014. The LLDC's emerging affordable housing policy (H.3 Affordable Housing) seeks the maximum reasonable amount of affordable housing on individual sites with the capacity for ten or more units (gross) with a tenure mix of 40% intermediate and 60% affordable rent. It is noted that the supporting text to Policy H.3 identifies that a minimum benchmark target of 35% of affordable homes will be sought across the Legacy Corporation area. This target is identified as assisting in informing discussions on individual schemes.
- 4.9 Until the LLDC has prepared a Local Plan with policies for the area, planning applications will be determined in accordance with the existing development plan.
- 4.10 The affordable housing policy position for the four boroughs is as follows:
- **LB Newham** – Policy H2 (Affordable Housing) in the Core Strategy requires that developments of 10 or more units should provide between

35% - 50% affordable housing, subject to viability, with a tenure mix of 60% rented housing and 40% intermediate housing;

- **LB Tower Hamlets** – Policy SP02 in the adopted Core Strategy requires that developments of 10 or more units should provide at least 35%-50% affordable housing, subject to viability, with a tenure mix of 70% rented housing and 30% intermediate housing.
 - **LB Waltham Forest** – Policy CS2 (Improving Housing Quality and Choice) requires developments comprised of 10 or more units should provide 50% affordable housing, subject to viability, with a tenure mix of 60% rented housing and 40% intermediate housing.
 - **LB Hackney** – Policy 20 (Affordable Housing) in the adopted Core Strategy requires that developments of 10 or more units should provide up to 50% affordable housing, subject to viability, with a tenure mix of 60% rented housing and 40% shared ownership housing.
- 4.11 For modelling purposes, we have assumed that 35% of units on qualifying sizes of development are provided as affordable housing, with a tenure split of 70% social rented housing and 30% intermediate as our base scenario. We have also undertaken sensitivity testing amending the tenure split to 60% social rented housing and 40% intermediate.
- 4.12 The CLG/HCA ‘2011-2015 Affordable Homes Programme – Framework’ (February 2011) document clearly states that RSLs will not receive grant funding for any affordable housing provided through planning obligations. Consequently, all our appraisals assume nil grant. We recommend that the LLDC revisits this assumption when it next reviews its charging schedule, by which time a new funding programme may have been introduced by central government.
- 4.13 For the purpose of this assessment, we have assumed the rented element of the affordable housing will be provided as social rent units. This allows for a worst case scenario to be modelled and also ensures that any uplift achieved through rented units being provided as Affordable Rent units would enable the LLDC to secure a higher level of affordable housing.
- 4.14 For shared ownership units, we have assumed that RSLs will sell 25% initial equity stakes and charge a rent of 2.75% on the retained equity. A 10% charge for management is deducted from the rental income and the net amount is capitalised using a yield of 5.25%.

Residential development types, density and mix

- 4.15 BNP Paribas Real Estate and the LLDC have reviewed historic planning applications received in the area and have based the appraisal typologies on a range of actual developments within the LLDC area. These typologies are therefore reflective of developments that have been consented/delivered as well as those expected to come forward in the LLDC area in future.
- 4.16 Table 4.16.1 summarises the different development typologies selected for testing purposes. These are intended to reflect the range of developments across the LLDC area. Table 4.16.2 summarises the unit mix for each typology.

Table 4.16.1: Development typologies

	Number of units	Housing type	Development density units per ha	Site area (ha)
1	3	Flats	91	0.08
2	10	Flats	458	0.024
3	65	Flats	500	0.13
4	120	Flats	743	0.152
5	400	Flats	470	0.878
6	640	Flats	492	1.36
7	1,100	Flats and Houses	219	5.0
8	1,200	Flats and Houses	114	10.5

Table 4.16.2: Unit mix

	1B flat	2B flat	3B flat	4B flat	3B house	4B house +
1	-	100%	-	-	-	-
2	30%	70%	-	-	-	-
3	58%	37%	5%	-	-	-
4	40%	42%	18%	-	-	-
5	25%	55%	10%	10%	-	-
6	53%	32%	13%	2%	-	-
7	23%	34%	25%	8%	-	10%
8	40%	20%	36%	3%	-	1%

Residential build costs

- 4.17 We have sourced build costs for the residential schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. As with the data from the Land Registry, there is currently no LLDC area specific data and as such we have reviewed data from BCIS for the four respective London boroughs. Given the scale of development we have opted to adopt the highest of the four boroughs' build costs identified (these relate to Tower Hamlets and Hackney with Waltham Forest and Newham being identified as having lower build costs) and not the average build costs of the four boroughs.
- 4.18 Adjustments to the base costs have been made as these are necessary to reflect other factors which are not included in BCIS. In addition to the build costs outlined below, our appraisals include a contingency of 5% of build costs. Our approach is set out in the following paragraphs.
- 4.19 **Houses:** we have used the mean average BCIS 'Estate housing terraced – generally' cost, adjusted for Tower Hamlets and Hackney, which is currently £959 per square metre. After a 15% allowance for external works has been added, together with an allowance for meeting the costs of CSH level 4 (6%) the final build cost is £1,160 per square metre. We have assumed a gross to net ratio of 100%.

- 4.20 **Flats:** for low density schemes we have used the mean average BCIS 'Flats – generally' cost, adjusted for Tower Hamlets and Hackney, which is currently £1,100 per square metre. After a 15% allowance for external works has been added, together with an allowance for meeting the costs of CSH level 4 (6%) the final build cost is £1,265 per square metre. Our appraisal assumes a gross to net ratio of 85% for flats.

For mid density schemes we have used the mean average BCIS 'Flats – generally 6+ storeys' cost, adjusted for Tower Hamlets and Hackney, which is currently £1,439 per square metre. After a 15% allowance for external works has been added, together with an allowance for meeting the costs of CSH level 4 (6%) the final build cost is £1,655 per square metre. Our appraisal assumes a gross to net ratio of 75% for flats.

For high density schemes we have used the upper quartile average BCIS 'Flats – generally 6+ storeys' cost, adjusted for Tower Hamlets and Hackney, which is currently £1,619 per square metre. After a 15% allowance for external works has been added, together with an allowance for meeting the costs of CSH level 4 (6%) the final build cost is £1,862 per square metre. Our appraisal assumes a gross to net ratio of 75% for flats.

- 4.21 A summary of build costs for each scheme type is provided in Table 4.21.1.

Table 4.21.1: Build costs (per square metre)

Type	BCIS base – quarter 2 2012	Base cost	External works and CSH	All-in cost (gross)
Houses	Estate housing – generally	£959	£144	£1,160
Flats – low density	Flats – generally	£1,110	£165	£1,265
Flats – mid density	Flats – generally	£1,439	£216	£1,655
Flats – high density	Flats – generally	£1,619	£242	£1,862

- 4.22 As noted above, an additional 6% allowance is included across all tenures for meeting Code for Sustainable Homes level 4, which is reflective of the findings of work undertaken by Cyrill Sweett on behalf of CLG.

Development programme

- 4.23 The development programme for each development typology is summarised in Figure 4.23.1 (overleaf). This assumes a 3 month period for pre-commencement and varying build and sales periods, depending on the number of units in the scheme. We have assumed a sales rate of 5 units per month for the majority of the developments and 10 units per month for site types 7 and 8, which would account for multiple outlet sales.

Figure 4.23.1

DEVELOPMENT PROGRAMMES

		Year 1			Year 2			Year 3			Year 4			Year 5			Year 6								
		Quarter																							
Site type	Activity	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
site type 1	Pre-construction																								
	Construction																								
	Sales																								
	S106 payment																								
	CIL payment 1																								
	CIL payment 2																								
	CIL payment 3																								
site type 2	Pre-construction																								
	Construction																								
	Sales																								
	S106 payment																								
	CIL payment 1																								
	CIL payment 2																								
	CIL payment 3																								
site type 3	Pre-construction																								
	Construction																								
	Sales																								
	S106 payment																								
	CIL payment 1																								
	CIL payment 2																								
	CIL payment 3																								
site type 4	Pre-construction																								
	Construction																								
	Sales																								
	S106 payment																								
	CIL payment 1																								
	CIL payment 2																								
	CIL payment 3																								

Figure 4.23.1 cont.

DEVELOPMENT PROGRAMMES

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12																																														
		Quarter																																																									
site type 5	Site type																																																										
	Activity																																																										
	Pre-construction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48										
	Construction																																																										
	Sales																																																										
	S106 payment																																																										
	CIL payment 1																																																										
	CIL payment 2																																																										
CIL payment 3																																																											
site type 6	Site type																																																										
	Activity																																																										
	Pre-construction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48										
	Construction																																																										
	Sales																																																										
	S106 payment																																																										
	CIL payment 1																																																										
	CIL payment 2																																																										
CIL payment 3																																																											
site type 7	Site type																																																										
	Activity																																																										
	Pre-construction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48										
	Construction																																																										
	Sales																																																										
	S106 payment																																																										
	CIL payment 1																																																										
	CIL payment 2																																																										
CIL payment 3																																																											
site type 8	Site type																																																										
	Activity																																																										
	Pre-construction	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48										
	Construction																																																										
	Sales																																																										
	S106 payment																																																										
	CIL payment 1																																																										
	CIL payment 2																																																										
CIL payment 3																																																											

Professional fees

- 4.24 In addition to base build costs, schemes will incur professional fees, covering design, valuation, highways consultants and so on. Our appraisals incorporate an allowance of between 10% - 12%. This allowance incorporates all professional inputs and planning fees, EPCs and NHBC costs.
- 4.25 Our appraisals incorporate an allowance of 3% of GDV to cover marketing costs. An additional 0.5% of GDV is included for legal costs on sales.

Finance costs

- 4.26 Our appraisals incorporate finance costs on land and build at 7%.

Stamp duty and acquisition costs

- 4.27 We include stamp duty at 4% of land costs, agents fees of 1% and legal fees on acquisition of 0.8%.

Mayoral CIL

- 4.28 Mayoral CIL is payable on all developments that have received planning consent from 1 April 2012. As previously noted in section 2, the LLDC area falls within both Mayoral CIL Zones 2 and 3, where CIL charges of £35 and £20 per square metre are levied respectively. The Mayoral CIL takes precedence over Borough level requirements, including affordable housing. The LLDC is required to have regard to the Mayoral CIL when setting its own CIL.
- 4.29 Our appraisals test the ability of the typologies to absorb a range of CIL rates so as to establish the maximum CIL that the development can afford. In this regard CIL is treated as a cost to development. The Mayoral CIL is included within these CIL rates tested and the CIL tested over and above the Mayoral CIL level is therefore attributable to the LLDC. In this regard, in order to establish the maximum LLDC CIL a development can absorb, Mayoral CIL is deducted from the output maximum CIL level identified in our appraisals. For example, where an appraisal viably tests a CIL of £300 per square metre, £20 - £35 per square metre of this would be attributable to Mayoral CIL and the remaining £280 - £265 per square metre to the LLDC CIL.

Section 278 and residual Section 106 costs

- 4.30 Our appraisals incorporate an allowance of £1,000 per unit to address any Section 278 and residual Section 106 costs. This is an estimate only and actual sums sought will vary according to site specific circumstances, however the figure is considered to be a reasonable proxy for the likely sums to be sought after CIL is adopted. Further, the figure adopted is broadly in line with those adopted by many other London boroughs and is regarded as reasonable for testing purposes. It is noted that once CIL is adopted Section 106 obligations will continue to be negotiable amounts, but also have regard to CIL regulation 122, and in this regard there is scope for these to flex according to viability.

- 4.31 The appraisals for the larger typologies of 1,100 and 1,200 units (Typology 7 and 8) include a brownfield allowance of £5,000 per unit over and above the residual Section 106 and Section 278 allowance of £1,000 per unit identified for the smaller sites, to account for additional site preparation/infrastructure required to deliver such developments.

Developer's profit

- 4.32 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 15% of GDV. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.33 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.34 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks may not allow profit levels to decrease much lower than their current level of 20%.
- 4.35 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RSL prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RSL, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance and Homes and Communities Agency's guidelines in its Economic Appraisal Tool.

Phasing of CIL payments

- 4.36 The LLDC consulted on an instalments policy as part of their PDCS consultation, however, is yet to formulate its instalment policy. For testing purposes, we have assumed that any CIL due will be split into three equal instalments, payable at the months shown in Table 4.23.1
- 4.37 In our experience viability improves marginally for some schemes i.e. a higher maximum CIL rate of circa 20% is likely to be able to be levied, as instalments are pushed back / spread over the development period as this improves the cashflow.
- 4.38 Given that phasing has an impact on viability, albeit fairly marginally, and in the context of the current economic climate, we would recommend that the LLDC takes a cautious approach to their instalment policy, possibly

considering spreading payments over a development period of up to two years where large CIL sums apply. This would assist the viability of developments by reducing the level of upfront costs. In addition, spreading the CIL charge over the development period would be the closest approach to that currently applied to S106 contributions, and as such would shock the market less.

- 4.39 It is noted that the LLDC is able to introduce, withdraw or amend an instalments policy at any time during the life of their charging schedule as long as they give at least 28 days notice before the new policy takes effect and/or old policy is withdrawn. In addition, the instalments policy is not a matter that the Examiner is required to consider.

Benchmark land values for the residential analysis

- 4.40 Benchmark land values, based on the current use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's current use value. Current use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Current use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.41 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.
- 4.42 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.43 The benchmark land values used in this study have been selected to provide a broad indication of likely land values across the LLDC area, having regard to the predominant types of sites in the Strategic Housing Land Availability Assessment. It is important to recognise that other site uses and values may exist on the ground. There can never be a single threshold land value at which we can say definitively that land will come forward for development, especially in urban areas.

- 4.44 It is also necessary to recognise that a landowner will require an additional incentive to release the site for development¹². The premium above current use value would be reflective of specific site circumstances (the primary factors being the occupancy level and strength of demand from alternative occupiers). For policy testing purposes it is not possible to reflect the circumstances of each individual site, so a blanket assumption of a 20% premium has been adopted to reflect the 'average' situation

Benchmark land value

- 4.45 A majority of land identified for development in the LLDC areas is either former industrial and commercial sites, cleared sites or land in community use, including amenity space and clubs.
- 4.46 **Benchmark Land Value 1:** This benchmark assumes higher value secondary office space on a hectare of land, with 40% site coverage and 4 storeys. The rent assumed is based on lettings of second hand offices in the LLDC area at £12 per sq ft. We have assumed a £50 per sq ft allowance for refurbishment and a letting void of three years. The capital value of the building would be £11.9 million, to which we have added a 20% premium, resulting in a benchmark of £14.279 million.
- 4.47 **Benchmark Land Value 2:** This benchmark assumes lower value secondary office space on a hectare of land, with 40% site coverage and 4 storeys. The rent assumed is based on lettings of second hand offices in the LLDC area at £9.50 per sq ft. We have assumed a £50 per sq ft allowance for refurbishment and a letting void of three years. The capital value of the building would be £7.627 million, to which we have added a 20% premium, resulting in a benchmark of £9.153 million.
- 4.48 **Benchmark Land Value 3:** This benchmark assumes lower value secondary industrial space on a hectare of land, with 60% site coverage and 1.5 storeys. The rent assumed is based on lettings of secondary industrial floorspace in the LLDC area at £4.50 per sq ft. We have assumed a letting void of three years. The capital value of the building would be £4.015 million, to which we have added a 20% premium, resulting in a benchmark of £4.818 million.
- 4.49 **Benchmark Land Value 4:** This benchmark assumes a community building, which could include buildings owned by the LLDC or the councils and other public sector bodies, and community/charity groups. We have assumed site coverage of 50% across a hectare of land, with a single storey building. The rent assumed is based on our estimate of £4 per sq ft. We have assumed a letting void of one year. The capital value of the building would be £2.492 million, to which we have added a 20% premium, resulting in a benchmark of £2.99 million.
- 4.50 We would draw readers' attention to the comments on land values in Examiner's report on the Mayor of London's CIL¹³, which indicates that owners will need to adjust their expectations to accommodate allowances for infrastructure.

¹² This approach is therefore consistent with the National Planning Policy Framework, which indicates that development should provide "competitive returns" to landowners. A 20% return above current use value is a competitive return when compared to other forms of investment.

¹³ Para 32: "the price paid for development land may be reduced.... a reduction in development land value is an inherent part of the CIL concept.... in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges."

Commercial development

- 4.51 We have appraised a series of commercial development typologies, reflecting a range of use classes at average rent levels achieved on lettings of commercial space in actual developments. In each case, our assessment assumes an intensification of the site, based on three types of commercial development. In each case, the existing use value assumes that the existing building is 30%-50% of the size of the new development, with a lower rent and higher yield reflecting the secondary nature of the building.

Commercial rents and yields

- 4.52 Our research on lettings of commercial floorspace indicates a range of rents achieved, as summarised in table 4.52.1. This table also includes our assumptions on appropriate yields to arrive at a capital value of the commercial space. There has been substantial development of new retail and office space in Stratford over the past few years with a significant amount of consented office development still to come forward. We understand that the LLDC does not anticipate much additional development to come forward over the short term, however there are good prospects for further commercial development in the medium to long term. The rents and yields adopted in our appraisals are summarised in Table 4.52.1.
- 4.53 Our appraisals of commercial floorspace test the viability of developments on existing commercial sites. For these developments, we have assumed that the site could currently accommodate one of three existing uses (i.e. thereby allowing the site to be assessed in relation to three current use values (CUVs)) and the development involves the intensification of site. We have assumed lower rents and higher yields for existing space than the planned new floorspace. This reflects the lower quality and lower demand for second hand space, as well as the poorer covenant strength of the likely occupier of second hand space. A modest refurbishment cost is allowed for to reflect costs that would be incurred to secure a letting of the existing space. A 15% -20% landowner premium is added to the resulting existing use value as an incentive for the site to come forward for development. The actual premium would vary between sites, and be determined by site-specific circumstances, so the 15% - 20% premium has been adopted as a 'top of range' scenario for testing purposes.

Commercial build costs

- 4.54 We have sourced build costs for the commercial schemes from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. These costs vary between different uses and exclude external works and fees (our appraisals include separate allowances for these costs). Costs for each type of development are shown in Table 4.52.1.

Profit

- 4.55 In common with residential schemes, commercial schemes need to show a risk adjusted profit to secure funding. Profit levels are typically around 20% of developments costs and we have incorporated this assumption into our appraisals.

Mayoral CIL and Crossrail Section 106

- 4.56 As identified in para 4.28 and Section 2, Mayoral CIL tariffs of £35 and £20 per square metre have been payable on developments within the newly formed LLDC area from 1 April 2012. Our appraisal model assessing commercial developments includes Mayoral CIL as a cost, and in this regard the outputs identified are the maximum viable levels of CIL that the LLDC can charge.
- 4.57 In addition, as mentioned in section 2, Stratford is identified as being a Crossrail Station. Within 1 kilometre of the station, if considered appropriate, the Mayor may seek to negotiate a top up on Mayoral CIL towards Crossrail Section 106 for certain developments, dependant on their perceived impact in contributing to transport needs.

Section 278 and residual Section 106 costs

- 4.58 Our appraisals incorporate an allowance of £5 per square foot (£53.82 per square metre) to address any Section 278 and residual Section 106 costs. This figure is considered to be a reasonable proxy for likely sums to be sought after CIL is adopted. It is noted that Section 106 contributions will remain negotiable and in this regard there is scope for these to flex according to viability.

Table 4.52.1: Commercial appraisal assumptions for each use

Appraisal input	Source/Commentary	Offices	Industrial and warehouses	Retail – Comparison A1-A5	Convenience supermarkets & superstores & retail warehousing	Student housing	Hotels
Total floor area (sq ft)	Scheme	30,000	30,000	3,000	3,008, 10,764 & 53,820	142,500 (500 units)	186,000
Rent (£s per sq ft)	Based on average lettings sourced from EGI and Focus	£30 (Stratford) £20 (Elsewhere)	£10	£70 (Westfield) £35 (Stratford) £20 (Elsewhere)	£20	Uni - £125 (39 week let with 95% occupancy and £175 (13 weeks with 50% occupancy) Pvt - £188 per unit per week (51 week let with 95% occupancy)	Cap value of £165,714 per room based on Westfield Holiday Inn and Staybridge Suites
Rent free/void period (years)	BNPPRE assumption	2	2	2	2	n/a	n/a
Yield	BNPPRE prime yield schedule	6.5% (Stratford) 7% (Elsewhere)	7.50%	5.5% (Westfield) 6.5% (Stratford) 7% (Elsewhere)	5.5% (stronger covenant) 7% (weaker covenant)	6.25%	6.90%
Purchaser's costs (% of GDV)	Stamp duty 4%, plus agent's and legal fees	5.80%	5.80%	5.80%	5.80%	5.80%	5.80%
Demolition costs (£s per sq ft of existing space)	Based on experience from individual schemes	£5	£5	£5	£5	£5	£5
Gross to net (net as % of gross)	Based on experience from individual schemes	82%	90%	82%	82%	75%	75%
Base construction costs (£s per sq ft)	BCIS costs. Offices – 'generally' for air conditioned offices with adjustment for quality. 'Generally' figure for industrial, supermarkets and retail.	£200 (Stratford) £155 (Elsewhere)	£65	£200 (Westfield) £137 (Stratford) £137 (Elsewhere)	£122 (3,008 & 10,764 sq ft) £118 (53,820 sq ft)	£139	£155
External works (% of base build costs)	BNPPRE assumption	10%	10%	10%	10%	10%	10%
Contingency (% of build costs)	BNPPRE assumption	5%	5%	5%	5%	5%	5%
Letting agent's fee	(% of first year's rent)	15%	15%	15%	15%	15%	15%
Agent's fees and legal fees	(% of capital value)	1%	1%	1%	1%	1%	1%
Interest rate	BNPPRE assumption	7%	7%	7%	7%	7%	7%

Table 4.52.1: Commercial appraisal assumptions for each use (cont.)

Appraisal input	Source/Commentary	Offices	Industrial and warehouses	Retail – Comparison A1-A5	Convenience supermarkets & superstores & retail warehousing	Student housing	Hotels
Professional fees (% of build)	BNPPRE assumption, relates to complexity of scheme	10%	10%	10%	10%	10%	10%
Profit (% of costs)	BNPPRE assumption based on schemes submitted for planning	20%	20%	20%	20%	20%	20%

Table 4.52.2 Commercial appraisal assumptions for each use – current use benchmarks

Appraisal input	Source/Commentary	Offices	Industrial and warehouses	Retail – Comparison A1-A5	Convenience supermarkets & superstores & retail warehousing	Student housing	Hotels
Existing floorspace	Assumed to be between 15% to 50% of new space (N.B. appraisals do not discount existing floorspace)	30%	30%	50%	30%	30%	30%
Rent on existing floorspace (£s per sq ft)	Reflects poor quality second hand space of same use, low optimisation of site etc and ripe for redevelopment	£10 - £20 (Stratford) £5 - £10 (Elsewhere)	£4.50 - £8	£35-£60 (Westfield) £17.50-£25 (Stratford) £12.50- £17.50 (Elsewhere)	£6 - £10	£12	£9 - £17
Yield on existing floorspace	BNPPRE assumption, reflecting lower covenant strength of potential tenants, poor quality building etc	7.5%-8% (Stratford) 8% - 9% (Elsewhere)	8%	5.5% (Westfield) 6.25 -6.75% (Stratford) 8% (Elsewhere)	8%	7%	6.75%
Rent free on existing space	Years	3	3	1 (Westfield) 3 (Stratford) 3 (Elsewhere)	3	2.5	2.5
Refurbishment costs (£s per sq ft)	General allowance for bringing existing space up to lettable standard	£30	£30	£30	£30	£30	£30
Fees on refurbishment (% of refurb cost)	BNPPRE assumption	7%	7%	7%	7%	7%	7%
Landowner premium	BNPPRE assumption – in reality the premium is likely to be lower, therefore this is a conservative assumption	15%-20%	15%-20%	15% - 20%	15% - 20%	20%	20%

5 Appraisal outputs

Residential appraisals

- 5.1 The full outputs from our appraisals of residential development are attached as Appendix 3. We have modelled eight site types, reflecting different densities and types of development, which are tested against the range of five different residential sales values achieved in the LLDC area as identified in Section 4 and against the typical land value benchmarks for the area. The development typologies are summarised in table 5.1.1 below

5.1.1 Table 5.1.1: Development typologies

	Number of units	Housing type	Development density units per ha	Site area (ha)
1	3	Flats	91	0.08
2	10	Flats	458	0.024
3	65	Flats	500	0.13
4	120	Flats	743	0.152
5	400	Flats	470	0.878
6	640	Flats	492	1.36
7	1,100	Flats and Houses	219	5.0
8	1,200	Flats and Houses	114	10.5

- 5.2 For schemes above the affordable housing threshold, we have tested with 35% affordable housing (the strategic target contained within the councils' planning policies) with a tenure mix of 70% rented and 30% intermediate housing. We have run sensitivities analyses using 35% (with an altered tenure split of 60:40) and 50%, 30%, 20% and 10% affordable housing.
- 5.3 We assume that all development types will meet Code for Sustainable Homes Level 4. Level 4 is reflected through a 6% adjustment to our base build costs for all tenures.
- 5.4 The residual land values from each of the scenarios above against the five average values assumed are then compared to the benchmark land value based on the assumptions set out in paragraphs 4.45 to 4.48. This comparison enables us to determine whether the imposition of CIL would have an impact on development viability. In some cases, the equation RLV less BLV results in a negative number, so the development would not proceed, whether CIL was imposed or not. We therefore focus on situations where the RLV is greater than BLV and where (all other things being equal) the development would proceed. In these situations, CIL has the potential to 'tip the balance' of viability into a negative position.

Commercial appraisals

- 5.5 Our research on rents achieved on commercial lettings indicates a range of rents within each main use class. Our commercial appraisals therefore model base position and test the range of rates (higher and lower than the base level) and changes to yields. This enables us to draw conclusions on maximum potential rates of CIL. For each type of development tested, we

have run appraisals of a quantum of floorspace, each with rent levels reflecting the range identified by our research.

Presentation of data

Residential appraisals results

- 5.6 The results for each site type are presented in tables showing the CIL rate and the corresponding RLV (which is then converted into a RLV per hectare). The RLV per hectare is then compared to the four benchmark land values, which are also expressed as a per hectare value. Where the RLV exceeds the benchmark, the amount of CIL entered into the appraisal is considered viable.
- 5.7 A sample of the format of the results is provided below. This sample relates to site type 7.

Community Infrastructure Levy		Benchmark Land Values (per gross ha)					
London Legacy Development Corporation		BLV1	BLV2	BLV3	BLV4		
		Offices (higher)	Offices (lower)	Warehousing	Community uses		
		£14,279,453	£9,152,567	£4,818,389	£2,990,000		
Site type 7							
Flats & Houses		Affordable %		35%	Site area		6.28 ha
No of units	1100 units	% rented		70%	Net to gross		80%
Density:	219 dph	% intermed		30%			
CSH level:	4 private				Growth		
	Affordable				Sales		0%
					Build		0%
£4,306		Private values		£4306 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	33,049,614	5,263,902	-9,015,551	-3,888,665	445,514	2,273,902	
20	32,419,886	5,163,604	-9,115,850	-3,988,964	345,215	2,173,604	
40	31,785,971	5,062,638	-9,216,815	-4,089,929	244,250	2,072,638	
60	31,152,057	4,961,673	-9,317,780	-4,190,894	143,284	1,971,673	
80	30,516,683	4,860,475	-9,418,978	-4,292,092	42,087	1,870,475	
100	29,872,400	4,757,859	-9,521,595	-4,394,709	-60,530	1,767,859	

Commercial appraisal results

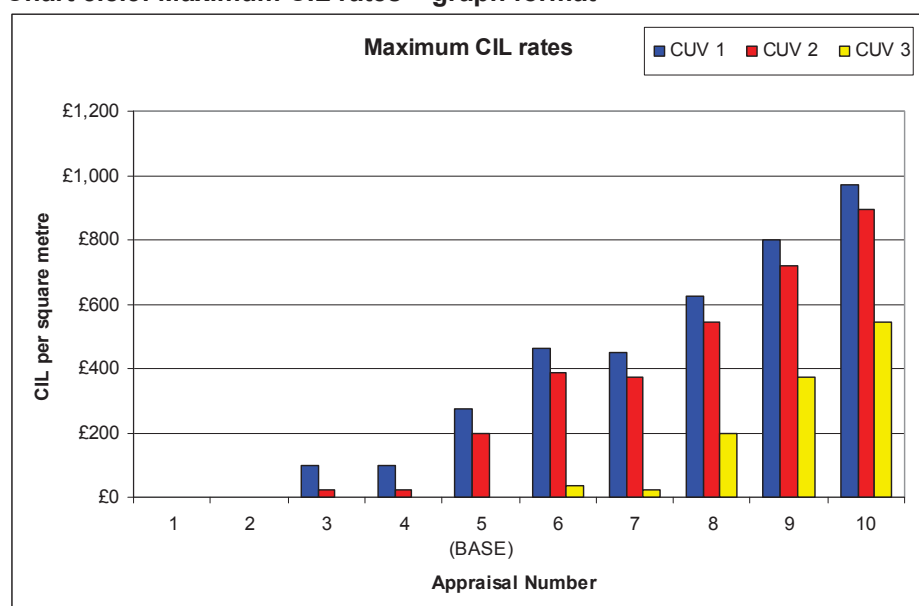
- 5.8 The appraisals include a 'base' rent level, with sensitivity analyses which model rents above and below the base level (an illustration is provided in Chart 5.8.1). The maximum CIL rates are then shown per square metre, against three different current use values (see Table 4.52.2). Chart 5.8.2 provides an **illustration** of the outputs in numerical format, while Chart 5.8.3 shows the data in graph format. In this example, the scheme could viably absorb a CIL of between £0 and £275 per square metre, depending on the current use value. The analysis demonstrates the significant impact of very small changes in yields (see appraisals 4 and 6, which vary the yield by 0.25% up or down) on the viable levels of CIL.

Chart 5.8.1: Illustration of sensitivity analyses

	£s per sqft	Yield	Rent free
Appraisal 1	£21.00	6.50%	2.00 years
Appraisal 2	£22.00	6.50%	2.00 years
Appraisal 3	£23.00	6.50%	2.00 years
Appraisal 4	£24.00	6.75%	2.00 years
Appraisal 5 (base)	£24.00	6.50%	2.00 years
Appraisal 6	£24.00	6.25%	2.00 years
Appraisal 7	£25.00	6.50%	2.00 years
Appraisal 8	£26.00	6.50%	2.00 years
Appraisal 9	£27.00	6.50%	2.00 years
Appraisal 10	£28.00	6.50%	2.00 years

Chart 5.8.2: Maximum CIL rates – numerical format

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-14%	£0	£0	£0
Appraisal 2	-9%	£0	£0	£0
Appraisal 3	-4%	£100	£23	£0
Appraisal 4	0%	£99	£21	£0
Appraisal 5 (base)	-	£275	£197	£0
Appraisal 6	0%	£465	£387	£38
Appraisal 7	4%	£449	£371	£23
Appraisal 8	8%	£624	£546	£197
Appraisal 9	11%	£798	£720	£371
Appraisal 10	14%	£972	£894	£546

Chart 5.8.3: Maximum CIL rates – graph format


6 Assessment of the results

- 6.1 This section should be read in conjunction with the full results attached at Appendix 2 (commercial appraisal results) and Appendix 3 (residential appraisal results). In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the LLDC area. These RLVs are then compared to appropriate benchmark land values.
- 6.2 The CIL regulations state that in setting a charge, local authorities must “*aim to strike what appears to the charging authority to be an appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact of CIL upon the viability of development across the whole area on the other¹⁴. Our recommendations are that:
- Firstly, charging authorities should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
 - Secondly, charging authorities should take a balanced view of viability – residual valuations are just one factor influencing a developer’s decision making – the same applies to local authorities.
 - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
 - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to sensitivity test levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
 - Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.
- 6.3 The early examinations have seen a debate on how viability evidence should translate into CIL rates. It has now been widely recognised that there is no requirement for a Charging Authority to slavishly follow the outputs of residual valuations. At Shropshire Council’s examination in public, Newark & Sherwood Council argued that rates of CIL should be set at the level dictated by viability evidence which would (if followed literally) have resulted in a Charging Schedule with around thirty different charging zones across the Shropshire area. Clearly this would have resulted in a level of complexity that CIL is intended to avoid. The conclusion of this debate was that CIL rates should not necessarily be determined solely by viability evidence, but *should not be logically contrary* to the evidence. Charging authorities should not follow a mechanistic process when setting rates – appraisals are just a guide to viability and are widely understood to be a less than precise tool.
- 6.4 This conclusion follows para 28 of the CIL Guidance, which states that

¹⁴ In the CLG’s response to the consultation published in October 2013 they identified that they intend to change the regulations to require a charging authority *‘to strike an appropriate balance’* between the desirability of funding infrastructure from the levy and the potential effects of the levy on the economic viability of development across the area.

‘there is no requirement for a proposed rate to exactly mirror the evidence... There is room for some pragmatism.’ The LLDC should not follow a mechanistic process when setting rates – appraisals are just a guide to viability and are widely understood to be a less than precise tool. Further, Para 37 of the CIL Guidance also identifies that, *‘Charging authorities that plan to set differential levy rates should seek to avoid undue complexity, and limit the permutations of different charges that they set within their area.’*

Assessment – residential development

- 6.5 As CIL is intended to operate as a fixed charge, the LLDC will need to consider the impact on two key factors. Firstly, the need to strike a balance between maximising revenue to invest in infrastructure on the one hand and the need to minimise the impact upon development viability on the other. Secondly, as CIL will effectively take a ‘top-slice’ of development value, there is a potential impact on the percentage or tenure mix of affordable housing that can be secured. This is a change from the current system of negotiated financial contributions, where the planning authority can weigh the need for contributions against the requirement that schemes need to contribute towards affordable housing provision.
- 6.6 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable regardless of the level of CIL (including a nil rate) and schemes that are viable prior to the imposition of CIL at certain levels. If a scheme is unviable before CIL is levied, it is unlikely to come forward and CIL would not be a factor that comes into play in the developer’s/landowner’s decision making. We have therefore disregarded the ‘unviable’ schemes in recommending an appropriate level of CIL. The unviable schemes will only become viable following a degree of real house price inflation, or in the event that the LLDC agrees to a lower level of affordable housing for particular sites in the short term¹¹.

Determining maximum viable rates of CIL for residential development

- 6.7 As noted in paragraph 6.6, where a scheme is unviable the imposition of CIL at a zero level will not make the scheme viable. Other factors (i.e. sales values, build costs or benchmark land values) would need to change to make the scheme viable. For the purposes of establishing a maximum viable rate of CIL, we have had regard to the development scenarios that are currently viable and that might, therefore, be affected by a CIL requirement. All the results summarised below assume that current affordable housing requirements are met in full (sensitivity analyses which adopt reduced levels of affordable housing are provided in subsequent sections).
- 6.8 Tables 6.8.1 summarises the results of our appraisals for sites that fall below the affordable housing threshold of ten units. These results show that developments of this type would be viable with a CIL at the top of the range tested (i.e. £300 per square metre) on most sites. However, viability is more challenging on existing commercial sites.

¹¹ However, as shown by the sensitivity analyses (which reduce affordable housing to 30%, 20% and 10%) even a reduction in affordable housing does not *always* remedy viability issues. In these situations, it is not the presence or absence of planning obligations that is the primary viability driver – it is simply that the value generated by residential development is lower than some existing use values. In these situations, sites would remain in their existing use.

Table 6.8.1: 3 unit development (flats) (91 dph)

Site type		3 Unit development			
Average value per sq m		BLV1	BLV2	BLV3	BLV4
£4,144		n/v	n/v	300	300
£4,306		n/v	n/v	300	300
£4,575		n/v	20	300	300
£4,629		n/v	60	300	300
£4,844		n/v	220	300	300

- 6.9 Tables 6.9.1 to 6.9.7 summarise the results of our appraisals for sites that are required to provide affordable housing. These appraisals incorporate the full 35% affordable housing requirement, provided as 70% for rent and 30% as intermediate. In these tables, 'n/v' indicates that the scheme residual land value would be lower than the benchmark land value, even at nil CIL.

Table 6.9.1: 10 unit development (flats), 35% Aff Housing, 458 dph

Site type		10 unit development			
Average value per sq m		BLV1	BLV2	BLV3	BLV4
£4,144		n/v	n/v	n/v	n/v
£4,306		n/v	n/v	n/v	n/v
£4,575		n/v	n/v	n/v	20
£4,629		n/v	n/v	n/v	60
£4,844		n/v	n/v	100	220

Table 6.9.2: 65 unit scheme (flats), 35% Aff Hsg, 500 dph

Site type		65 unit development			
Average value per sq m		BLV1	BLV2	BLV3	BLV4
£4,144		n/v	n/v	n/v	n/v
£4,306		n/v	n/v	n/v	n/v
£4,575		n/v	n/v	n/v	n/v
£4,629		n/v	n/v	n/v	0
£4,844		n/v	n/v	40	160

Table 6.9.3: 120 unit scheme (flats), 35% Aff Hsg, 743 dph

Site type		120 unit development			
Average value per sq m		BLV1	BLV2	BLV3	BLV4
£4,144		n/v	n/v	n/v	n/v
£4,306		n/v	n/v	n/v	n/v
£4,575		n/v	n/v	n/v	n/v
£4,629		n/v	n/v	n/v	n/v
£4,844		n/v	n/v	n/v	n/v

Table 6.9.4: 400 unit scheme (flats), 35% Aff Hsg, 470 dph

Site type		400 unit development			
Average value per sq m		BLV1	BLV2	BLV3	BLV4
£4,144		n/v	n/v	n/v	n/v
£4,306		n/v	n/v	n/v	n/v
£4,575		n/v	n/v	n/v	n/v
£4,629		n/v	n/v	n/v	n/v
£4,844		n/v	n/v	n/v	n/v

Table 6.9.5: 640 unit scheme (flats), 35% Aff Hsg, 492 dph

Site type		640 unit development			
Average value per sq m		BLV1	BLV2	BLV3	BLV4
£4,144		n/v	n/v	n/v	n/v
£4,306		n/v	n/v	n/v	n/v
£4,575		n/v	n/v	n/v	n/v
£4,629		n/v	n/v	n/v	n/v
£4,844		n/v	n/v	n/v	n/v

Table 6.9.6: 1,100 unit scheme (houses and flats), 35% Aff Hsg, 219dph

Site type		1,100 unit development			
Average value per sq m		BLV1	BLV2	BLV3	BLV4
£4,144		n/v	n/v	n/v	200
£4,306		n/v	n/v	n/v	300
£4,575		n/v	n/v	140	300
£4,629		n/v	n/v	160	300
£4,844		n/v	n/v	300	300

Table 6.9.7: 1,200 unit scheme (houses and flats), 35% Aff Hsg, 114 dph

Site type		1,200 unit development			
Average value per sq m		BLV1	BLV2	BLV3	BLV4
£4,144		n/v	n/v	n/v	n/v
£4,306		n/v	n/v	n/v	n/v
£4,575		n/v	n/v	n/v	n/v
£4,629		n/v	n/v	n/v	n/v
£4,844		n/v	n/v	n/v	n/v

- 6.10 In general, wholly flatted schemes (Table 6.9.1-6.9.5) are less viable than mixed schemes, due to the difference in build costs and the loss of saleable floorspace to provide communal areas and stair cores. However, the less dense mixed scheme site type 8 has shown to be unviable in comparison to site type 7, another mixed scheme. This is because site type 7 is a denser scheme, which reduces the site area required (saving costs of land purchase).
- 6.11 The other site types indicate that schemes of varying types should be able to absorb a CIL of at least £60 per square metre in most circumstances.

Sensitivity analysis on affordable housing percentage

- 6.12 Current experience in the LLDC indicates that delivering the councils' affordable housing targets is possible, although challenging in many cases. The councils and LLDC have on occasion accepted a reduced level of provision upon the acceptance of a proven viability case. To reflect these schemes, we re-tested all the sites with a reduced affordable housing (20%, 10% and 0%). The results for 20% affordable housing are included in Appendix 3. The primary purpose of this exercise was to determine whether changes to affordable housing requirements on individual schemes would enable unviable sites to contribute towards infrastructure. The results show positive movement in terms of the viability of CIL rates when affordable housing levels are reduced. While we are not suggesting that the LLDC should change its affordable housing policies (as most schemes are able to meet the 35% target), the exercise demonstrates that the flexible application of the boroughs policies will ensure that CIL will not

render development unviable. However, we appreciate that the LLDC will be keen to minimise the impact on affordable housing as far as possible and this is a key risk factor when determining rates of CIL

- 6.13 Tables 6.13.1 to 6.13.7 summarise the results from the appraisals with 20% affordable housing. Where the CIL rate has increased, we have shown the rate that would have been possible with the full target of 35% affordable housing. These rates are shown in red. As a result of the increase in overall scheme value resulting from the reduction in affordable housing, the CIL rates increase towards to top end of the testing range.

Table 6.13.1: 10 unit development (flats), 20% Aff Housing, 458 dph

Site type		10 unit development			
Average value per sq m		BLV1	BLV2	BLV3	BLV4
£4,144		n/v	n/v	n/v	40
£4,306		n/v	n/v	60	160
£4,575		n/v	60	260	300
£4,629		n/v	100	300	300
£4,844		20	260	300	300

Table 6.13.2: 65 unit scheme (flats), 20% Aff Hsg, 500 dph

Site type		65 unit development			
Average value per sq m		BLV1	BLV2	BLV3	BLV4
£4,144		n/v	n/v	n/v	n/v
£4,306		n/v	n/v	20	100
£4,575		n/v	0	200	300
£4,629		n/v	40	240	300
£4,844		n/v	200	300	300

Table 6.13.3: 120 unit scheme (flats), 20% Aff Hsg, 743 dph

Site type		site type 4			
Average value per sq m		BLV1	BLV2	BLV3	BLV4
£4,144		n/v	n/v	n/v	n/v
£4,306		n/v	n/v	n/v	n/v
£4,575		n/v	n/v	n/v	n/v
£4,629		n/v	n/v	n/v	n/v
£4,844		n/v	n/v	n/v	n/v

Table 6.13.4: 400 unit scheme (flats), 20% Aff Hsg, 470 dph

Site type		400 unit development			
Average value per sq m		BLV1	BLV2	BLV3	BLV4
£4,144		n/v	n/v	n/v	n/v
£4,306		n/v	n/v	n/v	n/v
£4,575		n/v	n/v	n/v	0
£4,629		n/v	n/v	n/v	40
£4,844		n/v	n/v	100	180

Table 6.13.5: 640 unit scheme (flats), 20% Aff Hsg, 492 dph

Site type		640 unit development			
Average value per sq m		BLV1	BLV2	BLV3	BLV4
£4,144		n/v	n/v	n/v	n/v
£4,306		n/v	n/v	n/v	n/v
£4,575		n/v	n/v	n/v	0
£4,629		n/v	n/v	n/v	20
£4,844		n/v	n/v	80	180

Table 6.13.6: 1,100 unit scheme (houses and flats), 20% Aff Hsg, 219dph

Site type		1,100 unit development			
Average value per sq m		BLV1	BLV2	BLV3	BLV4
£4,144		n/v	n/v	80	300
£4,306		n/v	n/v	180	300
£4,575		n/v	n/v	300	300
£4,629		n/v	n/v	300	300
£4,844		n/v	n/v	300	300

Table 6.13.7: 1,200 unit scheme (houses and flats), 20% Aff Hsg, 114 dph

Site type		1,200 unit development			
Average value per sq m		BLV1	BLV2	BLV3	BLV4
£4,144		n/v	n/v	n/v	n/v
£4,306		n/v	n/v	n/v	n/v
£4,575		n/v	n/v	n/v	20
£4,629		n/v	n/v	n/v	60
£4,844		n/v	n/v	n/v	200

Suggested CIL rates

- 6.14 The results indicate that residential development should be able to absorb a CIL payment in all areas across the LLDC, subject to allowing for a buffer or margin to address risks to delivery. There are four key risk factors:
- the first is that individual sites might incur exceptional costs (decontamination, difficult ground conditions etc.) and as a result the residual land value could fall. Developers will try and reflect such costs in their offer to the landowner, but the extent of any issues is not always fully apparent until the land value is fixed. Where sites have an existing use, an owner will not be prepared to accept a reduction below the value of the current building to accommodate exceptional costs on a redevelopment
 - Secondly, current use values on individual sites will inevitably vary and will fall somewhere between the values used in our appraisals. As a result, the ability of schemes to absorb high rates of CIL could be adversely affected
 - Thirdly, sales values could fall or normal build costs could rise over the life of the Charging Schedule, adversely affecting scheme viability. While the LLDC could change its rates to adapt to these changes, this cannot be done quickly due to the need to develop a refreshed evidence base and follow the statutory consultation and examination process; and
 - Fourthly, imposing a high rate of CIL (that vastly exceeds the current levels of Section 106 obligations) in the LLDC's first Charging Schedule could

'shock' the land market with a consequential risk that land supply falls. This factor has led many charging authorities to seek to limit their CIL rates to no more than around 3-5% of development costs, or to set their CIL rates so that they are broadly comparable to existing Section 106 contributions¹⁵.

- 6.15 It is also important to consider that where a scheme is shown as unviable before the application of CIL, it will be other factors such as sales values, build costs and the percentage of affordable housing that will need to adjust for the scheme to become viable.
- 6.16 Given the range of results above, and the risk factors outlined in the previous paragraph, our conclusion is that the rates of CIL that the LLDC might set – having regard to the range of the results and taking account of viability across the LLDC area as a whole - would be as follows:

All areas: £60 per square metre

- 6.17 A rate set somewhere close to this value would allow a 'buffer' or discount below the maximum rates (£100 - £300 per square metre, **inclusive** of Mayoral CIL). Given the LLDC's current Section 106 requirements, as set out in para 2.39, this CIL rate provides for a cautious approach.

Assessment – commercial development

- 6.18 Our appraisals indicate that the potential for commercial schemes to be viably delivered will be limited in current market conditions. Retail rents vary particularly when considering the Westfield development in comparison to the rest of the LLDC area, but differences in yields are likely to be a more important factor in determining capital values of completed retail developments. For other types of development, such as offices, there is unlikely to be much, if any, net additional floorspace over and above that currently consented in the short to medium term.
- 6.19 As noted in section 4, the level of rents that can be achieved for commercial space varies according to exact location; quality of building; and configuration of space. Consequently, our appraisals adopt a 'base' position based on average rents for each type of development and show the results of appraisals with lower and higher rents. This analysis will enable the LLDC to consider the robustness of potential CIL charges on commercial uses, including the impact that changes in rents might have on viability.

Office development

- 6.20 The results of our office appraisals indicate that new developments are unlikely to be sufficiently viable to absorb CIL, unless rents increase significantly over the life of the Charging Schedule (See Appendix 2). Despite the higher rents and keener yields achieved in the Stratford area for Grade A office space, these are still not of a sufficient level to outweigh the increased build costs incurred as a result of the specification. It is

¹⁵ For example, Wandsworth Council has adopted this approach in the Vauxhall Nine Elms Opportunity Area, where the existing tariff has been converted into a per square metre CIL rate.

possible, given the good transport links and amount of floorspace in the pipeline that rents and yields will improve in future but this is unlikely to be within the life of the emerging charging schedule.

- 6.21 A nil CIL rate is recommended for any office development that comes forward.

Policy requirement for affordable workspace

- 6.22 We note that the London Borough of Hackney's Core Strategy includes a policy that requires 10% of commercial office schemes to be provided as affordable workspace. The policy does not specifically define what affordable means in the context of this type of development. IN addition we understand that the draft version of the LLDC Local Plan supports the provision of such space through policy BEE.6 (Managed and Affordable Workspace) and identifies that the appropriateness of a scheme of rent levels and the principles of the management scheme will be secured through Section 106 Agreement. The draft Local Plan defines Affordable Workspace as, 'Affordable workspace is made available to tenants for a rent that is below the prevailing market rent for that type of space (LP).'
- 6.23 Given that rents would be lower than market rents, when applied to appraisals this would a negative impact on the viability of work space. In this regard should the LLDC may wish to consider exempting such space from any CIL liabilities. This would be an appropriate measure as long as the space is secured into perpetuity as affordable space at a rental level th LLDC has agreed to be a genuinely affordable level of rent.

Industrial and warehouse development.

- 6.24 Our appraisals of industrial development indicate that residual values are likely to be too low to absorb any level of CIL over and above mayoral CIL (see Appendix 2). A considerable increase in new build industrial rents would be required before any CIL could be absorbed.
- 6.25 A nil CIL rate is recommended for any industrial and warehousing development that comes forward.

Convenience based supermarkets and superstores and retail warehousing (over 280 square metres)

- 6.26 Our appraisals of convenience based supermarkets and superstores¹⁶ and retail warehousing¹⁷ development indicate a greater degree of viability than for comparison retail.
- 6.27 Other charging authorities have considered the differences in viability between comparison retail and convenience based retail and retail warehousing. It is acknowledged that size does not necessarily result in the higher values generated by convenience based supermarkets and superstores and retail warehousing uses. Rather, is it a combination of factors including:

¹⁶ Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit

¹⁷ Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car –borne customers.

- The availability of car parking;
 - The operational economics of supermarkets/superstores (these uses are known to be efficient at generating volume sales whilst having low operating costs);
 - The rents that retailers are willing to pay to occupy these units tend to be high (particularly with regard to comparison retailing as these locations will command prime rents in the area);
 - The value which the investment market ascribes to such units is high. This is due to such units being occupied by operators with greater covenant strength, which results in lower yields being applied; and
 - Such large developments are also likely to come forward on sites which have lower existing use values i.e. a large majority of large retail units have historically been developed on former industrial sites and as a result a lower benchmark land value is achieved, which results in a higher surplus and consequently a potential for a higher CIL rate.
- 6.28 We have undertaken a review of convenience based supermarkets in and around the LLDC area using the VOA business rates website, which has identified that units of this nature, which attract such occupiers are all, with one or two exceptions, larger than the Sunday Trading Law threshold of 280 square metres.
- 6.29 We understand from our research using databases such as our in house comparable database, Focus and EGi and discussions with active local agents as well as our in house valuation team, who undertake valuations regularly for major supermarkets, that yields achieved on units occupied by the major national occupiers are circa 5.5% and keener in many instances, whilst yields achieved on units occupied by independent local tenants are in the region of 7%.
- 6.30 Yield differentials have a significant bearing on the outcome of a development appraisal. At a yield of 7% our appraisals indicate that a retail development of 279 square metres¹⁸ is unlikely to generate surplus residual values above the value of current floorspace i.e. such development is considered to be unviable (see Chart 6.30.1 overleaf and Appendix 2 for copies of our appraisal). As highlighted above, due to the covenant strength of the large national retailers, investment yields are lower, resulting in a higher capital value. Adopting a lower yield of 5.5%, our appraisals (279 sq m unit, 1,000 sq m unit and 5,000 sq m unit) show that a maximum CIL of up to £346 per sq m could be levied on such retail space, depending on the size of the store (which has an impact on build costs) and the value of the existing use of the site (see Charts 6.30.2 to 6.30.4 over leaf and Appendix 2 for copies of our appraisals).

¹⁸ Assuming a local occupier.

Chart 6.30.1: Convenience based supermarkets and superstores and retail warehousing (whole area) (279 sq m) – higher yield (lower covenant strength)

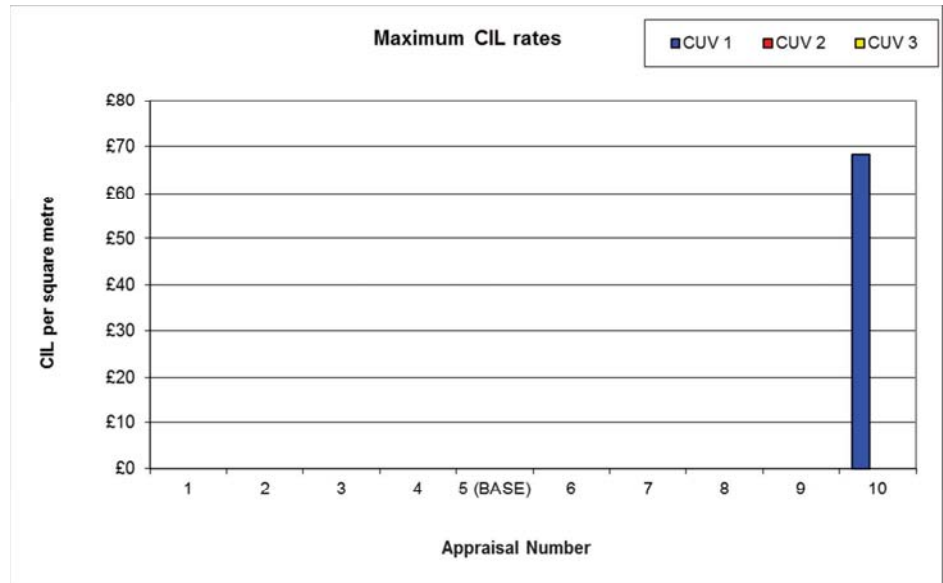


Chart 6.30.2: Convenience based supermarkets and superstores and retail warehousing (whole area) (279 sq m) – lower yield (higher covenant strength)

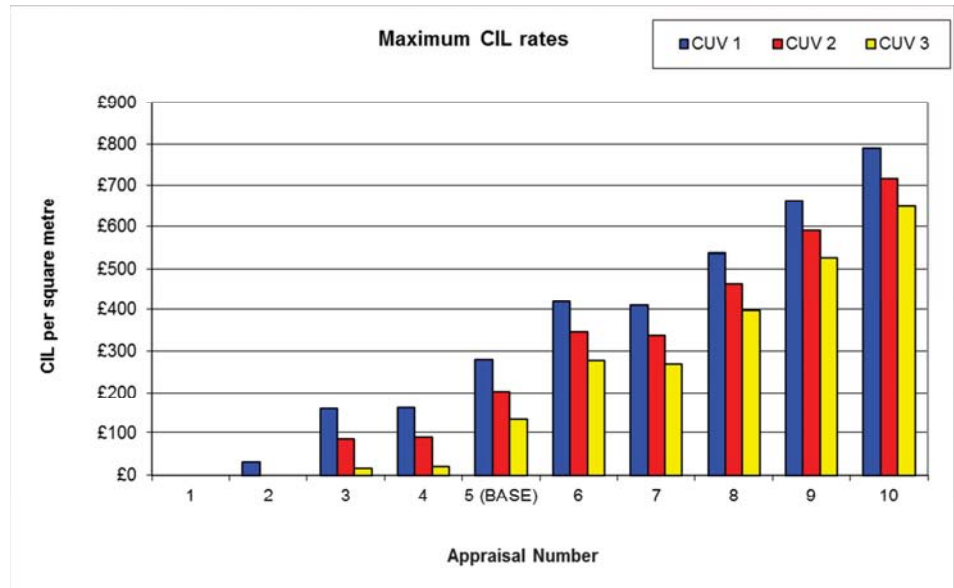


Chart 6.30.3: Convenience based supermarkets and superstores and retail warehousing (whole area) (1,000 sq m) – lower yield (higher covenant strength)

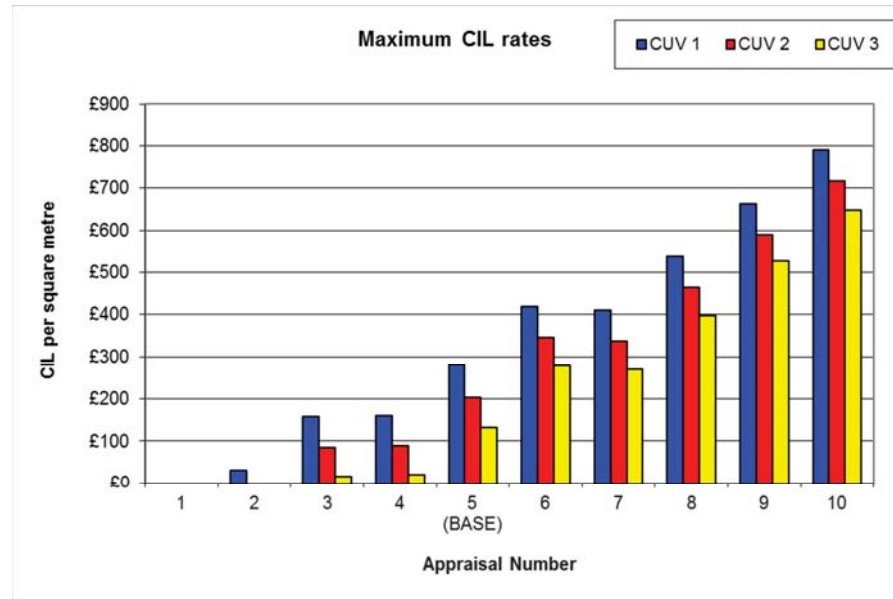
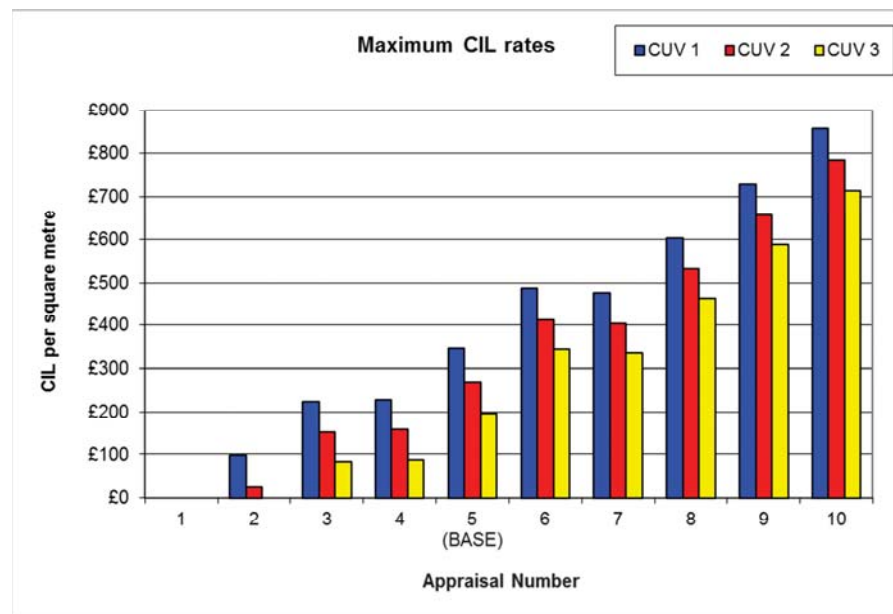


Chart 6.30.4: Convenience based supermarkets and superstores and retail warehousing (whole area) (5,000 sq m) – lower yield (higher covenant strength)



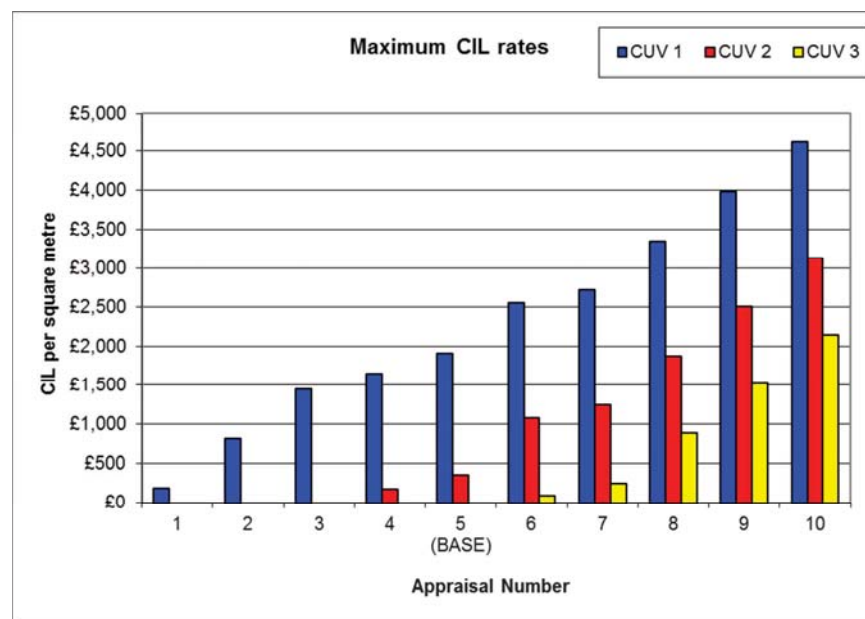
- 6.31 In light of the above and the results of our viability appraisals, we recommend that the LLDC adopts a maximum CIL of up to £132 per square metre (based on CUV 2 of the 279 sq m and £1,000 sq m stronger covenant appraisals) on Convenience based supermarkets and superstores and retail warehousing across the LLDC's area on units of 280 sq m, (on the basis that the national occupiers seek to and in the majority of cases currently occupy units larger than this threshold and the converse is true of local occupiers).

- 6.32 After allowing for a suitable buffer, (which in our experience is suitable to deal with site specific issues and changes in values over time) we recommend that the LLDC considers a CIL of £100 per sq m for such development.

All other retail (A1-A5) development

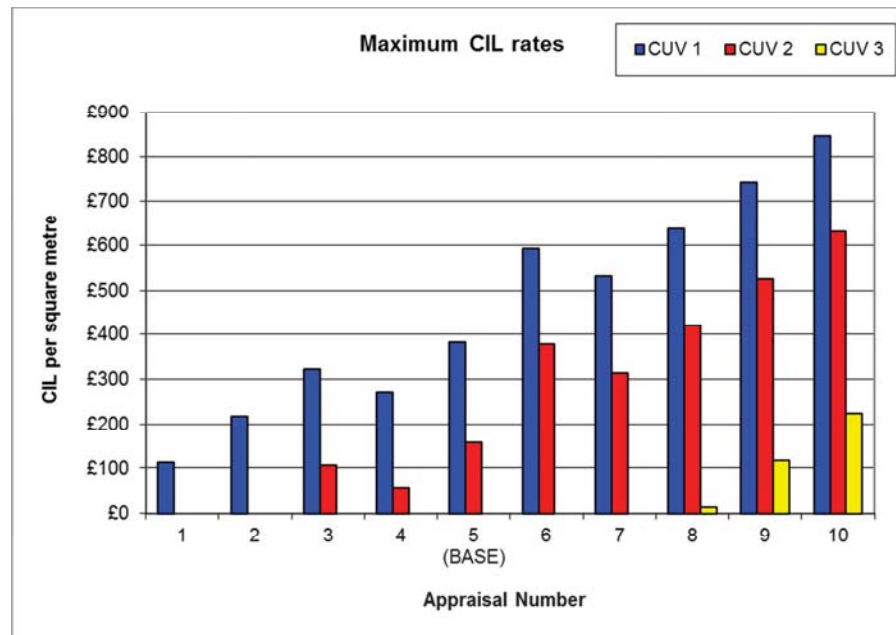
- 6.33 With the exception of Stratford, the existing retail market in the area is predominantly characterised by district centres arranged in traditional high street form. Consequently, a significant proportion of development activity involves recycling existing retail floorspace, rather than the creation of additional space. Consequently, retail development would generate little net additional floorspace that would be liable to pay CIL.
- 6.34 The prime shopping location in the LLDC area is the Westfield Shopping Centre which opened in 2012. It has been identified as being exceptionally successful since it opened, achieving some of the highest rents in the Country (circa £300 per sq ft ZA) and having a low vacancy level. We have based our appraisal on an overall rent of £70 per sq ft (equated to approximately £140 per sq ft ZA, a significant allowance below the maximum rents achieved in the centre), and have allowed for a two year rent free and void period capitalised at 5.5%. Chart 6.32.1 summarises the all other retail (A1-A5) development appraisals of the Westfield development. This identifies that a maximum CIL of £357 per square metre could be absorbed based on CUV 2.

Chart 6.32.1: Viable levels of CIL on all other retail (A1- A5) developments in the Westfield development



- 6.35 Discussions with local agents have identified that all other retail (A1-A5) units in non-prime Stratford i.e. outside the Westfield Centre are currently achieving lower rental levels (circa £100 per sq ft less). Chart 6.33.1 summarises the retail development appraisals in the non-prime Stratford area. This identifies that retail development is would be able to absorb a maximum CIL of £158 per square metre based on CUV 2.

Chart 6.33.1: Viable levels of CIL on all other retail (A1- A5) developments in Stratford (non-prime)



- 6.36 Given the above we recommend that the LLDC considers adopting a CIL rate of no more than £100 per square metre for all other retail (A1-A5) development in Stratford, including the Westfield centre.
- 6.37 Rents for comparison and all other retail (A1-A5) development across the rest of the LLDC area are significantly lower than rents in non-prime Stratford. Consequently, it is unlikely that retail development will be sufficiently viable to support a CIL rate over and above Mayoral CIL at the current time. Given this position we would recommend that the LLDC considers a nil rate on such uses in these locations.

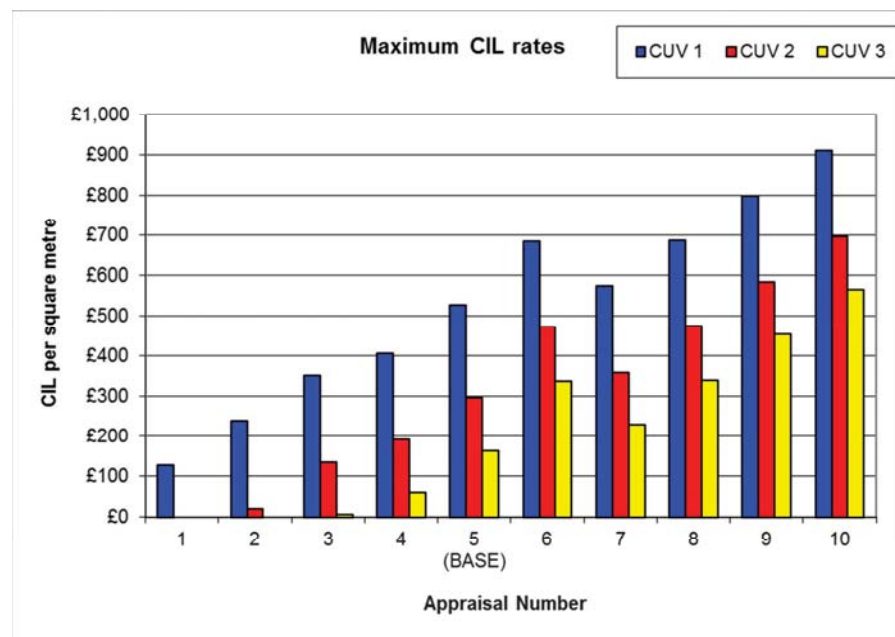
Student Accommodation development

- 6.38 We have identified that there are two distinct student housing markets for student housing. The first is schemes let at reduced rent levels (circa £125 per week) by universities, such as UCL, which require cross subsidy from university resources. These schemes are identified as being unviable in our appraisal. Notwithstanding this, it is noted that when developed these schemes are likely to be exempt from paying CIL given the universities' charitable status.
- 6.39 The second market is those let at private sector rent levels (circa £188 per week based on an estimate of likely rents for the two consented Unite schemes in the LLDC area in the context of the rents charged for other unite scheme in East London), which generate sufficient surplus residual values to absorb a maximum CIL of up to £178 per square metre. After allowing for a buffer, which in our experience we consider to be reasonable to deal with site-specific factors, we suggest a rate no higher than £130 per square metre.

Hotel development

- 6.40 Reports on the Hotel market¹⁹ identify that 'having had a strong year in 2011, investment activity in the City and east London remained subdued in 2012 by comparison, with only two deals completing, including the Holiday Inn and Staybridge Suites at Stratford. However, it is possible that a number of deals in these locations could increase once the Olympic Park legacy works have been finalised.
- 6.41 A report in the Financial Times dated 6 January 2013 identified that the Holiday Inn and Staybridge Suites have been sold by Patron Capital (a European private equity company) to an Asian Buyer for £58 million. This is reported to be £8 million more than Patron Capitol paid Westfield for the hotels two years previously in January 2011. This deal is identified as being worth £165,000 per room with a capitalisation rate of 6.9%.
- 6.42 Our appraisal indicates that at current values, hotel developments could absorb a maximum LLDC CIL rate of between £163 to £527 per square metre dependant on the current use value of the site (see Chart 6.40.1). However, it should be noted that this is sensitive to small changes in the rent or yield i.e. if they were to shift out by 0.25% the maximum levels of CIL would be £61 to £406 per square metre, whilst a reduction in the rent by circa 10% would result in a maximum CIL of £0 to £128 per square metre. After allowing a buffer, which we consider to be appropriate to deal with site-specific factors, we suggest a rate of no higher than £115 per square metre.

Chart 6.40.1: Hotel development



¹⁹ GVA Research Report, 'The changing outlook for hotels in London' Spring 2013

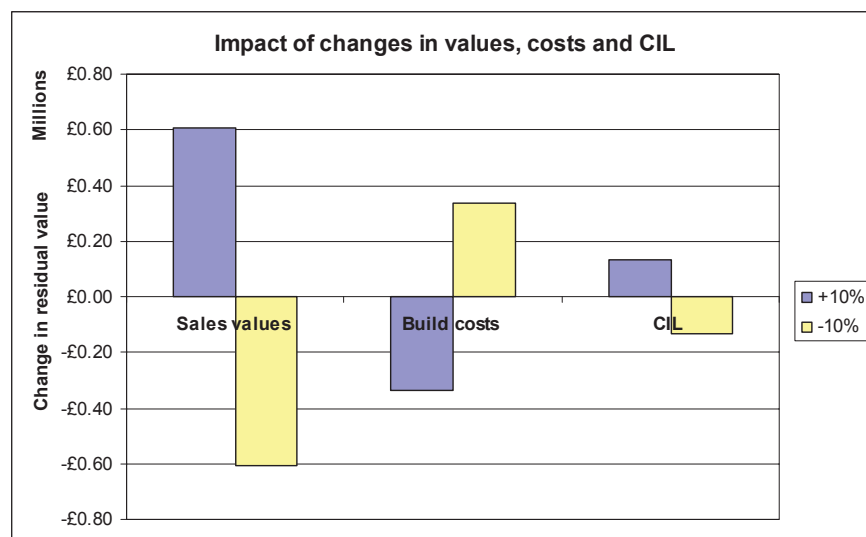
D1 and D2 floorspace development

- 6.43 D1 and D2 floorspace typically includes uses that do not accommodate revenue generating operations, such as schools, health centres, museums and places of worship. Other uses that do generate an income stream (such as swimming pools) have operating costs that are far higher than the income and require public subsidy. Many D1 uses will be infrastructure themselves, which CIL will help to provide. It is therefore unlikely that D1 and D2 uses will be capable of generating any contribution towards CIL. D1 and D2 uses will sometimes include developments that are operated commercially (such as gyms) but with many new operations opening in existing floorspace, very little, if any CIL income could be secured.

7 Conclusions and recommendations

- 7.1 The results of our analysis indicate a degree of variation in viability of development in terms of different uses. In light of these variations, two options are available to the LLDC under the CIL regulations. Firstly, the LLDC could set a single CIL rate across the Development Corporation area for residential uses and another for commercial uses, having regard to the least viable types of development and least viable locations. This option would suggest the adoption of the 'lowest common denominator', with sites that could have provided a greater contribution towards infrastructure requirements not doing so. In other words, the LLDC could be securing the benefit of simplicity at the expense of potential income foregone that could otherwise have funded infrastructure. Secondly, the LLDC has the option of setting different rates for different types of development. The results of our study point firmly towards the first option as our recommended route as the range of residential sales values achieved across the area do not vary greatly and viability is identified as being challenging in all circumstances and the commercial CIL values recommended lie within a reasonably close range.
- 7.2 We have also referred to the results of development appraisals as being highly dependent upon the inputs, which will vary significantly between individual developments. In the main, the imposition of CIL is not the critical factor in determining whether a scheme is viable or not (with the relationship between scheme value, costs and land value benchmarks being far more important). This is evidenced by the very marginal differences between the 'pre' and 'post' CIL residential appraisals summarised in Section 6. This point is also illustrated in Chart 7.2.1 below, which compares the impact on the residual value of a scheme of a 10% increase and decrease in sales values and a 10% increase and decrease in build costs to a £100 per sq metre change in CIL.

7.2.1: Impact of changing levels of CIL in context of other factors



- 7.3 Given CIL's nature as a fixed tariff, it is important that the LLDC selects rates that are not on the limit of viability. This is particularly important for commercial floorspace, where the LLDC does not have the ability to 'flex' other planning obligations to absorb site-specific viability issues. In contrast, the LLDC could in principle set higher rates for residential schemes as the level of affordable housing could be adjusted in the case of marginally viable schemes. However, this approach runs the risk of frustrating one of the LLDC's other key objectives of delivering affordable housing. Consequently, sensitive CIL rate setting for residential schemes is also vital.
- 7.4 Our recommendations on levels of CIL are therefore summarised as follows:

Residential

- The ability of **residential schemes** to make CIL contributions does not vary significantly between areas. Our appraisals indicate that residential schemes should be able to absorb a **maximum** CIL rate of between £100 to £300 per square metre. CLG guidance requires that charging authorities do not set their CIL at the margins of viability and other charging authorities have set their rates at a discount to the maximum rate, with discounts ranging from circa 25% to 50%. We would recommend the LLDC considers applying a discount of circa 25% to the maximum rate:

Table 7.4.1: Maximum and suggested CIL rates

Maximum viable charge (£s per sqm)	BNPPRE recommended maximum	Maximum CIL net of Mayoral CIL (£35 psm / £20 psm)	LLDC CIL after buffer	Suggested LLDC CIL
£100 - £300	£120	£85 / £100	£63.75 - £75	£60

Commercial

- At current rent levels, our appraisals have identified that Office development both in the Stratford area and elsewhere is not sufficiently viable to absorb CIL. With regard to the Stratford office schemes this is predominantly due to the higher build costs associated with delivering Grade A office space, which allows the higher rents and keener yields to be achieved. We also note that there is a considerable amount of consented floorspace which is likely to absorb demand for new space over the life of the emerging charging schedule. We therefore recommend that the LLDC sets a nil rate for office development.
- Our appraisals of developments of **industrial and warehousing** floorspace indicate that these uses are unlikely to generate positive residual land values. We therefore recommend a zero rate for industrial and warehousing floorspace.
- **Convenience supermarket and superstore and retail warehouse development (over 280 square metres)** is capable of generating significant surplus values and could absorb a maximum CIL of around £132 per square metre across the LLDC area. After allowing for a discount below the maximum rate, we suggest a CIL of £100 per square metre.

- Residual values generated by **all other retail (A1-A5) developments** are somewhat higher than current use values in certain areas. However, to a degree retail development will involve the re-use of existing retail space, so the differential in value between current and newly developed space is modest in areas where rents are low.
 - **All other retail (A1-A5) developments** in the **Stratford area** particularly adjacent to Westfield is shown to be viable, generating significant surplus residual values. Developments would, be able to accommodate a maximum CIL of up to £158 per square metre. Taking into consideration a suitable buffer we recommend that the LLDC considers a CIL rate of no more than £100 per square metre for such developments in the Stratford area.
 - **All other retail (A1-A5) developments** in the **rest of the LLDC area** is identified as being unviable in the current market as rents are so low that a scheme would not generate a positive residual value. We therefore suggest a nil rate on comparison and all other retail (A1 –A5) developments in the rest of the LLDC area.
- Two markets for Student housing have been identified. The first is schemes let at reduced rent levels by universities, which require cross subsidy from university resources, and are identified as being unviable. It is noted however, that when developed these schemes are likely to be exempt from CIL given the universities' charitable status. The second market is those let at private sector rent levels, which generate sufficient surplus residual values to absorb a maximum CIL of up to £178 per square metre. After allowing for a buffer, which in our experience we consider to be reasonable to deal with site-specific factors, we suggest a rate no higher than £130 per square metre
- **Hotel developments** are able to absorb a maximum LLDC CIL of between £163 to £527 per square metre CIL dependant on the current use of the site. After allowing a buffer, which we consider to be appropriate to deal with site-specific factors, we suggest a rate of no higher than £115 per square metre.
- **D1 and D2** uses often do not generate sufficient income streams to cover their costs. Consequently, they require some form of subsidy to operate. This type of facility is very unlikely to be built by the private sector. We therefore suggest that a nil rate of CIL be set for D1 uses.

Table 7.4.1: Potential LLDC CIL rates

Type of development	Stratford	Rest of area
All residential development	£60	
Convenience supermarkets and superstores and retail warehouses (over 280 square metres)	£100	
All other retail (A1 – A5)	£100	Nil
Hotels	£115	
Student Accommodation	£130	
Offices and Industrial/Warehousing	Nil	
All other uses	Nil	

- 7.5 Should the LLDC wish to do so, it would be possible to simplify the CS by adopting a single rate for all chargeable development. In determining whether this approach is appropriate for the area, the LLDC could consider the amount of new floorspace likely to come forward from the types of chargeable development during the life of the CS. There will be little benefit from charging a differential rate should there be comparably little new development of a particular type likely to come forward. This approach is in line with the Regulations, which require Charging Authorities to 'strike what appears to the charging authority to be an appropriate balance between (a) the desirability of funding (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area... and (b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.' (Regulation 14). We set out options for a two and one rate approach in table 7.6.1 below

Table 7.6.1: Alternative simplified rates suggested for DCS consultation

Type of development	FLAT RATE APPROACH		TWO RATE APPROACH	
	Stratford	Rest of area	Stratford	Rest of area
All residential development	£60		£60	
Convenience supermarkets and superstores ²⁰ and retail warehousing ²¹ (over 280 square metres), Hotels and Student Accommodation	£60		£100	
All other retail (A1 – A5)	£60	Nil	£100	Nil
All other uses	Nil		Nil	

- 7.6 For residential schemes, the application of CIL is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme value, CIL will be a modest amount, typically accounting for less than 2% of value and in the example below (see Table 7.6.1) between 1.3% and 1.5% of value for Typology 7. Some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the LLDC pays limited regard to these schemes.

²⁰ Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit

²¹ Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car –borne customers.

Table 7.6.1: CIL as a proportion of scheme value

Average value per sq m	Suggested CIL (£s per sqm)	CIL as % of Gross Development Value ²²
£4,144	£60	1.5%
£4,306	£60	1.4%
£4,575	£60	1.4%
£4,629	£60	1.3%
£4,844	£60	1.3%

7.7 In addition, we have also undertaken further sensitivity testing to establish the level of affordable housing each of the seven typologies which would trigger the requirement for affordable housing could viably accommodate when allowing for a CIL charge of £60 per square metre based on a sales value of £425 per square metre measured against each of the four benchmark land values. (See table 7.7.1 below).

Table 7.9.1: Sensitivity testing on viable level of affordable housing based on £60 per square metre CIL Charge and sales value of £425 per square metre

CIL rate -> Typology	Viable level % AH measured against benchmark land values							
	BLV1		BLV2		BLV3		BLV4	
	£0	£60	£0	£60	£0	£60	£0	£60
2	12%	9%	23%	20%	32%	30%	36%	40%
3	9%	6%	20%	18%	30%	27%	34%	31%
4	0%	0%	1%	0%	8%	4%	10%	7%
5	0%	0%	5%	1%	16%	12%	20%	17%
6	0%	0%	4%	0%	15%	12%	20%	17%
7	0%	0%	2%	0%	42%	39%	58%	56%
8	0%	0%	0%	0%	0%	0%	21%	18%

7.8 As demonstrated by the sensitivity testing set out above, the proposed residential CIL rate is a marginal factor in a scheme's viability, in this instance, less than 2% of total development costs and an opportunity cost of circa 4% affordable housing²³, whereas the quantum of affordable housing delivered on a site has a much greater impact on viability. In light of this we consider that setting a nil rate of CIL would not ensure that the LLDC achieves its proposed target level of 35% affordable housing on every site. Further, we are of the opinion that this approach would also not strike an appropriate balance between the delivery of development and the

²² The percentages for residential schemes are based on the appraisals for site type 7. The percentages here assume that CIL is levied on the entire floorspace of the development (except for affordable housing, which benefits from social housing relief) and that there is no deduction for existing floorspace. These percentages therefore represent the worst case scenario.

²³ It should be noted that although a useful exercise to test the impact of CIL levels on the delivery of AH, testing a scenario with nil CIL and residual S106 is not a like for like comparison of the existing position and therefore the likely AH level foregone as CIL effectively replaces the pooled S106 contributions that would have otherwise been sought. In this regard it is likely to be less than an opportunity cost of 4%.

provision of infrastructure to support the growth envisaged in the LLDC's Local Plan.

- 7.9 The delivery of affordable housing in a local authority area is based on all sites delivering the maximum possible amount of affordable housing. This means that delivery of affordable housing on some sites will exceed the target, including 100%, whilst others will only be able to support levels lower than the target. This is due to all sites having different viability characteristics, and as such the ability to deliver of affordable housing will differ from site to site and potentially even from scheme to scheme on a particular site.
- 7.10 The results of this study are reflective of current market conditions, which are likely to improve over the medium term. It is therefore important that the LLDC keeps the viability situation under review so that levels of CIL can be adjusted to reflect any future changes.
- 7.11 Whilst there is no requirement for charging authorities to commit to a formal timescale for reviewing its charging schedule, we recommend that the LLDC monitors the market on a regular basis. The proposed rates above allow a margin for movements in key variables, but if there are substantial movements in costs and values, a formal review of the CIL rates may be required.
- 7.12 The LLDC may also wish to consider developing an instalments policy which makes provision for distributing CIL payments over the development period of a scheme. This would help to minimise the cashflow impact of CIL in comparison to upfront payments.

Appendix 1 – Private residential sales values

Summary of residential sales values research

Postcode	Egi			Molior			BNP PRE previous studies
	Highest Achieved Sale price £psm	Lowest achieved sale price £psm	Ave achieved sale price £psm	Average achieved sale price £psm	Highest Achieved Sale price £psm	Lowest achieved sale price £psm	
LB Hackney Area	£5,154	£2,891	£3,895	£4,047	£5,306	£2,841	£4,305
LB Newham Area	£5,274	£3,348	£4,247	£4,421	£5,228	£3,541	£4,620
LB Waltham Forest Area	£3,848	£3,014	£3,348	£4,628	£5,188	£3,724	n/a
LB Tower Hamlets Area	£6,889	£3,671	£5,016	£4,790	£5,952	£3,940	£4,628

Appendix 2 – Commercial appraisal results

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	OFFICE
Location:	Stratford

	£s per sqft	Yield	Rent free
Appraisal 1	£27.00	6.50%	2.00 years
Appraisal 2	£28.00	6.50%	2.00 years
Appraisal 3	£29.00	6.50%	2.00 years
Appraisal 4	£30.00	6.75%	2.00 years
Appraisal 5 (base)	£30.00	6.50%	2.00 years
Appraisal 6	£30.00	6.25%	2.00 years
Appraisal 7	£31.00	6.50%	2.00 years
Appraisal 8	£32.00	6.50%	2.00 years
Appraisal 9	£33.00	6.50%	2.00 years
Appraisal 10	£34.00	6.50%	2.00 years

Existing floorspace as % of new
30%

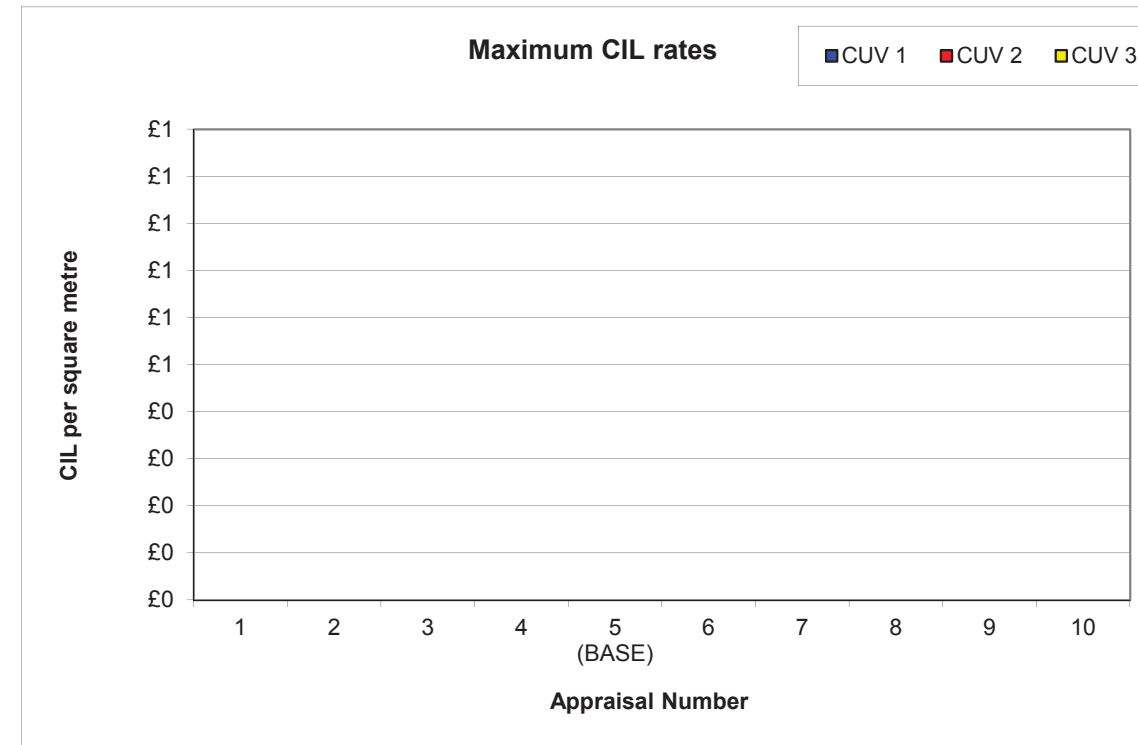
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£10.00	8.00%	3.00 years	20.00%
Current use value 2	£15.00	8.00%	3.00 years	20.00%
Current use value 3	£20.00	7.50%	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	-11%	£0	£0	£0
Appraisal 2	-7%	£0	£0	£0
Appraisal 3	-3%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	3%	£0	£0	£0
Appraisal 8	6%	£0	£0	£0
Appraisal 9	9%	£0	£0	£0
Appraisal 10	12%	£0	£0	£0



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	OFFICE
Location:	Stratford

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	£27.00	£270,000	£28	£280,000	£29.00	£290,000	£30.00	£300,000	£30.00	£300,000	£30.00	£300,000	£31.00	£310,000	£32.00	£320,000	£33.00	£330,000	£34.00	£340,000	
Rent - area 2	10,000	£27.00	£270,000	£28	£280,000	£29.00	£290,000	£30.00	£300,000	£30.00	£300,000	£30.00	£300,000	£31.00	£310,000	£32.00	£320,000	£33.00	£330,000	£34.00	£340,000	
Rent - area 3	10,000	£27.00	£270,000	£28	£280,000	£29.00	£290,000	£30.00	£300,000	£30.00	£300,000	£30.00	£300,000	£31.00	£310,000	£32.00	£320,000	£33.00	£330,000	£34.00	£340,000	
Total floor area / rent	30,000		£810,000		£840,000		£870,000		£900,000		£900,000		£900,000		£930,000		£960,000		£990,000		£1,020,000	
Rent free/voids (years)		2.0	0.8817	2.0	0.8817	2.0	0.8817	2.0	0.8775	2.0	0.8817	2.0	0.8858	2.0	0.8817	2.0	0.8817	2.0	0.8817	2.0	0.8817	
Yield	6.50%	6.50%		6.50%		6.50%		6.75%		6.50%		6.25%		6.50%		6.50%		6.50%		6.50%		
Capitalised rent			£10,986,831		£11,393,751		£11,800,670		£11,700,461		£12,207,590		£12,755,709		£12,614,510		£13,021,429		£13,428,349		£13,835,269	
GROSS DEVELOPMENT VALUE																						
Purchaser's costs	5.80%		£637,236		£660,838		£684,439		£678,627		£708,040		£739,831		£731,642		£755,243		£778,844		£802,446	
			£10,349,595		£10,732,913		£11,116,232		£11,021,834		£11,499,550		£12,015,878		£11,882,868		£12,266,187		£12,649,505		£13,032,823	
DEVELOPMENT COSTS																						
Land costs			£1,971,606		£1,971,606		£1,971,606		£1,971,606		£1,971,606		£1,971,606		£1,971,606		£1,971,606		£1,971,606		£1,971,606	
Stamp duty and acquisition costs			-£114,353		-£114,353		-£114,353		-£114,353		-£114,353		-£114,353		-£114,353		-£114,353		-£114,353		-£114,353	
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	£200 psf		£7,317,073		£7,317,073		£7,317,073		£7,317,073		£7,317,073		£7,317,073		£7,317,073		£7,317,073		£7,317,073		£7,317,073	
Area	82% grs to net	36,585																				
External works	10.00%		£731,707		£731,707		£731,707		£731,707		£731,707		£731,707		£731,707		£731,707		£731,707		£731,707	
Professional fees	10.00%		£809,378		£809,378		£809,378		£809,378		£809,378		£809,378		£809,378		£809,378		£809,378		£809,378	
Contingency	5.00%		£445,158		£445,158		£445,158		£445,158		£445,158		£445,158		£445,158		£445,158		£445,158		£445,158	
Mayoral CIL	£3.25	30,000	£97,547		£97,547		£97,547		£97,547		£97,547		£97,547		£97,547		£97,547		£97,547		£97,547	
Residual S106	£5 psf		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000	
CIL	£s psf	30,000	-£117	-£3,509,247	-£107	-£3,216,971	-£97	-£2,924,696	-£100	-£3,002,232	-£91	-£2,726,584	-£75	-£2,240,204	-£78	-£2,346,021	-£68	-£2,049,213	-£59	-£1,756,790	-£49	-£1,465,956
Disposal Costs																						
Letting Agent's fee (% of rent)	15.00%		£121,500		£126,000		£130,500		£135,000		£135,000		£135,000		£139,500		£144,000		£148,500		£153,000	
Agent's fees (on capital value)	1.00%		£109,868		£113,938		£118,007		£117,005		£122,076		£127,557		£126,145		£130,214		£134,283		£138,353	
Legal fees (% of capital value)	0.50%		£54,934		£54,934		£54,934		£54,934		£54,934		£54,934		£54,934		£54,934		£54,934		£54,934	
Finance																						
Loan arrangement fee	1.00%		£60,866		£63,789		£66,712		£65,936		£68,693		£73,557		£72,498		£75,467		£78,391		£81,299	
Interest rate	7.00%																					
Interest	18 months		£334,578		£350,373		£366,167		£362,280		£474,524		£402,840		£397,447		£413,479		£429,282		£445,000	
Profit on cost			£1,723,978		£1,787,734		£1,851,491		£1,835,794		£1,917,790		£2,009,077		£1,985,248		£2,044,188		£2,107,788		£2,173,076	
Profit on cost (%)			19.99%		19.99%		19.98%		19.98%		20.02%		20.08%		20.06%		20.00%		19.99%		20.01%	
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	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	1,951	1,951	1,951	1,951	1,951	1,951	1,951	1,951	1,951	

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		£10 psf		£15 psf		£20 psf	
Rental income per annum		£90,000		£135,000		£180,000	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.8050
Total revenue, capitalised (including all costs)		8.00%		8.00%		7.50%	
Refurbishment costs	£30 psf	£270,000		£270,000		£270,000	
Fees	7%	£18,900		£18,900		£18,900	
Capitalised rent, net of refurb and fees		£604,161		£1,050,692		£1,643,005	
Purchaser's costs	5.80%						
Current use value		£604,161		£1,050,692		£1,643,005	
CUV including Landowner premium		20%	£724,994	20.00%	£1,260,830	20.00%	£1,971,606

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	OFFICE
Location:	Rest of Area

	£s per sqft	Yield	Rent free
Appraisal 1	£15.00	7.00%	2.00 years
Appraisal 2	£17.00	7.00%	2.00 years
Appraisal 3	£18.00	7.00%	2.00 years
Appraisal 4	£20.00	7.25%	2.00 years
Appraisal 5 (base)	£20.00	7.00%	2.00 years
Appraisal 6	£20.00	6.75%	2.00 years
Appraisal 7	£21.00	7.00%	2.00 years
Appraisal 8	£22.00	7.00%	2.00 years
Appraisal 9	£23.00	7.00%	2.00 years
Appraisal 10	£24.00	7.00%	2.00 years

Existing floorspace as % of new
30%

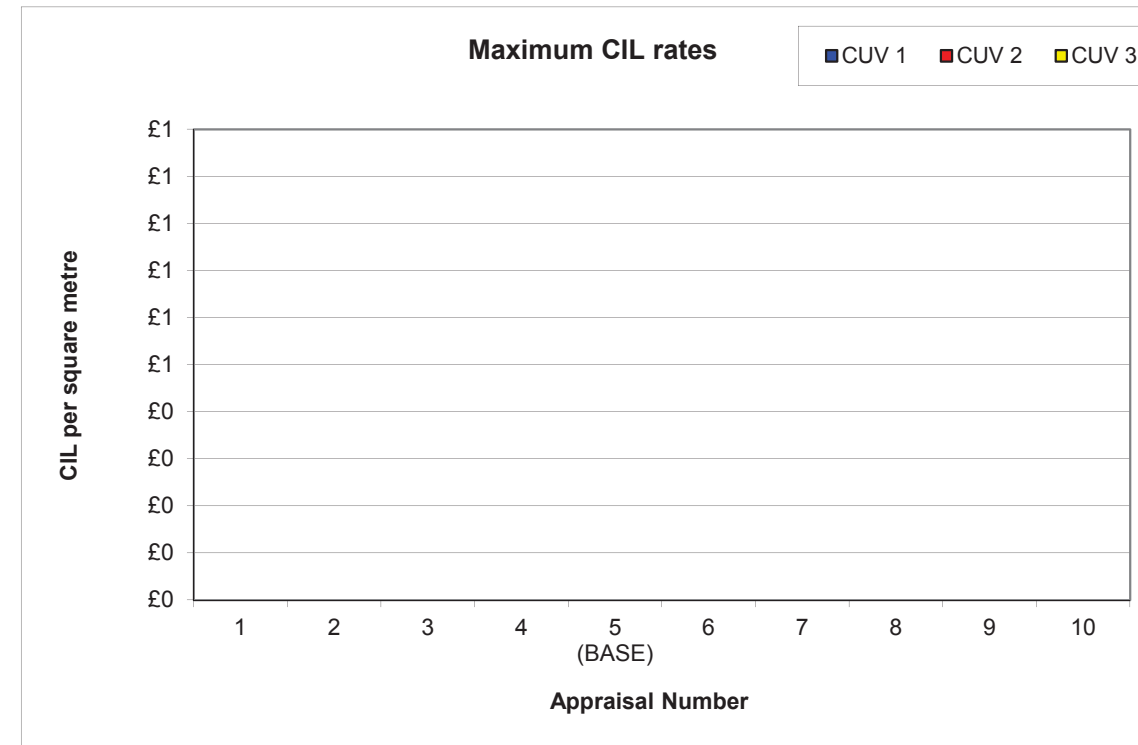
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£5.00	9.00%	3.00 years	15.00%
Current use value 2	£7.50	8.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	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	-33%	£0	£0	£0
Appraisal 2	-18%	£0	£0	£0
Appraisal 3	-11%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	5%	£0	£0	£0
Appraisal 8	9%	£0	£0	£0
Appraisal 9	13%	£0	£0	£0
Appraisal 10	17%	£0	£0	£0



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	OFFICE
Location:	Rest of Area

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	£15.00	£150,000	£17	£170,000	£18.00	£180,000	£20.00	£200,000	£20.00	£200,000	£20.00	£200,000	£21.00	£210,000	£22.00	£220,000	£23.00	£230,000	£24.00	£240,000	
Rent - area 2	10,000	£15.00	£150,000	£17	£170,000	£18.00	£180,000	£20.00	£200,000	£20.00	£200,000	£20.00	£200,000	£21.00	£210,000	£22.00	£220,000	£23.00	£230,000	£24.00	£240,000	
Rent - area 3	10,000	£15.00	£150,000	£17	£170,000	£18.00	£180,000	£20.00	£200,000	£20.00	£200,000	£20.00	£200,000	£21.00	£210,000	£22.00	£220,000	£23.00	£230,000	£24.00	£240,000	
Total floor area / rent	30,000		£450,000		£510,000		£540,000		£600,000		£600,000		£600,000		£630,000		£660,000		£690,000		£720,000	
Rent free/voids (years)		2.0	0.8734	2.0	0.8734	2.0	0.8734	2.0	0.8694	2.0	0.8734	2.0	0.8775	2.0	0.8734	2.0	0.8734	2.0	0.8734	2.0	0.8734	
Yield	7.00%	7.00%		7.00%		7.00%		7.25%		7.00%		6.75%		7.00%		7.00%		7.00%		7.00%		
Capitalised rent			£5,614,963		£6,363,625		£6,737,956		£7,194,799		£7,486,618		£7,800,307		£7,860,949		£8,235,279		£8,609,610		£8,983,941	
GROSS DEVELOPMENT VALUE																						
Purchaser's costs	5.80%		£325,668		£369,090		£390,801		£417,298		£434,224		£452,418		£455,935		£477,646		£499,357		£521,069	
			£5,289,295		£5,994,535		£6,347,154		£6,777,500		£7,052,394		£7,347,889		£7,405,014		£7,757,633		£8,110,253		£8,462,873	
DEVELOPMENT COSTS																						
Land costs			£724,994		£724,994		£724,994		£724,994		£724,994		£724,994		£724,994		£724,994		£724,994		£724,994	
Stamp duty and acquisition costs			-£42,050		-£42,050		-£42,050		-£42,050		-£42,050		-£42,050		-£42,050		-£42,050		-£42,050		-£42,050	
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	£155 psf		£5,670,732		£5,670,732		£5,670,732		£5,670,732		£5,670,732		£5,670,732		£5,670,732		£5,670,732		£5,670,732		£5,670,732	
Area	82% grs to net	36,585																				
External works	10.00%		£567,073		£567,073		£567,073		£567,073		£567,073		£567,073		£567,073		£567,073		£567,073		£567,073	
Professional fees	10.00%		£628,280		£628,280		£628,280		£628,280		£628,280		£628,280		£628,280		£628,280		£628,280		£628,280	
Contingency	5.00%		£345,554		£345,554		£345,554		£345,554		£345,554		£345,554		£345,554		£345,554		£345,554		£345,554	
Mayoral CIL	£3.25	30,000	£97,547		£97,547		£97,547		£97,547		£97,547		£97,547		£97,547		£97,547		£97,547		£97,547	
Residual S106	£5 psf	30,000	£150,000		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000	
CIL	£s psf	30,000	-£138	-£4,148,234	-£120	-£3,611,537	-£111	-£3,343,181	-£101	-£3,019,145	-£95	-£2,840,149	-£86	-£2,577,830	-£85	-£2,538,089	-£76	-£2,270,499	-£67	-£2,003,107	-£58	-£1,735,657
Disposal Costs																						
Letting Agent's fee (% of rent)	15.00%		£67,500		£76,500		£81,000		£90,000		£90,000		£90,000		£94,500		£99,000		£103,500		£108,000	
Agent's fees (on capital value)	1.00%		£56,150		£63,636		£67,380		£71,948		£74,866		£78,003		£78,609		£82,353		£86,096		£89,839	
Legal fees (% of capital value)	0.50%		£28,075		£28,075		£28,075		£28,075		£28,075		£28,075		£28,075		£28,075		£28,075		£28,075	
Finance																						
Loan arrangement fee	1.00%		£33,560		£38,926		£41,610		£44,850		£46,640		£49,264		£49,661		£52,337		£55,011		£57,685	
Interest rate	7.00%																					
Interest	18 months		£184,153		£213,195		£227,717		£245,441		£290,846		£268,928		£271,282		£285,764		£300,234		£314,708	
Profit on cost			£880,961		£998,608		£1,057,423		£1,129,200		£1,174,985		£1,224,319		£1,233,844		£1,293,473		£1,353,313		£1,413,091	
Profit on cost (%)			19.98%		19.99%		19.99%		19.99%		19.99%		19.99%		19.99%		20.01%		20.03%		20.04%	
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	

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		£5 psf		£8 psf		£10 psf	
Rental income per annum		£45,000		£67,500		£90,000	
Rent free/voids (years)		3.0	0.7722	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		9.00%		8.00%		8.00%	
Refurbishment costs	£30 psf	£270,000		£270,000		£270,000	
Fees	7%	£18,900		£18,900		£18,900	
Capitalised rent, net of refurb and fees			£97,192		£380,896		£604,161
Purchaser's costs	5.80%						
Current use value			£97,192		£380,896		£604,161
CUV including Landowner premium		15%	£111,771	20.00%	£457,075	20.00%	£724,994

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	INDUSTRIAL
Location:	Whole Area

	£s per sqft	Yield	Rent free
Appraisal 1	£8.00	7.50%	2.00 years
Appraisal 2	£8.50	7.50%	2.00 years
Appraisal 3	£9.00	7.50%	2.00 years
Appraisal 4	£10.00	7.50%	2.00 years
Appraisal 5 (base)	£10.00	7.50%	2.00 years
Appraisal 6	£10.00	7.50%	2.00 years
Appraisal 7	£11.00	7.50%	2.00 years
Appraisal 8	£11.50	7.50%	2.00 years
Appraisal 9	£12.00	7.50%	2.00 years
Appraisal 10	£12.50	7.50%	2.00 years

Existing floorspace as % of new
30%

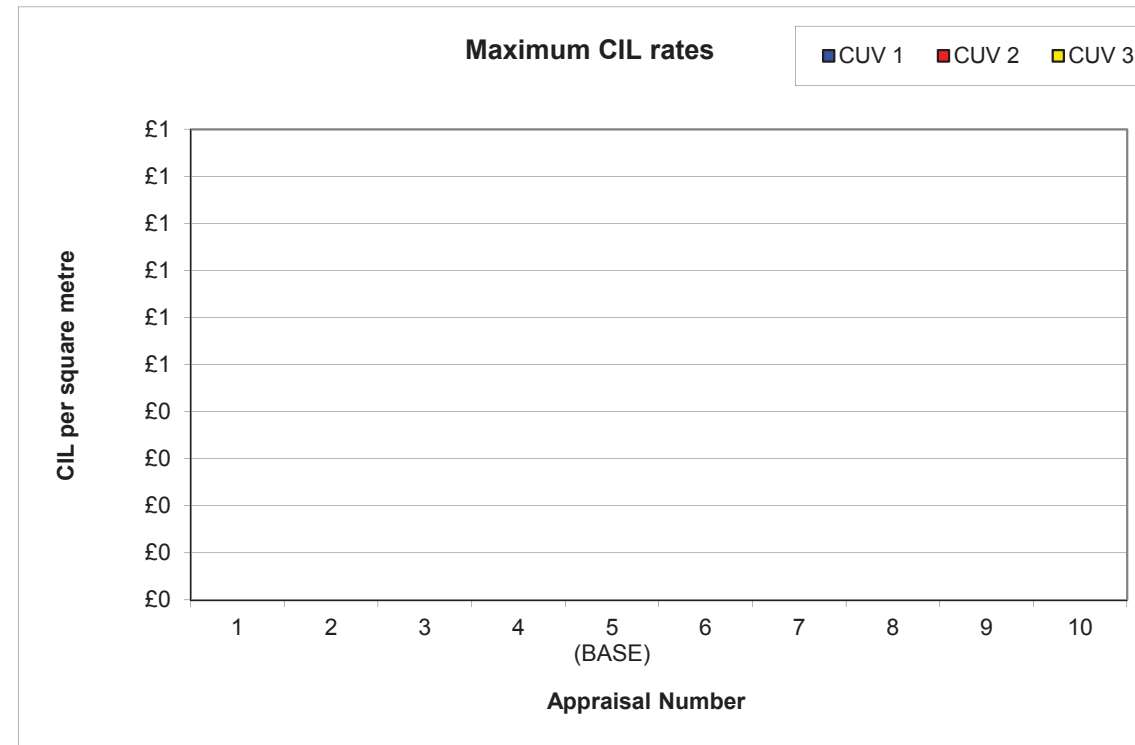
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£4.50	8.00%	3.00 years	15.00%
Current use value 2	£6.00	8.00%	3.00 years	20.00%
Current use value 3	£8.00	8.00%	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	-18%	£0	£0	£0
Appraisal 3	-11%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	9%	£0	£0	£0
Appraisal 8	13%	£0	£0	£0
Appraisal 9	17%	£0	£0	£0
Appraisal 10	20%	£0	£0	£0



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	INDUSTRIAL
Location:	Whole Area

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	3,588	£8.00	£28,704	£9	£30,498	£9.00	£32,292	£10.00	£35,880	£10.00	£35,880	£10.00	£35,880	£11.00	£39,468	£11.50	£41,262	£12.00	£43,056	£12.50	£44,850	
Rent - area 2	3,588	£8.00	£28,704	£9	£30,498	£9.00	£32,292	£10.00	£35,880	£10.00	£35,880	£10.00	£35,880	£11.00	£39,468	£11.50	£41,262	£12.00	£43,056	£12.50	£44,850	
Rent - area 3	3,588	£8.00	£28,704	£9	£30,498	£9.00	£32,292	£10.00	£35,880	£10.00	£35,880	£10.00	£35,880	£11.00	£39,468	£11.50	£41,262	£12.00	£43,056	£12.50	£44,850	
Total floor area / rent	10,764		£86,112		£91,494		£96,876		£107,640		£107,640		£107,640		£118,404		£123,786		£129,168		£134,550	
Rent free/voids (years)		2.0	0.8653	2.0	0.8653	2.0	0.8653	2.0	0.8653	2.0	0.8653	2.0	0.8653	2.0	0.8653	2.0	0.8653	2.0	0.8653	2.0	0.8653	
Yield	7.50%	7.50%		7.50%		7.50%		7.50%		7.50%		7.50%		7.50%		7.50%		7.50%		7.50%		
Capitalised rent			£993,540		£1,055,637		£1,117,733		£1,241,925		£1,241,925		£1,241,925		£1,366,118		£1,428,214		£1,490,310		£1,552,407	
GROSS DEVELOPMENT VALUE																						
Purchaser's costs	5.80%		£57,625		£61,227		£64,829		£72,032		£72,032		£72,032		£79,235		£82,836		£86,438		£90,040	
			£935,915		£994,410		£1,052,904		£1,169,894		£1,169,894		£1,169,894		£1,286,883		£1,345,378		£1,403,872		£1,462,367	
DEVELOPMENT COSTS																						
Land costs			£183,224		£183,224		£183,224		£183,224		£183,224		£183,224		£183,224		£183,224		£183,224		£183,224	
Stamp duty and acquisition costs			-£10,627		-£10,627		-£10,627		-£10,627		-£10,627		-£10,627		-£10,627		-£10,627		-£10,627		-£10,627	
Development Costs																						
Existing floor area	30%	3,229																				
Demolition costs	£5 psf		£16,146		£16,146		£16,146		£16,146		£16,146		£16,146		£16,146		£16,146		£16,146		£16,146	
Building costs	£65 psf		£777,400		£777,400		£777,400		£777,400		£777,400		£777,400		£777,400		£777,400		£777,400		£777,400	
Area	90% grs to net	11,960																				
External works	10.00%		£77,740		£77,740		£77,740		£77,740		£77,740		£77,740		£77,740		£77,740		£77,740		£77,740	
Professional fees	10.00%		£87,129		£87,129		£87,129		£87,129		£87,129		£87,129		£87,129		£87,129		£87,129		£87,129	
Contingency	5.00%		£47,921		£47,921		£47,921		£47,921		£47,921		£47,921		£47,921		£47,921		£47,921		£47,921	
Mayoral CIL	£3.25	10,764	£35,000		£35,000		£35,000		£35,000		£35,000		£35,000		£35,000		£35,000		£35,000		£35,000	
Residual S106	£5 psf		£53,820		£53,820		£53,820		£53,820		£53,820		£53,820		£53,820		£53,820		£53,820		£53,820	
CIL	£s psf	10,764	-£51	-£551,082	-£47	-£506,605	-£43	-£462,122	-£35	-£373,161	-£35	-£381,666	-£35	-£373,161	-£26	-£284,374	-£22	-£240,516	-£18	-£195,363	-£14	-£151,270
Disposal Costs																						
Letting Agent's fee (% of rent)	15.00%		£12,917		£13,724		£14,531		£16,146		£16,146		£16,146		£17,761		£18,568		£19,375		£20,183	
Agent's fees (on capital value)	1.00%		£9,935		£10,556		£11,177		£12,419		£12,419		£12,419		£13,661		£14,282		£14,903		£15,524	
Legal fees (% of capital value)	0.50%		£4,968		£4,968		£4,968		£4,968		£4,968		£4,968		£4,968		£4,968		£4,968		£4,968	
Finance																						
Loan arrangement fee	1.00%		£5,441		£5,886		£6,330		£7,220		£7,135		£7,220		£8,108		£8,546		£8,998		£9,439	
Interest rate	7.00%																					
Interest	18 months		£30,024		£32,434		£34,845		£39,665		£48,280		£39,665		£44,476		£46,854		£49,300		£51,689	
Profit on cost			£155,959		£165,694		£175,422		£194,883		£194,859		£194,883		£214,531		£224,923		£233,939		£244,082	
Profit on cost (%)			20.00%		19.99%		19.99%		19.99%		19.98%		19.99%		20.01%		20.07%		20.00%		20.03%	
Net additional floorspace (sq ft)		7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	
Net additional floorspace (sq m)		700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	

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	30%	3,229					
Rent per sq ft		£5 psf		£6 psf		£8 psf	
Rental income per annum		£14,531		£19,375		£25,834	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		8.00%		8.00%		8.00%	
Refurbishment costs	£30 psf	£96,876		£96,876		£96,876	
Fees	7%	£6,781		£6,781		£6,781	
Capitalised rent, net of refurb and fees			£40,536		£88,601		£152,687
Purchaser's costs	5.80%						
Current use value			£40,536		£88,601		£152,687
CUV including Landowner premium		15%	£46,617	20.00%	£106,321	20.00%	£183,224

**COMMUNITY INFRASTRUCTURE LEVY
Commercial Development**

Use class:	All other retail (A1 - A5)
Location:	Prime Stratford - Westfield Shopping Centre

	£s per sqft	Yield	Rent free
Appraisal 1	£55.00	5.50%	2.00 years
Appraisal 2	£60.00	5.50%	2.00 years
Appraisal 3	£65.00	5.50%	2.00 years
Appraisal 4	£70.00	5.75%	2.00 years
Appraisal 5 (base)	£70.00	5.50%	2.00 years
Appraisal 6	£70.00	5.25%	2.00 years
Appraisal 7	£75.00	5.50%	2.00 years
Appraisal 8	£80.00	5.50%	2.00 years
Appraisal 9	£85.00	5.50%	2.00 years
Appraisal 10	£90.00	5.50%	2.00 years

Existing floorspace as % of new
50%

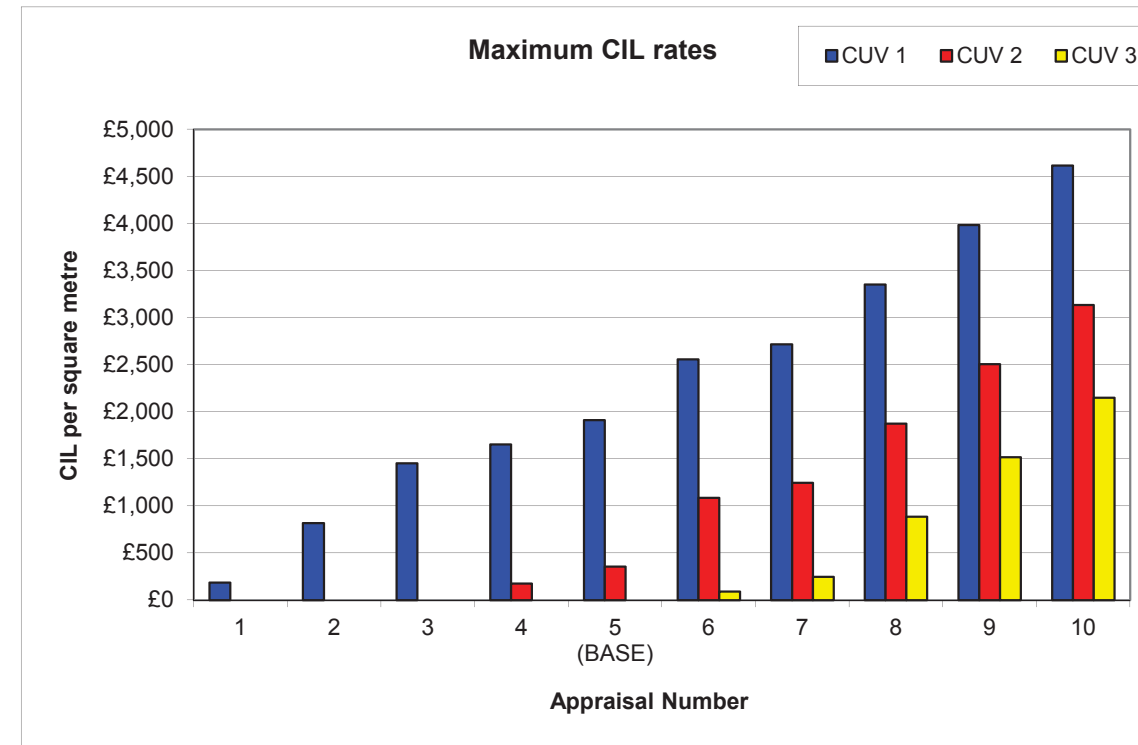
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£35.00	5.50%	1.00 years	20.00%
Current use value 2	£50.00	5.50%	1.00 years	20.00%
Current use value 3	£60.00	5.50%	1.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-27%	£187	£0	£0
Appraisal 2	-17%	£819	£0	£0
Appraisal 3	-8%	£1,454	£0	£0
Appraisal 4	0%	£1,653	£177	£0
Appraisal 5 (base)	-	£1,912	£357	£0
Appraisal 6	0%	£2,556	£1,084	£92
Appraisal 7	7%	£2,717	£1,244	£246
Appraisal 8	13%	£3,350	£1,874	£886
Appraisal 9	18%	£3,983	£2,505	£1,518
Appraisal 10	22%	£4,616	£3,134	£2,150



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	All other retail (A1 - A5)
Location:	Stratford - Westfield Shopping Ce

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	1,000	£55.00	£55,000	£60	£60,000	£65.00	£65,000	£70.00	£70,000	£70.00	£70,000	£70.00	£70,000	£75.00	£75,000	£80.00	£80,000	£85.00	£85,000	£90.00	£90,000	
Rent - area 2	1,000	£55.00	£55,000	£60	£60,000	£65.00	£65,000	£70.00	£70,000	£70.00	£70,000	£70.00	£70,000	£75.00	£75,000	£80.00	£80,000	£85.00	£85,000	£90.00	£90,000	
Rent - area 3	1,000	£55.00	£55,000	£60	£60,000	£65.00	£65,000	£70.00	£70,000	£70.00	£70,000	£70.00	£70,000	£75.00	£75,000	£80.00	£80,000	£85.00	£85,000	£90.00	£90,000	
Total floor area / rent	3,000		£165,000		£180,000		£195,000		£210,000		£210,000		£210,000		£225,000		£240,000		£255,000		£270,000	
Rent free/voids (years)		2.0	0.8985	2.0	0.8985	2.0	0.8985	2.0	0.8942	2.0	0.8985	2.0	0.9027	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%		5.75%		5.50%		5.25%		5.50%		5.50%		5.50%		5.50%		
Capitalised rent			£2,695,357		£2,940,390		£3,185,422		£3,265,808		£3,430,455		£3,610,903		£3,675,487		£3,920,520		£4,165,552		£4,410,585	
GROSS DEVELOPMENT VALUE																						
Purchaser's costs	5.80%		£156,331		£170,543		£184,754		£189,417		£198,966		£209,432		£213,178		£227,390		£241,602		£255,814	
			£2,539,027		£2,769,847		£3,000,668		£3,076,391		£3,231,488		£3,401,470		£3,462,309		£3,693,129		£3,923,950		£4,154,771	
DEVELOPMENT COSTS																						
Land costs			£1,803,487		£1,803,487		£1,803,487		£1,803,487		£1,803,487		£1,803,487		£1,803,487		£1,803,487		£1,803,487		£1,803,487	
Stamp duty and acquisition costs			-£104,602		-£104,602		-£104,602		-£104,602		-£104,602		-£104,602		-£104,602		-£104,602		-£104,602		-£104,602	
Development Costs																						
Existing floor area	50%	1,500																				
Demolition costs	£5 psf		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500	
Building costs	£200 psf		£731,707		£731,707		£731,707		£731,707		£731,707		£731,707		£731,707		£731,707		£731,707		£731,707	
Area	82% grs to net	3,659																				
External works	10.00%		£73,171		£73,171		£73,171		£73,171		£73,171		£73,171		£73,171		£73,171		£73,171		£73,171	
Professional fees	10.00%		£81,238		£81,238		£81,238		£81,238		£81,238		£81,238		£81,238		£81,238		£81,238		£81,238	
Contingency	5.00%		£44,681		£44,681		£44,681		£44,681		£44,681		£44,681		£44,681		£44,681		£44,681		£44,681	
Mayoral CIL	£3.25	3,000																				
Residual S106	£5 psf		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000	
CIL	£s psf	3,000	-£212	-£636,828	-£153	-£458,672	-£94	-£282,011	-£75	-£225,536	-£63	-£189,321	£9	£25,595	£23	£68,464	£82	£247,059	£141	£423,175	£200	£599,310
Disposal Costs																						
Letting Agent's fee (% of rent)	15.00%		£24,750		£27,000		£29,250		£31,500		£31,500		£31,500		£33,750		£36,000		£38,250		£40,500	
Agent's fees (on capital value)	1.00%		£26,954		£29,404		£31,854		£32,658		£34,305		£36,109		£36,755		£39,205		£41,656		£44,106	
Legal fees (% of capital value)	0.50%		£13,477		£13,477		£13,477		£13,477		£13,477		£13,477		£13,477		£13,477		£13,477		£13,477	
Finance																						
Loan arrangement fee	1.00%		£3,262		£5,044		£6,810		£7,375		£7,737		£9,886		£10,315		£12,101		£13,862		£15,624	
Interest rate	7.00%																					
Interest	18 months		£20,549		£30,149		£39,670		£42,795		£133,975		£56,161		£58,564		£68,187		£77,679		£87,173	
Profit on cost			£424,928		£461,510		£499,681		£512,186		£537,880		£566,806		£579,049		£615,165		£653,915		£692,646	
Profit on cost (%)			20.10%		19.99%		19.98%		19.97%		19.97%		20.00%		20.08%		19.99%		20.00%		20.01%	
Net additional floorspace (sq ft)		1,500		1,500		1,500		1,500		1,500		1,500		1,500		1,500		1,500		1,500		1,500
Net additional floorspace (sq m)		139		139		139		139		139		139		139		139		139		139		139

CURRENT USE VALUE
Commercial Development

Use class: All other retail (A1 - A5)

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	1,500					
Rent per sq ft		£35 psf		£50 psf		£60 psf	
Rental income per annum		£52,500		£75,000		£90,000	
Rent free/voids (years)		1.0	0.9479	1.0	0.9479	1.0	0.9479
Total revenue, capitalised (including all costs)		5.50%		5.50%		5.50%	
Refurbishment costs	£30 psf	£45,000		£45,000		£45,000	
Fees	7%	£3,150		£3,150		£3,150	
Capitalised rent, net of refurb and fees		£856,632		£1,244,396		£1,502,906	
Purchaser's costs	5.80%						
Current use value		£856,632		£1,244,396		£1,502,906	
CUV including Landowner premium		20% £1,027,959		20.00% £1,493,276		20.00% £1,803,487	

**COMMUNITY INFRASTRUCTURE LEVY
Commercial Development**

Use class:	All other retail (A1-A5)
Location:	Non-prime Stratford

	£s per sqft	Yield	Rent free
Appraisal 1	£32.00	6.50%	2.00 years
Appraisal 2	£33.00	6.50%	2.00 years
Appraisal 3	£34.00	6.50%	2.00 years
Appraisal 4	£35.00	6.75%	2.00 years
Appraisal 5 (base)	£35.00	6.50%	2.00 years
Appraisal 6	£35.00	6.25%	2.00 years
Appraisal 7	£36.00	6.50%	2.00 years
Appraisal 8	£37.00	6.50%	2.00 years
Appraisal 9	£38.00	6.50%	2.00 years
Appraisal 10	£39.00	6.50%	2.00 years

Existing floorspace as % of new
50%

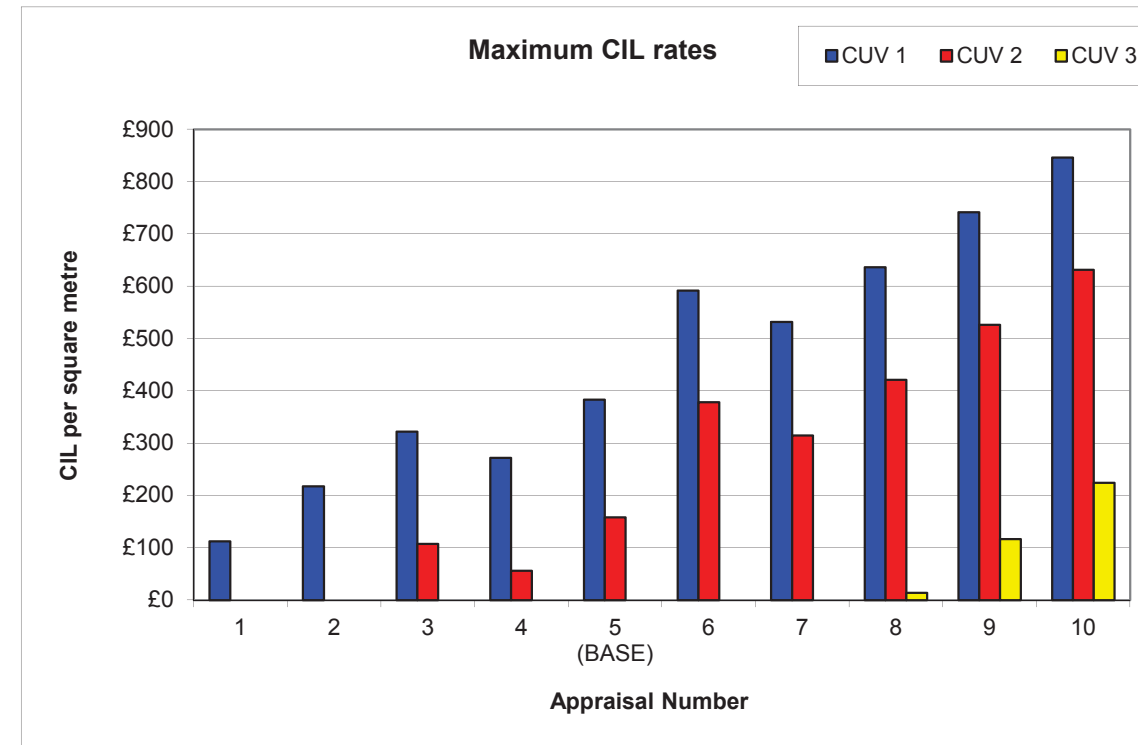
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£17.50	7.25%	3.00 years	20.00%
Current use value 2	£20.00	7.00%	3.00 years	20.00%
Current use value 3	£25.00	6.75%	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	-9%	£112	£0	£0
Appraisal 2	-6%	£217	£0	£0
Appraisal 3	-3%	£322	£107	£0
Appraisal 4	0%	£272	£56	£0
Appraisal 5 (base)	-	£383	£158	£0
Appraisal 6	0%	£592	£378	£0
Appraisal 7	3%	£532	£315	£0
Appraisal 8	5%	£637	£421	£14
Appraisal 9	8%	£741	£527	£116
Appraisal 10	10%	£846	£631	£224



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	All other retail (A1-A5)
Location:	Non-prime Stratford

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	1,000	£32.00	£32,000	£33	£33,000	£34.00	£34,000	£35.00	£35,000	£35.00	£35,000	£35.00	£35,000	£36.00	£36,000	£37.00	£37,000	£38.00	£38,000	£39.00	£39,000	
Rent - area 2	1,000	£32.00	£32,000	£33	£33,000	£34.00	£34,000	£35.00	£35,000	£35.00	£35,000	£35.00	£35,000	£36.00	£36,000	£37.00	£37,000	£38.00	£38,000	£39.00	£39,000	
Rent - area 3	1,000	£32.00	£32,000	£33	£33,000	£34.00	£34,000	£35.00	£35,000	£35.00	£35,000	£35.00	£35,000	£36.00	£36,000	£37.00	£37,000	£38.00	£38,000	£39.00	£39,000	
Total floor area / rent	3,000		£96,000		£99,000		£102,000		£105,000		£105,000		£105,000		£108,000		£111,000		£114,000		£117,000	
Rent free/voids (years)		2.0	0.8817	2.0	0.8817	2.0	0.8817	2.0	0.8775	2.0	0.8817	2.0	0.8858	2.0	0.8817	2.0	0.8817	2.0	0.8817	2.0	0.8817	
Yield	6.50%	6.50%		6.50%		6.50%		6.75%		6.50%		6.25%		6.50%		6.50%		6.50%		6.50%		
Capitalised rent			£1,302,143		£1,342,835		£1,383,527		£1,365,054		£1,424,219		£1,488,166		£1,464,911		£1,505,603		£1,546,295		£1,586,987	
GROSS DEVELOPMENT VALUE																						
Purchaser's costs	5.80%		£75,524		£77,884		£80,245		£79,173		£82,605		£86,314		£84,965		£87,325		£89,685		£92,045	
			£1,226,619		£1,264,950		£1,303,282		£1,285,881		£1,341,614		£1,401,852		£1,379,946		£1,418,278		£1,456,610		£1,494,941	
DEVELOPMENT COSTS																						
Land costs			£451,731		£451,731		£451,731		£451,731		£451,731		£451,731		£451,731		£451,731		£451,731		£451,731	
Stamp duty and acquisition costs			-£26,200		-£26,200		-£26,200		-£26,200		-£26,200		-£26,200		-£26,200		-£26,200		-£26,200		-£26,200	
Development Costs																						
Existing floor area	50%	1,500																				
Demolition costs	£5 psf		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500	
Building costs	£137 psf		£501,220		£501,220		£501,220		£501,220		£501,220		£501,220		£501,220		£501,220		£501,220		£501,220	
Area	82% grs to net	3,659																				
External works	10.00%		£50,122		£50,122		£50,122		£50,122		£50,122		£50,122		£50,122		£50,122		£50,122		£50,122	
Professional fees	10.00%		£55,884		£55,884		£55,884		£55,884		£55,884		£55,884		£55,884		£55,884		£55,884		£55,884	
Contingency	5.00%		£30,736		£30,736		£30,736		£30,736		£30,736		£30,736		£30,736		£30,736		£30,736		£30,736	
Mayoral CIL	£3.25	3,000		£9,755		£9,755		£9,755		£9,755		£9,755		£9,755		£9,755		£9,755		£9,755		
Residual S106	£5 psf		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000	
CIL	£s psf	3,000	-£47	-£142,236	-£38	-£112,899	-£28	-£83,816	-£33	-£97,742	-£25	-£75,429	-£3	-£7,917	-£8	-£25,224	£1	£3,859	£11	£32,447	£21	£62,473
Disposal Costs																						
Letting Agent's fee (% of rent)	15.00%		£14,400		£14,850		£15,300		£15,750		£15,750		£15,750		£16,200		£16,650		£17,100		£17,550	
Agent's fees (on capital value)	1.00%		£13,021		£13,428		£13,835		£13,651		£14,242		£14,882		£14,649		£15,056		£15,463		£15,870	
Legal fees (% of capital value)	0.50%		£6,511		£6,511		£6,511		£6,511		£6,511		£6,511		£6,511		£6,511		£6,511		£6,511	
Finance																						
Loan arrangement fee	1.00%		£5,280		£5,573		£5,864		£5,725		£5,948		£6,623		£6,450		£6,741		£7,027		£7,327	
Interest rate	7.00%																					
Interest	18 months		£29,500		£31,086		£32,657		£31,940		£55,483		£36,721		£35,824		£37,395		£38,941		£40,563	
Profit on cost			£204,395		£210,654		£217,184		£214,300		£223,362		£233,537		£229,789		£236,319		£243,374		£248,901	
Profit on cost (%)			20.00%		19.98%		20.00%		20.00%		19.97%		19.99%		19.98%		19.99%		20.06%		19.98%	
Net additional floorspace (sq ft)		1,500		1,500		1,500		1,500		1,500		1,500		1,500		1,500		1,500		1,500		
Net additional floorspace (sq m)		139		139		139		139		139		139		139		139		139		139		

CURRENT USE VALUE
Commercial Development

Use class: **All other retail (A1-A5)**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	1,500					
Rent per sq ft		£18 psf		£20 psf		£25 psf	
Rental income per annum		£26,250		£30,000		£37,500	
Rent free/voids (years)		3.0	0.8106	3.0	0.8163	3.0	0.8220
Total revenue, capitalised (including all costs)		7.25%		7.00%		6.75%	
Refurbishment costs	£50 psf	£75,000		£75,000		£75,000	
Fees	7%	£5,250		£5,250		£5,250	
Capitalised rent, net of refurb and fees		£213,244		£269,592		£376,442	
Purchaser's costs	5.80%						
Current use value		£213,244		£269,592		£376,442	
CUV including Landowner premium		20%	£255,893	20.00%	£323,510	20.00%	£451,731

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	All other retail (A1-A5)
Location:	Rest of Area

	£s per sqft	Yield	Rent free
Appraisal 1	£17.00	6.50%	2.00 years
Appraisal 2	£18.00	6.50%	2.00 years
Appraisal 3	£19.00	6.50%	2.00 years
Appraisal 4	£20.00	6.50%	2.00 years
Appraisal 5 (base)	£20.00	6.50%	2.00 years
Appraisal 6	£20.00	6.25%	2.00 years
Appraisal 7	£21.00	6.50%	2.00 years
Appraisal 8	£22.00	6.50%	2.00 years
Appraisal 9	£23.00	6.50%	2.00 years
Appraisal 10	£24.00	6.50%	2.00 years

Existing floorspace as % of new
50%

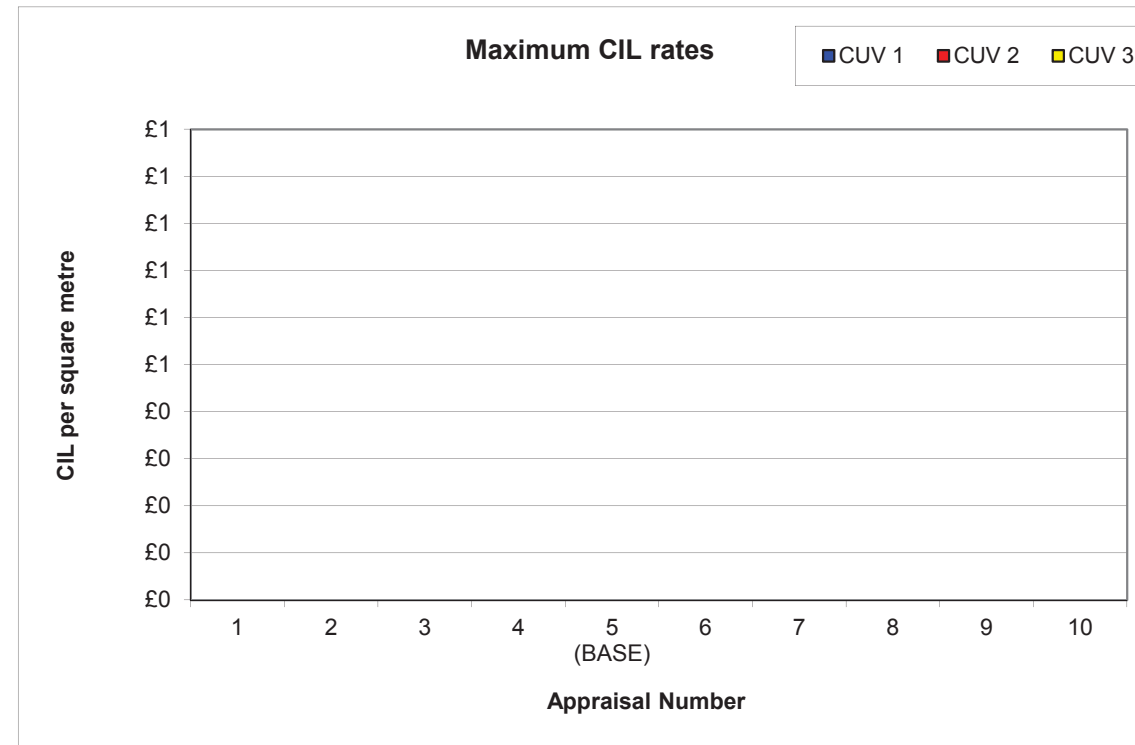
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£12.50	8.00%	3.00 years	15.00%
Current use value 2	£15.00	8.00%	3.00 years	20.00%
Current use value 3	£17.50	8.00%	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	-18%	£0	£0	£0
Appraisal 2	-11%	£0	£0	£0
Appraisal 3	-5%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	5%	£0	£0	£0
Appraisal 8	9%	£0	£0	£0
Appraisal 9	13%	£0	£0	£0
Appraisal 10	17%	£0	£0	£0



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	All other retail (A1-A5)
Location:	Rest of Area

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	1,000	£17.00	£17,000	£18	£18,000	£19.00	£19,000	£20.00	£20,000	£20.00	£20,000	£20.00	£20,000	£21.00	£21,000	£22.00	£22,000	£23.00	£23,000	£24.00	£24,000	
Rent - area 2	1,000	£17.00	£17,000	£18	£18,000	£19.00	£19,000	£20.00	£20,000	£20.00	£20,000	£20.00	£20,000	£21.00	£21,000	£22.00	£22,000	£23.00	£23,000	£24.00	£24,000	
Rent - area 3	1,000	£17.00	£17,000	£18	£18,000	£19.00	£19,000	£20.00	£20,000	£20.00	£20,000	£20.00	£20,000	£21.00	£21,000	£22.00	£22,000	£23.00	£23,000	£24.00	£24,000	
Total floor area / rent	3,000		£51,000		£54,000		£57,000		£60,000		£60,000		£60,000		£63,000		£66,000		£69,000		£72,000	
Rent free/voids (years)		2.0	0.8817	2.0	0.8817	2.0	0.8817	2.0	0.8817	2.0	0.8817	2.0	0.8858	2.0	0.8817	2.0	0.8817	2.0	0.8817	2.0	0.8817	
Yield	6.50%	6.50%		6.50%		6.50%		6.50%		6.50%		6.25%		6.50%		6.50%		6.50%		6.50%		
Capitalised rent			£691,763		£732,455		£773,147		£813,839		£813,839		£850,381		£854,531		£895,223		£935,915		£976,607	
GROSS DEVELOPMENT VALUE																						
Purchaser's costs	5.80%		£40,122		£42,482		£44,843		£47,203		£47,203		£49,322		£49,563		£51,923		£54,283		£56,643	
			£651,641		£689,973		£728,305		£766,637		£766,637		£801,059		£804,968		£843,300		£881,632		£919,964	
DEVELOPMENT COSTS																						
Land costs			£254,791		£254,791		£254,791		£254,791		£254,791		£254,791		£254,791		£254,791		£254,791		£254,791	
Stamp duty and acquisition costs			-£14,778		-£14,778		-£14,778		-£14,778		-£14,778		-£14,778		-£14,778		-£14,778		-£14,778		-£14,778	
Development Costs																						
Existing floor area	50%	1,500																				
Demolition costs	£5 psf		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500		£7,500	
Building costs	£137 psf		£501,220		£501,220		£501,220		£501,220		£501,220		£501,220		£501,220		£501,220		£501,220		£501,220	
Area	82% grs to net	3,659																				
External works	10.00%		£50,122		£50,122		£50,122		£50,122		£50,122		£50,122		£50,122		£50,122		£50,122		£50,122	
Professional fees	10.00%		£55,884		£55,884		£55,884		£55,884		£55,884		£55,884		£55,884		£55,884		£55,884		£55,884	
Contingency	5.00%		£30,736		£30,736		£30,736		£30,736		£30,736		£30,736		£30,736		£30,736		£30,736		£30,736	
Mayoral CIL	£3.25	3,000		£9,755		£9,755		£9,755		£9,755		£9,755		£9,755		£9,755		£9,755		£9,755		
Residual S106	£5 psf		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000		£15,000	
CIL	£s psf	3,000	-£134	-£403,229	-£125	-£373,855	-£115	-£344,837	-£105	-£315,223	-£109	-£327,079	-£96	-£288,582	-£95	-£286,001	-£86	-£256,779	-£76	-£227,558	-£66	-£198,337
Disposal Costs																						
Letting Agent's fee (% of rent)	15.00%		£7,650		£8,100		£8,550		£9,000		£9,000		£9,000		£9,450		£9,900		£10,350		£10,800	
Agent's fees (on capital value)	1.00%		£6,918		£7,325		£7,731		£8,138		£8,138		£8,504		£8,545		£8,952		£9,359		£9,766	
Legal fees (% of capital value)	0.50%		£3,459		£3,459		£3,459		£3,459		£3,459		£3,459		£3,459		£3,459		£3,459		£3,459	
Finance																						
Loan arrangement fee	1.00%		£2,670		£2,964		£3,254		£3,550		£3,431		£3,816		£3,842		£4,134		£4,427		£4,719	
Interest rate	7.00%																					
Interest	18 months		£14,963		£16,550		£18,119		£19,719		£31,697		£21,136		£21,298		£22,877		£24,456		£26,035	
Profit on cost			£108,981		£115,200		£121,799		£127,763		£127,761		£133,495		£134,146		£140,527		£146,909		£153,292	
Profit on cost (%)			20.08%		20.04%		20.08%		20.00%		20.00%		20.00%		20.00%		20.00%		20.00%		19.99%	
Net additional floorspace (sq ft)		1,500		1,500		1,500		1,500		1,500		1,500		1,500		1,500		1,500		1,500		
Net additional floorspace (sq m)		139		139		139		139		139		139		139		139		139		139		

CURRENT USE VALUE
Commercial Development

Use class: **All other retail (A1-A5)**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	1,500					
Rent per sq ft		£13 psf		£15 psf		£18 psf	
Rental income per annum		£18,750		£22,500		£26,250	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		8.00%		8.00%		8.00%	
Refurbishment costs	£30 psf	£45,000		£45,000		£45,000	
Fees	7%	£3,150		£3,150		£3,150	
Capitalised rent, net of refurb and fees		£137,904		£175,115		£212,326	
Purchaser's costs	5.80%						
Current use value		£137,904		£175,115		£212,326	
CUV including Landowner premium		15%	£158,590	20.00%	£210,138	20.00%	£254,791

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Comparison Retail, Supermarket, Superstore & Retail Warehouse (279 sq m)
Location:	Whole Area - lower yield (stronger covenant)

	£s per sqft	Yield	Rent free
Appraisal 1	£17.00	5.50%	2.00 years
Appraisal 2	£18.00	5.50%	2.00 years
Appraisal 3	£19.00	5.50%	2.00 years
Appraisal 4	£20.00	5.75%	2.00 years
Appraisal 5 (base)	£20.00	5.50%	2.00 years
Appraisal 6	£20.00	5.25%	2.00 years
Appraisal 7	£21.00	5.50%	2.00 years
Appraisal 8	£22.00	5.50%	2.00 years
Appraisal 9	£23.00	5.50%	2.00 years
Appraisal 10	£24.00	5.50%	2.00 years

Existing floorspace as % of new	30%
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Net off existing floorspace from CIL calculation:

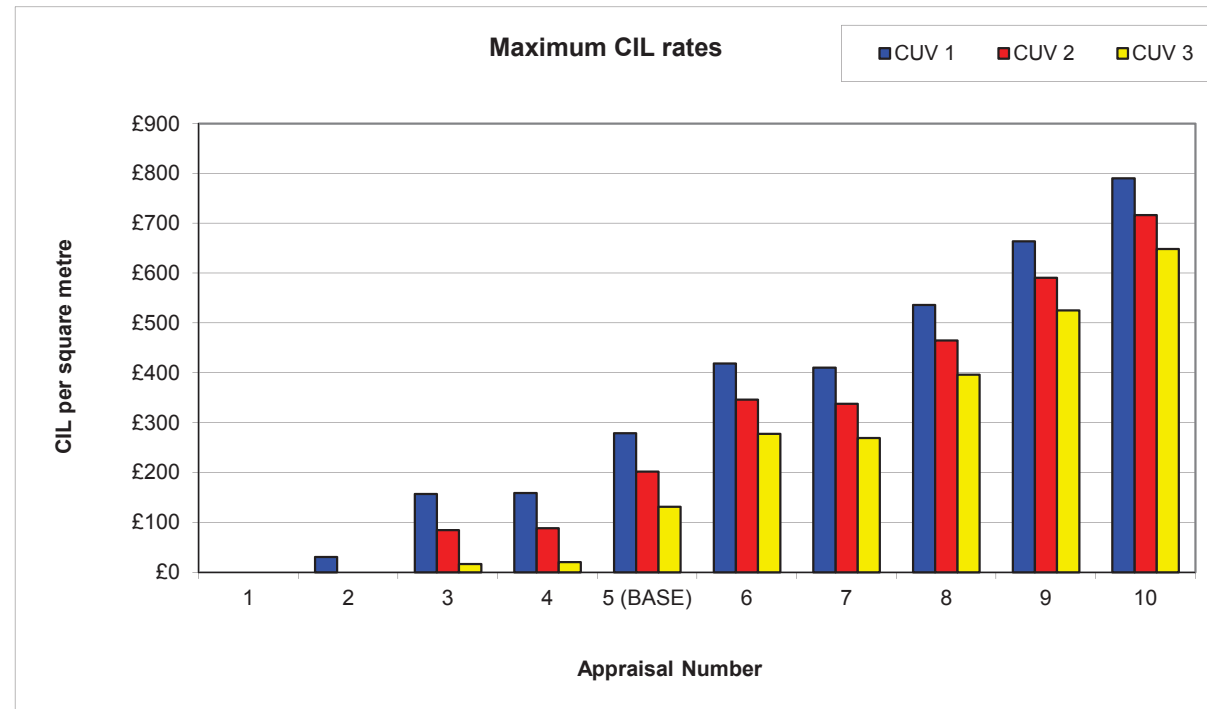
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	£s per sqft	Yield	Rent free	Premium
Current use value 1	£6.00	8.00%	3.00 years	15.00%
Current use value 2	£8.00	8.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-18%	£0	£0	£0
Appraisal 2	-11%	£31	£0	£0
Appraisal 3	-5%	£157	£85	£17
Appraisal 4	0%	£159	£89	£21
Appraisal 5 (base)	-	£279	£202	£132
Appraisal 6	0%	£419	£346	£278
Appraisal 7	5%	£411	£338	£270
Appraisal 8	9%	£536	£465	£397
Appraisal 9	13%	£664	£591	£526
Appraisal 10	17%	£790	£717	£649



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	Supermarket, Superstore & Retail W
Location:	le Area - lower yield (stronger cover

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	1,001	£17.00	£17,018	£18	£18,019	£19.00	£19,020	£20.00	£20,021	£20.00	£20,021	£20.00	£20,021	£21.00	£21,022	£22.00	£22,023	£23.00	£23,024	£24.00	£24,025	
Rent - area 2	1,001	£17.00	£17,018	£18	£18,019	£19.00	£19,020	£20.00	£20,021	£20.00	£20,021	£20.00	£20,021	£21.00	£21,022	£22.00	£22,023	£23.00	£23,024	£24.00	£24,025	
Rent - area 3	1,001	£17.00	£17,018	£18	£18,019	£19.00	£19,020	£20.00	£20,021	£20.00	£20,021	£20.00	£20,021	£21.00	£21,022	£22.00	£22,023	£23.00	£23,024	£24.00	£24,025	
Total floor area / rent	3,003		£51,054		£54,057		£57,060		£60,063		£60,063		£60,063		£63,066		£66,069		£69,073		£72,076	
Rent free/voids (years)		2.0	0.8985	2.0	0.8985	2.0	0.8985	2.0	0.8942	2.0	0.8985	2.0	0.9027	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%		5.75%		5.50%		5.25%		5.50%		5.50%		5.50%		5.50%		
Capitalised rent			£833,987		£883,045		£932,103		£934,070		£981,161		£1,032,772		£1,030,219		£1,079,277		£1,128,335		£1,177,393	
GROSS DEVELOPMENT VALUE																						
Purchaser's costs	5.80%		£48,371		£51,217		£54,062		£54,176		£56,907		£59,901		£59,753		£62,598		£65,443		£68,289	
			£785,616		£831,828		£878,041		£879,894		£924,254		£972,871		£970,466		£1,016,679		£1,062,892		£1,109,104	
DEVELOPMENT COSTS																						
Land costs			£72,576		£72,576		£72,576		£72,576		£72,576		£72,576		£72,576		£72,576		£72,576		£72,576	
Stamp duty and acquisition costs			-£4,209		-£4,209		-£4,209		-£4,209		-£4,209		-£4,209		-£4,209		-£4,209		-£4,209		-£4,209	
Development Costs																						
Existing floor area	30%	901																				
Demolition costs	£5 psf		£4,505		£4,505		£4,505		£4,505		£4,505		£4,505		£4,505		£4,505		£4,505		£4,505	
Building costs	£122 psf		£446,811		£446,811		£446,811		£446,811		£446,811		£446,811		£446,811		£446,811		£446,811		£446,811	
Area	82% grs to net	3,662																				
External works	10.00%		£44,681		£44,681		£44,681		£44,681		£44,681		£44,681		£44,681		£44,681		£44,681		£44,681	
Professional fees	10.00%		£49,600		£49,600		£49,600		£49,600		£49,600		£49,600		£49,600		£49,600		£49,600		£49,600	
Contingency	5.00%		£27,280		£27,280		£27,280		£27,280		£27,280		£27,280		£27,280		£27,280		£27,280		£27,280	
Mayoral CIL	£3.25	3,003	£9,765		£9,765		£9,765		£9,765		£9,765		£9,765		£9,765		£9,765		£9,765		£9,765	
Residual S106	£5 psf		£15,016		£15,016		£15,016		£15,016		£15,016		£15,016		£15,016		£15,016		£15,016		£15,016	
CIL	£s psf	3,003	-£22	-£65,912	-£10	-£30,519	£2	£4,781	£2	£5,781	£12	£36,710	£26	£77,556	£25	£75,242	£37	£110,651	£49	£146,676	£60	£181,025
Disposal Costs																						
Letting Agent's fee (% of rent)	15.00%		£7,658		£8,109		£8,559		£9,009		£9,009		£9,009		£9,460		£9,910		£10,361		£10,811	
Agent's fees (on capital value)	1.00%		£8,340		£8,830		£9,321		£9,341		£9,812		£10,328		£10,302		£10,793		£11,283		£11,774	
Legal fees (% of capital value)	0.50%		£4,170		£4,170		£4,170		£4,170		£4,170		£4,170		£4,170		£4,170		£4,170		£4,170	
Finance																						
Loan arrangement fee	1.00%		£5,317		£5,671		£6,024		£6,034		£6,344		£6,752		£6,729		£7,083		£7,443		£7,787	
Interest rate	7.00%																					
Interest	18 months		£28,975		£30,883		£32,786		£32,863		£38,101		£36,683		£36,584		£38,492		£40,433		£42,285	
Profit on cost			£131,043		£138,661		£146,377		£146,672		£154,085		£162,350		£161,956		£169,556		£176,502		£185,228	
Profit on cost (%)			20.02%		20.00%		20.01%		20.00%		20.01%		20.03%		20.03%		20.02%		19.91%		20.05%	
Net additional floorspace (sq ft)		2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	2,102	
Net additional floorspace (sq m)		195	195	195	195	195	195	195	195	195	195	195	195	195	195	195	195	195	195	195	195	

CURRENT USE VALUE Commercial Development

Use class: Comparison Retail, Supermarket, Superstore & Retail Warehouse (2)

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	901					
Rent per sq ft		£6 psf		£8 psf		£10 psf	
Rental income per annum		£5,406		£7,208		£9,009	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		8.00%		8.00%		8.00%	
Refurbishment costs	£30 psf	£27,028		£27,028		£27,028	
Fees	7%	£1,892		£1,892		£1,892	
Capitalised rent, net of refurb and fees			£24,720		£42,600		£60,480
Purchaser's costs	5.80%						
Current use value			£24,720		£42,600		£60,480
CUV including Landowner premium		15%	£28,428	20.00%	£51,120	20.00%	£72,576

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Comparison Retail, Supermarket, Superstore & Retail Warehouse (279 sq m)
Location:	Whole Area - higher yield (weaker covenant)

	£s per sqft	Yield	Rent free
Appraisal 1	£17.00	7.00%	2.00 years
Appraisal 2	£18.00	7.00%	2.00 years
Appraisal 3	£19.00	7.00%	2.00 years
Appraisal 4	£20.00	7.25%	2.00 years
Appraisal 5 (base)	£20.00	7.00%	2.00 years
Appraisal 6	£20.00	6.75%	2.00 years
Appraisal 7	£21.00	7.00%	2.00 years
Appraisal 8	£22.00	7.00%	2.00 years
Appraisal 9	£23.00	7.00%	2.00 years
Appraisal 10	£24.00	7.00%	2.00 years

Existing floorspace as % of new	30%
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Net off existing floorspace from CIL calculation:

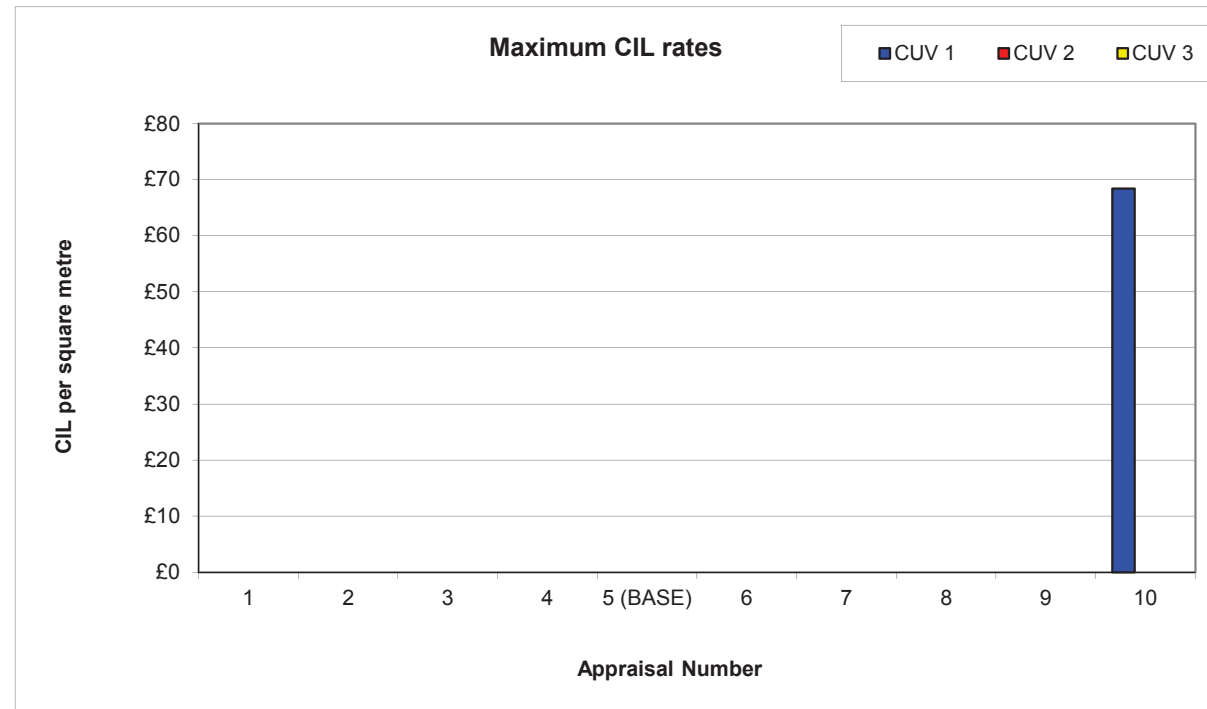
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	£s per sqft	Yield	Rent free	Premium
Current use value 1	£6.00	8.00%	3.00 years	15.00%
Current use value 2	£8.00	8.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-18%	£0	£0	£0
Appraisal 2	-11%	£0	£0	£0
Appraisal 3	-5%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	5%	£0	£0	£0
Appraisal 8	9%	£0	£0	£0
Appraisal 9	13%	£0	£0	£0
Appraisal 10	17%	£68	£0	£0



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	Supermarket, Superstore & Retail W
Location:	le Area - higher yield (weaker cover

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	1,001	£17.00	£17,018	£18	£18,019	£19.00	£19,020	£20.00	£20,021	£20.00	£20,021	£20.00	£20,021	£21.00	£21,022	£22.00	£22,023	£23.00	£23,024	£24.00	£24,025	
Rent - area 2	1,001	£17.00	£17,018	£18	£18,019	£19.00	£19,020	£20.00	£20,021	£20.00	£20,021	£20.00	£20,021	£21.00	£21,022	£22.00	£22,023	£23.00	£23,024	£24.00	£24,025	
Rent - area 3	1,001	£17.00	£17,018	£18	£18,019	£19.00	£19,020	£20.00	£20,021	£20.00	£20,021	£20.00	£20,021	£21.00	£21,022	£22.00	£22,023	£23.00	£23,024	£24.00	£24,025	
Total floor area / rent	3,003		£51,054		£54,057		£57,060		£60,063		£60,063		£60,063		£63,066		£66,069		£69,073		£72,076	
Rent free/voids (years)		2.0	0.8734	2.0	0.8734	2.0	0.8734	2.0	0.8694	2.0	0.8734	2.0	0.8775	2.0	0.8734	2.0	0.8734	2.0	0.8734	2.0	0.8734	
Yield	7.00%	7.00%		7.00%		7.00%		7.25%		7.00%		6.75%		7.00%		7.00%		7.00%		7.00%		
Capitalised rent			£637,032		£674,504		£711,977		£720,237		£749,449		£780,851		£786,922		£824,394		£861,867		£899,339	
GROSS DEVELOPMENT VALUE																						
Purchaser's costs	5.80%		£36,948		£39,121		£41,295		£41,774		£43,468		£45,289		£45,641		£47,815		£49,988		£52,162	
			£600,084		£635,383		£670,682		£678,463		£705,981		£735,562		£741,280		£776,579		£811,878		£847,178	
DEVELOPMENT COSTS																						
Land costs			£72,576		£72,576		£72,576		£72,576		£72,576		£72,576		£72,576		£72,576		£72,576		£72,576	
Stamp duty and acquisition costs			-£4,209		-£4,209		-£4,209		-£4,209		-£4,209		-£4,209		-£4,209		-£4,209		-£4,209		-£4,209	
Development Costs																						
Existing floor area	30%	901																				
Demolition costs	£5 psf		£4,505		£4,505		£4,505		£4,505		£4,505		£4,505		£4,505		£4,505		£4,505		£4,505	
Building costs	£122 psf		£446,811		£446,811		£446,811		£446,811		£446,811		£446,811		£446,811		£446,811		£446,811		£446,811	
Area	82% grs to net	3,662																				
External works	10.00%		£44,681		£44,681		£44,681		£44,681		£44,681		£44,681		£44,681		£44,681		£44,681		£44,681	
Professional fees	10.00%		£49,600		£49,600		£49,600		£49,600		£49,600		£49,600		£49,600		£49,600		£49,600		£49,600	
Contingency	5.00%		£27,280		£27,280		£27,280		£27,280		£27,280		£27,280		£27,280		£27,280		£27,280		£27,280	
Mayoral CIL	£3.25	3,003		£9,765		£9,765		£9,765		£9,765		£9,765		£9,765		£9,765		£9,765		£9,765		
Residual S106	£5 psf		£15,016		£15,016		£15,016		£15,016		£15,016		£15,016		£15,016		£15,016		£15,016		£15,016	
CIL	£s psf	3,003	-£69	-£208,374	-£60	-£181,564	-£52	-£154,788	-£50	-£149,232	-£44	-£131,418	-£35	-£105,205	-£34	-£101,239	-£25	-£74,093	-£16	-£47,439	-£7	-£19,861
Disposal Costs																						
Letting Agent's fee (% of rent)	15.00%		£7,658		£8,109		£8,559		£9,009		£9,009		£9,009		£9,460		£9,910		£10,361		£10,811	
Agent's fees (on capital value)	1.00%		£6,370		£6,745		£7,120		£7,202		£7,494		£7,809		£7,869		£8,244		£8,619		£8,993	
Legal fees (% of capital value)	0.50%		£3,185		£3,185		£3,185		£3,185		£3,185		£3,185		£3,185		£3,185		£3,185		£3,185	
Finance																						
Loan arrangement fee	1.00%		£3,893		£4,161		£4,429		£4,484		£4,662		£4,925		£4,964		£5,236		£5,502		£5,778	
Interest rate	7.00%																					
Interest	18 months		£21,341		£22,792		£24,241		£24,561		£29,100		£26,904		£27,139		£28,607		£30,050		£31,541	
Profit on cost			£99,988		£105,932		£111,914		£113,230		£117,924		£122,912		£123,878		£129,466		£135,577		£140,706	
Profit on cost (%)			19.99%		20.01%		20.03%		20.03%		20.05%		20.06%		20.06%		20.01%		20.05%		19.92%	
Net additional floorspace (sq ft)		2,102		2,102		2,102		2,102		2,102		2,102		2,102		2,102		2,102		2,102		
Net additional floorspace (sq m)		195		195		195		195		195		195		195		195		195		195		

CURRENT USE VALUE Commercial Development

Use class: Comparison Retail, Supermarket, Superstore & Retail Warehouse (2)

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	901					
Rent per sq ft		£6 psf		£8 psf		£10 psf	
Rental income per annum		£5,406		£7,208		£9,009	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		8.00%		8.00%		8.00%	
Refurbishment costs	£30 psf	£27,028		£27,028		£27,028	
Fees	7%	£1,892		£1,892		£1,892	
Capitalised rent, net of refurb and fees			£24,720		£42,600		£60,480
Purchaser's costs	5.80%						
Current use value			£24,720		£42,600		£60,480
CUV including Landowner premium		15%	£28,428	20.00%	£51,120	20.00%	£72,576

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Comparison Retail, Supermarket, Superstore & Retail Warehouse
Location:	Whole Area (1,000 sq m)

	£s per sqft	Yield	Rent free
Appraisal 1	£17.00	5.50%	2.00 years
Appraisal 2	£18.00	5.50%	2.00 years
Appraisal 3	£19.00	5.50%	2.00 years
Appraisal 4	£20.00	5.75%	2.00 years
Appraisal 5 (base)	£20.00	5.50%	2.00 years
Appraisal 6	£20.00	5.25%	2.00 years
Appraisal 7	£21.00	5.50%	2.00 years
Appraisal 8	£22.00	5.50%	2.00 years
Appraisal 9	£23.00	5.50%	2.00 years
Appraisal 10	£24.00	5.50%	2.00 years

Existing floorspace as % of new
30%

Net off existing floorspace from CIL calculation:

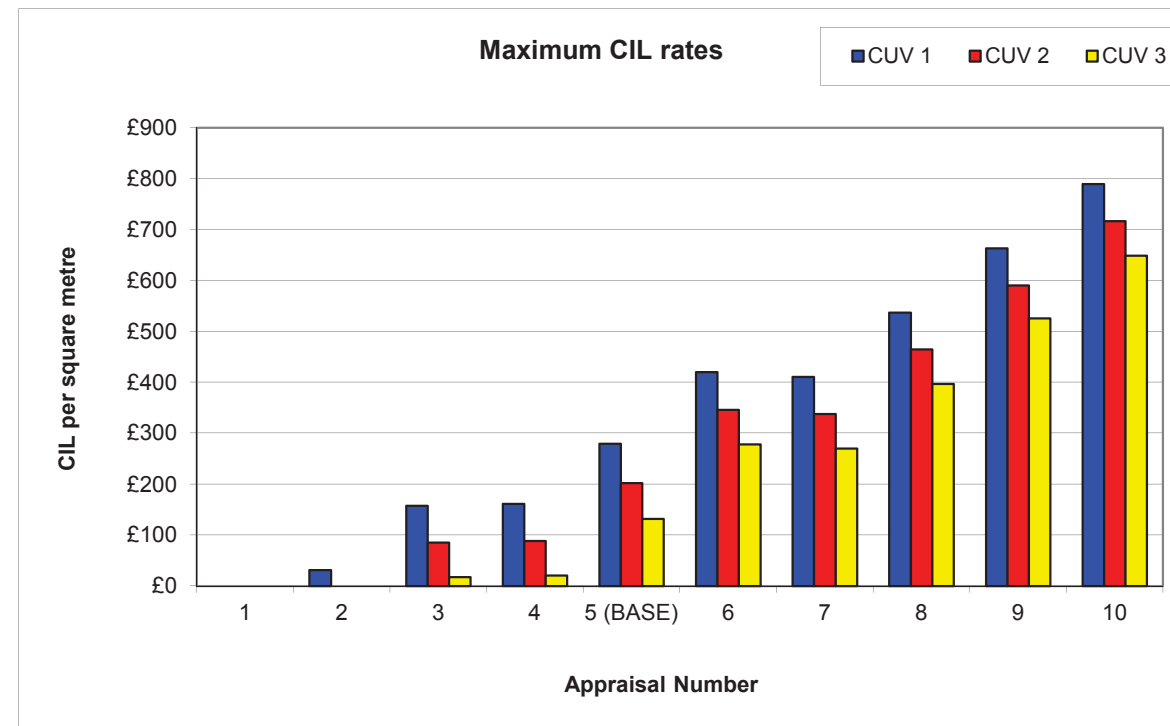
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	£s per sqft	Yield	Rent free	Premium
Current use value 1	£6.00	8.00%	3.00 years	15.00%
Current use value 2	£8.00	8.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-18%	£0	£0	£0
Appraisal 2	-11%	£31	£0	£0
Appraisal 3	-5%	£158	£85	£17
Appraisal 4	0%	£161	£88	£21
Appraisal 5 (base)	-	£279	£202	£132
Appraisal 6	0%	£420	£346	£278
Appraisal 7	5%	£411	£338	£270
Appraisal 8	9%	£537	£465	£397
Appraisal 9	13%	£663	£590	£526
Appraisal 10	17%	£790	£717	£649



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	etail, Supermarket, Superstore & Re
Location:	Whole Area (1,000 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	3,588	£17.00	£60,996	£18	£64,584	£19.00	£68,172	£20.00	£71,760	£20.00	£71,760	£20.00	£71,760	£21.00	£75,348	£22.00	£78,936	£23.00	£82,524	£24.00	£86,112	
Rent - area 2	3,588	£17.00	£60,996	£18	£64,584	£19.00	£68,172	£20.00	£71,760	£20.00	£71,760	£20.00	£71,760	£21.00	£75,348	£22.00	£78,936	£23.00	£82,524	£24.00	£86,112	
Rent - area 3	3,588	£17.00	£60,996	£18	£64,584	£19.00	£68,172	£20.00	£71,760	£20.00	£71,760	£20.00	£71,760	£21.00	£75,348	£22.00	£78,936	£23.00	£82,524	£24.00	£86,112	
Total floor area / rent	10,764		£182,988		£193,752		£204,516		£215,280		£215,280		£215,280		£226,044		£236,808		£247,572		£258,336	
Rent free/voids (years)		2.0	0.8985	2.0	0.8985	2.0	0.8985	2.0	0.8942	2.0	0.8985	2.0	0.9027	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%		5.75%		5.50%		5.25%		5.50%		5.50%		5.50%		5.50%		
Capitalised rent			£2,989,200		£3,165,035		£3,340,871		£3,347,920		£3,516,706		£3,701,691		£3,692,541		£3,868,377		£4,044,212		£4,220,047	
GROSS DEVELOPMENT VALUE																						
Purchaser's costs	5.80%		£173,374		£183,572		£193,771		£194,179		£203,969		£214,698		£214,167		£224,366		£234,564		£244,763	
			£2,815,827		£2,981,463		£3,147,100		£3,153,741		£3,312,737		£3,486,993		£3,478,374		£3,644,011		£3,809,648		£3,975,285	
DEVELOPMENT COSTS																						
Land costs			£260,128		£260,128		£260,128		£260,128		£260,128		£260,128		£260,128		£260,128		£260,128		£260,128	
Stamp duty and acquisition costs			-£15,087		-£15,087		-£15,087		-£15,087		-£15,087		-£15,087		-£15,087		-£15,087		-£15,087		-£15,087	
Development Costs																						
Existing floor area	30%	3,229																				
Demolition costs	£5 psf		£16,146		£16,146		£16,146		£16,146		£16,146		£16,146		£16,146		£16,146		£16,146		£16,146	
Building costs	£122 psf		£1,601,473		£1,601,473		£1,601,473		£1,601,473		£1,601,473		£1,601,473		£1,601,473		£1,601,473		£1,601,473		£1,601,473	
Area	82% grs to net	13,127																				
External works	10.00%		£160,147		£160,147		£160,147		£160,147		£160,147		£160,147		£160,147		£160,147		£160,147		£160,147	
Professional fees	10.00%		£177,777		£177,777		£177,777		£177,777		£177,777		£177,777		£177,777		£177,777		£177,777		£177,777	
Contingency	5.00%		£97,777		£97,777		£97,777		£97,777		£97,777		£97,777		£97,777		£97,777		£97,777		£97,777	
Mayoral CIL	£3.25	10,764	£35,000		£35,000		£35,000		£35,000		£35,000		£35,000		£35,000		£35,000		£35,000		£35,000	
Residual S106	£5 psf		£53,820		£53,820		£53,820		£53,820		£53,820		£53,820		£53,820		£53,820		£53,820		£53,820	
CIL	£s psf	10,764	-£22	-£236,243	-£10	-£109,387	£2	£17,136	£2	£20,719	£12	£131,576	£26	£277,979	£25	£269,686	£37	£396,599	£49	£525,508	£60	£648,835
Disposal Costs																						
Letting Agent's fee (% of rent)	15.00%		£27,448		£29,063		£30,677		£32,292		£32,292		£32,292		£33,907		£35,521		£37,136		£38,750	
Agent's fees (on capital value)	1.00%		£29,892		£31,650		£33,409		£33,479		£35,167		£37,017		£36,925		£38,684		£40,442		£42,200	
Legal fees (% of capital value)	0.50%		£14,946		£14,946		£14,946		£14,946		£14,946		£14,946		£14,946		£14,946		£14,946		£14,946	
Finance																						
Loan arrangement fee	1.00%		£19,059		£20,328		£21,593		£21,629		£22,737		£24,201		£24,118		£25,387		£26,676		£27,910	
Interest rate	7.00%																					
Interest	18 months		£103,855		£110,692		£117,511		£117,788		£136,561		£131,480		£131,124		£137,964		£144,909		£151,561	
Profit on cost			£469,689		£496,992		£524,648		£525,708		£552,277		£581,898		£580,487		£607,729		£632,850		£663,902	
Profit on cost (%)			20.02%		20.00%		20.01%		20.00%		20.01%		20.03%		20.03%		20.02%		19.92%		20.05%	
Net additional floorspace (sq ft)		7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	
Net additional floorspace (sq m)		700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	

CURRENT USE VALUE Commercial Development

Use class: Comparison Retail, Supermarket, Superstore & Retail Warehouse

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	3,229					
Rent per sq ft		£6 psf		£8 psf		£10 psf	
Rental income per annum		£19,375		£25,834		£32,292	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		8.00%		8.00%		8.00%	
Refurbishment costs	£30 psf	£96,876		£96,876		£96,876	
Fees	7%	£6,781		£6,781		£6,781	
Capitalised rent, net of refurb and fees			£88,601		£152,687		£216,773
Purchaser's costs	5.80%						
Current use value			£88,601		£152,687		£216,773
CUV including Landowner premium		15%	£101,891	20.00%	£183,224	20.00%	£260,128

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Comparison Retail, Supermarket, Superstore & Retail Warehouse
Location:	Whole Area (5,000 sq m)

	£s per sqft	Yield	Rent free
Appraisal 1	£17.00	5.50%	2.00 years
Appraisal 2	£18.00	5.50%	2.00 years
Appraisal 3	£19.00	5.50%	2.00 years
Appraisal 4	£20.00	5.75%	2.00 years
Appraisal 5 (base)	£20.00	5.50%	2.00 years
Appraisal 6	£20.00	5.25%	2.00 years
Appraisal 7	£21.00	5.50%	2.00 years
Appraisal 8	£22.00	5.50%	2.00 years
Appraisal 9	£23.00	5.50%	2.00 years
Appraisal 10	£24.00	5.50%	2.00 years

Existing floorspace as % of new	30%
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Net off existing floorspace from CIL calculation:

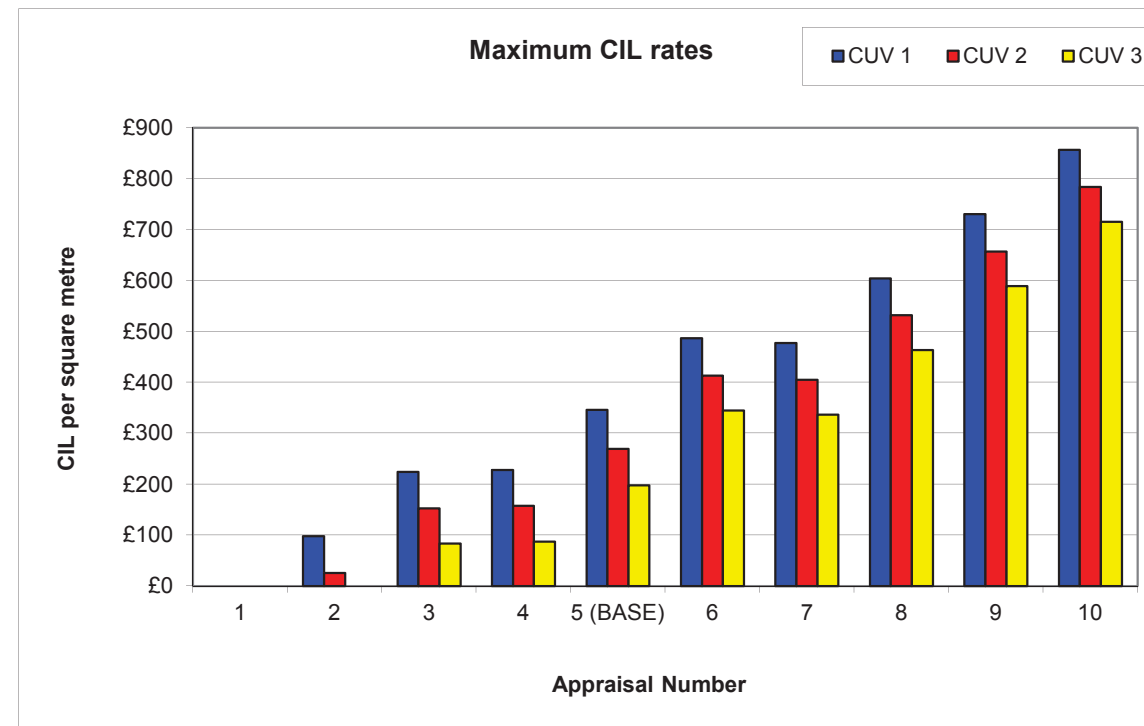
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Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£6.00	8.00%	3.00 years	15.00%
Current use value 2	£8.00	8.00%	3.00 years	20.00%
Current use value 3	£10.00	8.00%	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	-18%	£0	£0	£0
Appraisal 2	-11%	£98	£26	£0
Appraisal 3	-5%	£224	£152	£84
Appraisal 4	0%	£228	£157	£87
Appraisal 5 (base)	-	£346	£269	£197
Appraisal 6	0%	£487	£413	£345
Appraisal 7	5%	£477	£405	£337
Appraisal 8	9%	£604	£532	£463
Appraisal 9	13%	£730	£657	£589
Appraisal 10	17%	£856	£784	£716



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	etail, Supermarket, Superstore & Re
Location:	Whole Area (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	£17.00	£304,980	£18	£322,920	£19.00	£340,860	£20.00	£358,800	£20.00	£358,800	£20.00	£358,800	£21.00	£376,740	£22.00	£394,680	£23.00	£412,620	£24.00	£430,560	
Rent - area 2	17,940	£17.00	£304,980	£18	£322,920	£19.00	£340,860	£20.00	£358,800	£20.00	£358,800	£20.00	£358,800	£21.00	£376,740	£22.00	£394,680	£23.00	£412,620	£24.00	£430,560	
Rent - area 3	17,940	£17.00	£304,980	£18	£322,920	£19.00	£340,860	£20.00	£358,800	£20.00	£358,800	£20.00	£358,800	£21.00	£376,740	£22.00	£394,680	£23.00	£412,620	£24.00	£430,560	
Total floor area / rent	53,820		£914,940		£968,760		£1,022,580		£1,076,400		£1,076,400		£1,076,400		£1,130,220		£1,184,040		£1,237,860		£1,291,680	
Rent free/voids (years)		2.0	0.8985	2.0	0.8985	2.0	0.8985	2.0	0.8942	2.0	0.8985	2.0	0.9027	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%		5.75%		5.50%		5.25%		5.50%		5.50%		5.50%		5.50%		
Capitalised rent			£14,946,001		£15,825,177		£16,704,354		£16,739,601		£17,583,531		£18,508,455		£18,462,707		£19,341,884		£20,221,060		£21,100,237	
GROSS DEVELOPMENT VALUE																						
Purchaser's costs	5.80%		£866,868		£917,860		£968,853		£970,897		£1,019,845		£1,073,490		£1,070,837		£1,121,829		£1,172,821		£1,223,814	
			£14,079,133		£14,907,317		£15,735,501		£15,768,704		£16,563,686		£17,434,965		£17,391,870		£18,220,054		£19,048,239		£19,876,423	
DEVELOPMENT COSTS																						
Land costs			£1,300,638		£1,300,638		£1,300,638		£1,300,638		£1,300,638		£1,300,638		£1,300,638		£1,300,638		£1,300,638		£1,300,638	
Stamp duty and acquisition costs			-£75,437		-£75,437		-£75,437		-£75,437		-£75,437		-£75,437		-£75,437		-£75,437		-£75,437		-£75,437	
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	
Building costs	£118 psf		£7,744,829		£7,744,829		£7,744,829		£7,744,829		£7,744,829		£7,744,829		£7,744,829		£7,744,829		£7,744,829		£7,744,829	
Area	82% grs to net	65,634																				
External works	10.00%		£774,483		£774,483		£774,483		£774,483		£774,483		£774,483		£774,483		£774,483		£774,483		£774,483	
Professional fees	10.00%		£860,004		£860,004		£860,004		£860,004		£860,004		£860,004		£860,004		£860,004		£860,004		£860,004	
Contingency	5.00%		£473,002		£473,002		£473,002		£473,002		£473,002		£473,002		£473,002		£473,002		£473,002		£473,002	
Mayoral CIL	£3.25	53,820	£175,000		£175,000		£175,000		£175,000		£175,000		£175,000		£175,000		£175,000		£175,000		£175,000	
Residual S106	£5 psf		£269,100		£269,100		£269,100		£269,100		£269,100		£269,100		£269,100		£269,100		£269,100		£269,100	
CIL	£s psf	53,820	-£16	-£850,437	-£4	-£216,164	£8	£417,664	£8	£435,327	£18	£986,779	£32	£1,724,307	£31	£1,682,847	£43	£2,317,350	£55	£2,944,552	£66	£3,577,795
Disposal Costs																						
Letting Agent's fee (% of rent)	15.00%		£137,241		£145,314		£153,387		£161,460		£161,460		£161,460		£169,533		£177,606		£185,679		£193,752	
Agent's fees (on capital value)	1.00%		£149,460		£158,252		£167,044		£167,396		£175,835		£185,085		£184,627		£193,419		£202,211		£211,002	
Legal fees (% of capital value)	0.50%		£74,730		£74,730		£74,730		£74,730		£74,730		£74,730		£74,730		£74,730		£74,730		£74,730	
Finance																						
Loan arrangement fee	1.00%		£95,267		£101,610		£107,948		£108,125		£113,639		£121,015		£120,600		£126,945		£133,217		£139,549	
Interest rate	7.00%																					
Interest	18 months		£519,127		£553,312		£587,474		£588,843		£682,561		£657,443		£655,666		£689,863		£723,677		£757,807	
Profit on cost			£2,351,395		£2,487,913		£2,624,905		£2,630,472		£2,766,331		£2,908,575		£2,901,517		£3,037,791		£3,181,823		£3,319,436	
Profit on cost (%)			20.05%		20.03%		20.02%		20.02%		20.05%		20.02%		20.02%		20.01%		20.05%		20.05%	
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	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	3,500	3,500	3,500	3,500	3,500	3,500	

CURRENT USE VALUE Commercial Development

Use class: Comparison Retail, Supermarket, Superstore & Retail Warehouse

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	16,146					
Rent per sq ft		£6 psf		£8 psf		£10 psf	
Rental income per annum		£96,876		£129,168		£161,460	
Rent free/voids (years)		3.0	0.7938	3.0	0.7938	3.0	0.7938
Total revenue, capitalised (including all costs)		8.00%		8.00%		8.00%	
Refurbishment costs	£30 psf	£484,380		£484,380		£484,380	
Fees	7%	£33,907		£33,907		£33,907	
Capitalised rent, net of refurb and fees			£443,005		£763,435		£1,083,865
Purchaser's costs	5.80%						
Current use value			£443,005		£763,435		£1,083,865
CUV including Landowner premium		15%	£509,455	20.00%	£916,122	20.00%	£1,300,638

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	HOTEL
Location:	LLDC- Stratford

	£s per sqft	Yield	Rent free
Appraisal 1	£30.00	6.90%	
Appraisal 2	£31.00	6.90%	
Appraisal 3	£32.00	6.90%	
Appraisal 4	£33.70	7.15%	
Appraisal 5 (base)	£33.70	6.90%	
Appraisal 6	£33.70	6.65%	
Appraisal 7	£34.00	6.90%	
Appraisal 8	£35.00	6.90%	
Appraisal 9	£36.00	6.90%	
Appraisal 10	£37.00	6.90%	

Existing floorspace as % of new	30%
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Net off existing floorspace from CIL calculation: n

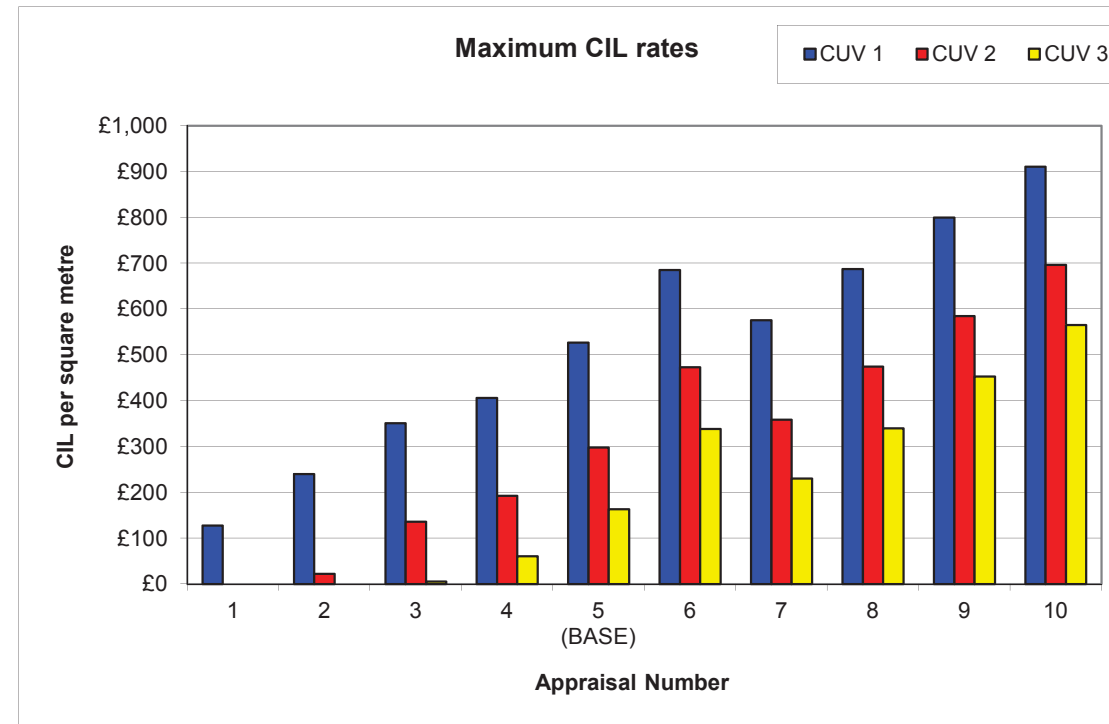
Ctrl + y to goal seek max CIL

Based on Westfield Holiday Inn and Staybridge Suites Investment Sale 2013
 £58,000,000
 Average capital values for hotel rooms: £165,714
 Number of rooms: 350
 Value per room assuming ave size of room 360 sq ft: £460
 Goal seek Capital Value PSF: £460.08

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£9.00	6.75%	2.50 years	20.00%
Current use value 2	£14.00	6.75%	2.50 years	20.00%
Current use value 3	£17.00	6.75%	2.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-12%	£128	£0	£0
Appraisal 2	-9%	£240	£22	£0
Appraisal 3	-5%	£351	£136	£5
Appraisal 4	0%	£406	£192	£61
Appraisal 5 (base)	-	£527	£298	£163
Appraisal 6	0%	£685	£473	£338
Appraisal 7	1%	£575	£358	£230
Appraisal 8	4%	£687	£474	£340
Appraisal 9	6%	£799	£584	£452
Appraisal 10	9%	£911	£696	£565



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	HOTEL
Location:	LLDC- Stratford

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	30,000	£30.00	£900,000	£31	£930,000	£32.00	£960,000	£33.70	£1,011,000	£33.70	£1,011,000	£33.70	£1,011,000	£34.00	£1,020,000	£35.00	£1,050,000	£36.00	£1,080,000	£37.00	£1,110,000	
Rent - area 2		£30.00	£0	£31	£0	£32.00	£0	£33.70	£0	£33.70	£0	£33.70	£0	£34.00	£0	£35.00	£0	£36.00	£0	£37.00	£0	
Rent - area 3		£30.00	£0	£31	£0	£32.00	£0	£33.70	£0	£33.70	£0	£33.70	£0	£34.00	£0	£35.00	£0	£36.00	£0	£37.00	£0	
Total floor area / rent	30,000		£900,000		£930,000		£960,000		£1,011,000		£1,011,000		£1,011,000		£1,020,000		£1,050,000		£1,080,000		£1,110,000	
Rent free/voids (years)		-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	
Yield	6.90%	6.90%		6.90%		6.90%		7.15%		6.90%		6.65%		6.90%		6.90%		6.90%		6.90%		
Capitalised rent			£13,043,478		£13,478,261		£13,913,043		£14,139,860		£14,652,174		£15,203,008		£14,782,609		£15,217,391		£15,652,174		£16,086,957	
GROSS DEVELOPMENT VALUE																						
Purchaser's costs	5.80%		£756,522		£781,739		£806,957		£820,112		£849,826		£881,774		£857,391		£882,609		£907,826		£933,043	
			£12,286,957		£12,696,522		£13,106,087		£13,319,748		£13,802,348		£14,321,233		£13,925,217		£14,334,783		£14,744,348		£15,153,913	
DEVELOPMENT COSTS																						
Land costs			£1,963,518		£1,963,518		£1,963,518		£1,963,518		£1,963,518		£1,963,518		£1,963,518		£1,963,518		£1,963,518		£1,963,518	
Stamp duty and acquisition costs			-£113,884		-£113,884		-£113,884		-£113,884		-£113,884		-£113,884		-£113,884		-£113,884		-£113,884		-£113,884	
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	£155 psf		£6,200,000		£6,200,000		£6,200,000		£6,200,000		£6,200,000		£6,200,000		£6,200,000		£6,200,000		£6,200,000		£6,200,000	
Area	75% grs to net	40,000																				
External works	10.00%		£620,000		£620,000		£620,000		£620,000		£620,000		£620,000		£620,000		£620,000		£620,000		£620,000	
Professional fees	10.00%		£686,500		£686,500		£686,500		£686,500		£686,500		£686,500		£686,500		£686,500		£686,500		£686,500	
Contingency	5.00%		£377,575		£377,575		£377,575		£377,575		£377,575		£377,575		£377,575		£377,575		£377,575		£377,575	
Mayoral CIL	£3.25	30,000	£97,547		£97,547		£97,547		£97,547		£97,547		£97,547		£97,547		£97,547		£97,547		£97,547	
Residual S106	£5 psf		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000		£150,000	
CIL	£s psf	30,000	-£20	£613,495	-£10	£300,161	£0	£14,548	£6	£168,849	£15	£453,545	£31	£942,420	£21	£640,605	£32	£947,175	£42	£1,261,147	£52	£1,574,801
Disposal Costs																						
Letting Agent's fee (% of rent)	15.00%		£135,000		£139,500		£144,000		£151,650		£151,650		£151,650		£153,000		£157,500		£162,000		£166,500	
Agent's fees (on capital value)	1.00%		£130,435		£134,783		£139,130		£141,399		£146,522		£152,030		£147,826		£152,174		£156,522		£160,870	
Legal fees (% of capital value)	0.50%		£65,217		£65,217		£65,217		£65,217		£65,217		£65,217		£65,217		£65,217		£65,217		£65,217	
Finance																						
Loan arrangement fee	1.00%		£75,631		£78,765		£81,912		£83,455		£86,302		£91,190		£88,172		£91,238		£94,378		£97,514	
Interest rate	7.00%																					
Interest	18 months		£414,423		£431,338		£448,325		£456,946		£569,267		£498,117		£482,122		£498,681		£515,629		£532,561	
Profit on cost			£2,053,489		£2,120,824		£2,186,699		£2,225,976		£2,303,589		£2,394,352		£2,322,019		£2,396,541		£2,463,199		£2,530,194	
Profit on cost (%)			20.07%		20.05%		20.03%		20.07%		20.03%		20.08%		20.01%		20.07%		20.06%		20.04%	
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	

CURRENT USE VALUE
Commercial Development

Use class:	HOTEL
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	9,000					
Rent per sq ft		£9 psf		£14 psf		£17 psf	
Rental income per annum		£81,000		£126,000		£153,000	
Rent free/voids (years)		2.5	0.8493	2.5	0.8493	2.5	0.8493
Total revenue, capitalised (including all costs)		6.75%		6.75%		6.75%	
Refurbishment costs	£30 psf	£270,000		£270,000		£270,000	
Fees	7%	£18,900		£18,900		£18,900	
Capitalised rent, net of refurb and fees		£730,305		£1,296,530		£1,636,265	
Purchaser's costs	5.80%						
Current use value		£730,305		£1,296,530		£1,636,265	
CUV including Landowner premium		20%	£876,366	20.00%	£1,555,836	20.00%	£1,963,518

DEVELOPMENT APPRAISAL

Commercial Development

Use class: **STUDENT HSG**

UEL new halls: £125.40 per week,
39 week tenancy

DEVELOPMENT VALUE		Term rent	£125 per week	
		Vacation rent	£175 per week	
Rental Income				
Annual rent per unit - term time (95% occupancy)	39 weeks	95% occupancy	59,565	2,323,035
Annual rent per unit - summer (50% occupancy)	13 weeks	50% occupancy	43,750	568,750
Operating costs	500 units		£2100 per unit	(1,050,000)
Net annual rents				1,841,785
Total revenue, capitalised (including all costs)			6.25%	29,468,560
GROSS DEVELOPMENT VALUE				29,468,560

DEVELOPMENT COSTS				
Development Costs				
Demolition costs	£5 psf	49,875 sqt		249,375
Building costs	£139.00 psf			19,807,500
Area per unit (incl common areas)	285 sqft pu	142,500		
External works			10.00%	1,980,750
Professional fees			10.00%	2,203,763
Contingency			5.00%	990,375
Mayoral CIL			£35 psf	4,987,500
Residual S106			£5 psf	712,500
Disposal Costs				
Letting Agent's fee (% of rent)			0.00%	-
Agent's fees (on capital value)			1.00%	294,686
Legal fees (% of capital value)			0.75%	221,014
Interest on Finance				
Total development duration	24 months			
Loan arrangement fee			1.00%	309,318
Interest on Construction Costs	24 months		6.50%	2,010,565
Profit				
Developer's profit on total revenue			20.00%	5,893,712
TOTAL DEVELOPMENT COSTS				39,661,056

LAND VALUE				
Land surplus				(10,192,496)
Stamp duty			4.00%	407,700
Agent's fees			1.25%	127,406
Legal fees			0.50%	50,962
Interest on land finance	24 months		6.50%	1,248,836
RESIDUAL LAND VALUE				(8,357,592)

Existing use value				
Existing space as % of new	35%	49,875		
Rent per sq ft		£12.00 psf		
Rental income per annum		598,500		
Rent free/voids (years)		2.5	0.8444	
Total revenue, capitalised (including all costs)			7.00%	7,219,493
Refurbishment costs		£25 psf	1,246,875	
Fees		7%	87,281	
Purchaser's costs		5.80%		341,350
Existing use value				5,543,987
EUV including Landowner premium		20%		6,652,784
Residual Land Value less EUV plus premium				(15,010,376)
Per sqm (net additional floorspace)				(1,744)

DEVELOPMENT APPRAISAL

Commercial Development

Use class: **STUDENT HSG**

Based on estim
of likely Unite re
for Stratford sct

DEVELOPMENT VALUE		Term rent	£188 per week	
		Vacation rent	£197 per week	
Rental Income				
Annual rent per unit - term time (95% occupancy)	51 weeks	95% occupancy	89,300	4,554,300
Annual rent per unit - summer (50% occupancy)	weeks	50% occupancy	49,250	-
Operating costs	500 units		£2100 per unit	(1,050,000)
Net annual rents				3,504,300
Total revenue, capitalised (including all costs)			6.25%	56,068,800
GROSS DEVELOPMENT VALUE				56,068,800

DEVELOPMENT COSTS				
Development Costs				
Demolition costs	£5 psf	49,875 sqt		249,375
Building costs	£139.00 psf			19,807,500
Area per unit (incl common areas)	285 sqft pu	142,500		
External works			10.00%	1,980,750
Professional fees			10.00%	2,203,763
Contingency			5.00%	990,375
Mayoral CIL			£35 psf	4,987,500
Residual S106			£5 psf	712,500
Disposal Costs				
Letting Agent's fee (% of rent)			0.00%	-
Agent's fees (on capital value)			1.00%	560,688
Legal fees (% of capital value)			0.75%	420,516
Interest on Finance				
Total development duration	24 months			
Loan arrangement fee			1.00%	309,318
Interest on Construction Costs	24 months		6.50%	2,010,565
Profit				
Developer's profit on total revenue			20.00%	11,213,760
TOTAL DEVELOPMENT COSTS				45,446,609

LAND VALUE				
Land surplus				10,622,191
Stamp duty			4.00%	(424,888)
Agent's fees			1.25%	(132,777)
Legal fees			0.50%	(53,111)
Interest on land finance	24 months		6.50%	(1,301,484)
RESIDUAL LAND VALUE				8,709,931

Existing use value				
Existing space as % of new	35%	49,875		
Rent per sq ft		£12.00 psf		
Rental income per annum		598,500		
Rent free/voids (years)		2.5	0.8444	
Total revenue, capitalised (including all costs)			7.00%	7,219,493
Refurbishment costs		£30 psf	1,496,250	
Fees		7%	104,738	
Purchaser's costs		5.80%		325,873
Existing use value				5,292,632
EUV including Landowner premium		20%		6,351,158
Residual Land Value less EUV plus premium				2,358,773
Per sqm (net additional floorspace)				178

Appendix 3 – Residential appraisals

LOCAL PLAN AND CIL VIABILITY MODEL

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

Local Authority	London Legacy Development Corporation
Area(s)	
Author	SDF
Date	21 March 2013
Reference	Base Case - 35% AH (70:30)

Values:

Sales values	A
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4,144 psm

Affordable housing percentage	35%
of which social rented	70%
of which intermediate	30%

Code for Sustainable Homes

Cost allowance - all tenures (% of base costs)	6%
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Level

4

Grant available	<input type="checkbox"/> check box
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CIL rate	4
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CIL rates	Rate per sqm
1	£0
2	£20
3	£40
4	£60
5	£80
6	£100
7	£120
8	£140
9	£160
10	£180
11	£200
12	£220
13	£240
14	£260
15	£280
16	£300

Typology description	Residual Land Values	Total units	Total floor area	Private floor area	Ave unit size	CIL as % of dev costs
site type 1	£139,967	3	210	137	46	1.5%
site type 2	-£67,679	10	640	416	42	1.5%
site type 3	-£509,596	65	3,848	2,501	38	1.5%
site type 4	-£3,813,328	120	7,786	5,061	42	1.5%
site type 5	-£7,932,772	400	27,440	17,836	45	1.5%
site type 6	-£11,190,595	640	39,603	25,742	40	1.5%
site type 7	£23,730,008	1100	83,600	54,340	49	1.5%
site type 8	£19,854,540	1200	82,632	53,711	45	1.5%
site type 9	#DIV/0!	0	-	-	#DIV/0!	1.5%

802

Benchmark Land Values

BLV no	Description	£s per ha
BLV1	Offices (higher)	£14,279,453
BLV2	Offices (lower)	£9,152,567
BLV3	Warehousing	£4,818,389
BLV4	Comnty uses	£2,990,000

Growth	
Value growth	0.00%
Cost growth	0.00%

LOCAL PLAN AND CIL VIABILITY MODEL

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SITE TYPOLOGIES

Total number of units identified from Site Details

Typology descriptions and total units	
Description	No of units
site type 1	3
site type 2	10
site type 3	65
site type 4	120
site type 5	400
site type 6	640
site type 7	1,100
site type 8	1,200
Total number of units identified	3,538

UNIT MIX enter for each typology identified

Flats (percent of units)				Houses (percent of units)			Totals
1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house	
	100.00%						100%
30.00%	70.00%						100%
58.00%	37.00%	5.00%					100%
40.00%	42.00%	18.00%					100%
25.00%	55.00%	10.00%	10%				100%
53.00%	32.00%	13.00%	2%				100%
23.00%	34.00%	25.00%	8%			10%	100%
40.00%	20.00%	36.00%	3%			1%	100%
							0%

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	86.0 sqm	90.0 sqm		96.0 sqm	120.0 sqm
Affordable	50.0 sqm	70.0 sqm	86.0 sqm	90.0 sqm		96.0 sqm	120.0 sqm

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SALES AND AFFORDABLE HOUSING VALUES

VALUE BANDS for private sales

Average value £s per sq m	£ per sq metre
1	£4,144
2	£4,306
3	£4,575
4	£4,629
5	£4,844
6	
7	
8	
9	

GROUND RENTS from flats (£s per annum)

	Private	Affordable
One bed	£250	£0
Two beds	£250	£0
Three beds	£250	£0
Four beds	£250	£0
Capitalisation rate		6.00%

Investment value

	Private	Affordable
One bed	£4,167	£0
Two beds	£4,167	£0
Three beds	£4,167	£0
Four beds	£4,167	£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			£0			£0
Two bed flats			£0			£0
Three bed flats			£0			£0
Four bed flats			£0			£0
Two bed house			£0			£0
Three bed house			£0			£0
Four bed house			£0			£0

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	£4,993	6.00%	£83,212	£0	£83,212	£207,207	25%	£51,802	2.75%	£4,274	5.25%	£81,403
Two bed flats	£6,105	6.00%	£101,746	£0	£101,746	£290,090	25%	£72,522	2.75%	£5,983	5.25%	£113,964
Three bed flats	£7,062	6.00%	£117,708	£0	£117,708	£356,396	25%	£89,099	2.75%	£7,351	5.25%	£140,013
Four bed flats	£7,557	6.00%	£125,953	£0	£125,953	£372,973	25%	£93,243	2.75%	£7,693	5.25%	£146,525
Two bed house		6.00%	£0	£0	£0	£0	25%	£0	2.75%	£0	5.25%	£0
Three bed house	£7,439	6.00%	£123,988	£0	£123,988	£397,837	25%	£99,459	2.75%	£8,205	5.25%	£156,293
Four bed house	£7,831	6.00%	£130,511	£0	£130,511	£497,297	25%	£124,324	2.75%	£10,257	5.25%	£195,367

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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	TIMINGS for cash flow			PLANNING OBLIGATIONS / CIL				Fees		
					Build start	Build period	Sales period	S106 payments	CIL Charges					
					Quarters	Quarters	Quarters	Es per unit all tenures	Quarter paid	Es p sq m private sales only	Instal-ment 1 - Qtr paid	Instal-ment 2 - Qtr paid	Instal-ment 3 - Qtr paid	% of build cost
site type 1	£1,100		£165.0	85.0%	2	4	1	£1,000	1	£60	1	3	6	10%
site type 2	£1,439		£215.9	75.0%	2	4	1	£1,000	1	£60	1	3	6	10%
site type 3	£1,439		£215.9	75.0%	2	6	5	£1,000	1	£60	1	4	8	10%
site type 4	£1,619		£242.9	75.0%	2	8	8	£1,000	1	£60	1	6	12	10%
site type 5	£1,439		£215.9	75.0%	2	10	14	£1,000	1	£60	1	6	12	12%
site type 6	£1,439		£215.9	75.0%	2	12	16	£1,000	1	£60	1	7	14	12%
site type 7	£1,100	£959	£154	85.0%	2	24	37	£6,000	1	£60	1	13	26	12%
site type 8	£1,100	£959	£154	85.0%	2	25	40	£6,000	1	£60	1	14	27	10%
0														

OTHER COSTS

Developer return % GDV	Private	20.00%	From test variables
	Affordable	6.00%	
Code for Sustainable Homes	All tenures	6%	
Contingency		5%	
Marketing costs % of sales values		2.00%	
Legal Fees % of GDV		0.50%	
Site acquisition costs % land value		5.80%	
Development Finance		7.00%	

INFLATION

Inflation	Sales	Build
Year 1		0.0%
Year 2		0.0%
Year 3		0.0%
Year 4		0.0%
Year 5		0.0%
Year 6		0.0%
Year 7		0.0%
Year 8		0.0%
Year 9		
Year 10		
Year 11		
Year 12		
Year 13		
Year 14		
Year 15		
Year 16		
Year 17		
Year 18		
Year 19		
Year 20		
Year 21		
Year 22		
Year 23		

LOCAL PLAN AND CIL VIABILITY MODEL

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DEVELOPMENT PERIOD CASHFLOW

dev hectareage	
dev acreage	

		Revenue per Qtr	
Revenue			
site type 1	£ 565,675	£	565,675
Investment value of ground rents	£ 8,125	£	8,125
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	2.00%		
Legal fees	0.50%		
	Sub Total		
Speculative NDV			
Affordable Housing Revenue		Revenue per Qtr	
No fees on sale			
site type 1	£ 127,388	£	31,847
NDV	Total		
Standard Costs		Cost per Qtr	
site type 1	£ 328,835	£	82,209
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 565,675	0	0	0	0	0	565,675	0	0	0	0	0	0	0	0	0
£ 8,125	0	0	0	0	0	8,125	0	0	0	0	0	0	0	0	0
£573,800	0	0	0	0	0	573,800	0	0	0	0	0	0	0	0	0
£ 11,476	0	0	0	0	0	11,476	0	0	0	0	0	0	0	0	0
£ 2,869	0	0	0	0	0	2,869	0	0	0	0	0	0	0	0	0
£14,345	0	0	0	0	0	14,345	0	0	0	0	0	0	0	0	0
£ 559,455	0	0	0	0	0	559,455	0	0	0	0	0	0	0	0	0
£ -															
£ 127,388	0	31,847	31,847	31,847	31,847	0	0	0	0	0	0	0	0	0	0
£ -															
£ 686,844	0	31,847	31,847	31,847	31,847	559,455	0	0	0	0	0	0	0	0	0
£ 328,835	0	82,209	82,209	82,209	82,209	0	0	0	0	0	0	0	0	0	0
£ 16,442	0	4,110	4,110	4,110	4,110	0	0	0	0	0	0	0	0	0	0
£ 345,277	0	86,319	86,319	86,319	86,319	0	0	0	0	0	0	0	0	0	0
£ 34,528	0	8,632	8,632	8,632	8,632	0	0	0	0	0	0	0	0	0	0
£ 34,528	0	8,632	8,632	8,632	8,632	0	0	0	0	0	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL Payment 1	£	2,730
	Payment 2	£	2,730
	Payment 3	£	2,730
	Sub Total		
	Section 106 Costs site type 1	£	3,000
	Sub Total		
	Total Abnormal Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV % of GDV		20.00%
	% of GDV affordable		6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 2,730	2,730	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 2,730	0	0	2,730	0	0	0	0	0	0	0	0	0	0	0	0
£ 2,730	0	0	0	0	0	2,730	0	0	0	0	0	0	0	0	0
£ 8,190	2,730	0	2,730	0	0	2,730	0	0	0	0	0	0	0	0	0
£ 3,000	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 3,000	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 11,190	5,730	0	2,730	0	0	2,730	0	0	0	0	0	0	0	0	0
£ 390,995	5,730	94,951	97,681	94,951	94,951	2,730	0	0	0	0	0	0	0	0	0
£ -															
£ 111,891	0	0	0	0	0	111,891	0	0	0	0	0	0	0	0	0
£ 7,643	0	1,911	1,911	1,911	1,911	0	0	0	0	0	0	0	0	0	0
£ 176,314	-5,730	-65,015	-67,745	-65,015	-65,015	444,834	0	0	0	0	0	0	0	0	0
	-5,730	-70,839	-139,742	-207,042	-275,444	164,886	0	0	0	0	0	0	0	0	0
£ 11,429	-84	-1,159	-2,286	-3,386	-4,505	0	0	0	0	0	0	0	0	0	0
£ 164,886	-5,824	-66,173	-70,030	-68,401	-69,520	444,834	0	0	0	0	0	0	0	0	0

£ 148,585

£ 148,585

£ 8,618

£ 139,967

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DEVELOPMENT PERIOD CASHFLOW

dev hectareage	
dev acreage	

		Revenue per Qtr	
Revenue			
site type 1	£ 565,675	£	565,675
Investment value of ground rents	£ 8,125	£	8,125
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	2.00%		
Legal fees	0.50%		
	Sub Total		
Speculative NDV			
Affordable Housing Revenue		Revenue per Qtr	
No fees on sale			
site type 1	£ 127,388	£	31,847
NDV	Total		
Standard Costs		Cost per Qtr	
site type 1	£ 328,835	£	82,209
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 565,675	0	0	0	0	0
£ 8,125	0	0	0	0	0
£573,800	0	0	0	0	0
£ 11,476	0	0	0	0	0
£ 2,869	0	0	0	0	0
-£14,345	0	0	0	0	0
£ 559,455	0	0	0	0	0
£ -					
£ 127,388	0	0	0	0	0
£ -					
£ 686,844	0	0	0	0	0
£ 328,835	0	0	0	0	0
£ 16,442	0	0	0	0	0
£ 345,277	0	0	0	0	0
£ 34,528	0	0	0	0	0
£ 34,528	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL Payment 1	£	2,730
	Payment 2	£	2,730
	Payment 3	£	2,730
	Sub Total		
	Section 106 Costs site type 1	£	3,000
	Sub Total		
Total Abnormal Costs		Sub Total	
Total Costs			
Developer's profit on GDV	% of GDV		20.00%
	% of GDV affordable		6%
Residual Sum before interest			
Cumulative residual balance for interest calculation			
Interest			7.00%
Residual Sum for quarter after interest			

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	2,730	0	0	0	0
£	2,730	0	0	0	0
£	2,730	0	0	0	0
£	8,190	0	0	0	0
£	3,000	0	0	0	0
£	3,000	0	0	0	0
£	11,190	0	0	0	0
£	390,995	0	0	0	0
£	-				
£	111,891	0	0	0	0
£	7,643	0	0	0	0
£	176,314	0	0	0	0
	0	0	0	0	0
-£	11,429	0	0	0	0
£	164,886	0	0	0	0

£ 148,585

£	148,585
£	8,618
£	139,967

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DEVELOPMENT PERIOD CASHFLOW

dev hectareage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
site type 2	£ 1,723,962	£	1,723,962
Investment value of ground rents	£ 27,083	£	27,083
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	2.00%		
Legal fees	0.50%		
	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
site type 2	£ 388,232	£	97,058
NDV	Total		
Standard Costs			
site type 2	£ 1,485,815	£	371,454
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 1,723,962	0	0	0	0	0	1,723,962	0	0	0	0	0	0	0	0	0
£ 27,083	0	0	0	0	0	27,083	0	0	0	0	0	0	0	0	0
£1,751,046	0	0	0	0	0	1,751,046	0	0	0	0	0	0	0	0	0
£ 35,021	0	0	0	0	0	35,021	0	0	0	0	0	0	0	0	0
£ 8,755	0	0	0	0	0	8,755	0	0	0	0	0	0	0	0	0
-£43,776	0	0	0	0	0	43,776	0	0	0	0	0	0	0	0	0
£ 1,707,269	0	0	0	0	0	1,707,269	0	0	0	0	0	0	0	0	0
£ -															
£ 388,232	0	97,058	97,058	97,058	97,058	0	0	0	0	0	0	0	0	0	0
£ -															
£ 2,095,501	0	97,058	97,058	97,058	97,058	1,707,269	0	0	0	0	0	0	0	0	0
£ 1,485,815	0	371,454	371,454	371,454	371,454	0	0	0	0	0	0	0	0	0	0
£ 74,291	0	18,573	18,573	18,573	18,573	0	0	0	0	0	0	0	0	0	0
£ 1,560,106	0	390,027	390,027	390,027	390,027	0	0	0	0	0	0	0	0	0	0
£ 156,011	0	39,003	39,003	39,003	39,003	0	0	0	0	0	0	0	0	0	0
£ 156,011	0	39,003	39,003	39,003	39,003	0	0	0	0	0	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL Payment 1	£	8,320
	Payment 2	£	8,320
	Payment 3	£	8,320
	Sub Total		
	Section 106 Costs site type 2	£	10,000
	Sub Total		
	Total Abnormal Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV % of GDV		20.00%
	% of GDV affordable		6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 8,320	8,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 8,320	0	0	8,320	0	0	0	0	0	0	0	0	0	0	0	0
£ 8,320	0	0	0	0	0	8,320	0	0	0	0	0	0	0	0	0
£ 24,960	8,320	0	8,320	0	0	8,320	0	0	0	0	0	0	0	0	0
£ 10,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 10,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 34,960	18,320	0	8,320	0	0	8,320	0	0	0	0	0	0	0	0	0
£ 1,751,077	18,320	429,029	437,349	429,029	429,029	8,320	0	0	0	0	0	0	0	0	0
£ -															
£ 341,454	0	0	0	0	0	341,454	0	0	0	0	0	0	0	0	0
£ 23,294	0	5,823	5,823	5,823	5,823	0	0	0	0	0	0	0	0	0	0
-£ 20,324	-18,320	-337,795	-346,115	-337,795	-337,795	1,357,496	0	0	0	0	0	0	0	0	0
	-18,320	-356,414	-708,358	-1,057,739	-1,412,833	-78,444	0	0	0	0	0	0	0	0	0
-£ 59,404	-300	-5,829	-11,585	-17,299	-23,107	-1,283	0	0	0	0	0	0	0	0	0
-£ 79,727	-18,620	-343,624	-357,700	-355,094	-360,902	1,356,213	0	0	0	0	0	0	0	0	0

-£ 71,846

-£ 71,846

-£ 4,167

-£ 67,679

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	London Legacy Development Corporation
Area(s)	0
Author	SDF
Date	21 March 2013
Reference	Base Case - 35% AH (70.30)

DEVELOPMENT PERIOD CASHFLOW

dev hectareage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
site type 2	£ 1,723,962	£	1,723,962
Investment value of ground rents	£ 27,083	£	27,083
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	2.00%		
Legal fees	0.50%		
	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
site type 2	£ 388,232	£	388,232
NDV	Total		
Standard Costs			
site type 2	£ 1,485,815	£	1,485,815
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 1,723,962	0	0	0	0	0
£ 27,083	0	0	0	0	0
£1,751,046	0	0	0	0	0
£ 35,021	0	0	0	0	0
£ 8,755	0	0	0	0	0
-£43,776	0	0	0	0	0
£ 1,707,269	0	0	0	0	0
£ -					
£ 388,232	0	0	0	0	0
£ -					
£ 2,095,501	0	0	0	0	0
£ 1,485,815	0	0	0	0	0
£ 74,291	0	0	0	0	0
£ 1,560,106	0	0	0	0	0
£ 156,011	0	0	0	0	0
£ 156,011	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL Payment 1	£	8,320
	Payment 2	£	8,320
	Payment 3	£	8,320
			Sub Total
	Section 106 Costs site type 2	£	10,000
			Sub Total
	Total Abnormal Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	8,320	0	0	0	0
£	8,320	0	0	0	0
£	8,320	0	0	0	0
£	24,960	0	0	0	0
£	10,000	0	0	0	0
£	10,000	0	0	0	0
£	34,960	0	0	0	0
£	1,751,077	0	0	0	0
£	-				
£	341,454	0	0	0	0
£	23,294	0	0	0	0
-£	20,324	0	0	0	0
	0	0	0	0	0
-£	59,404	0	0	0	0
-£	79,727	0	0	0	0

-£ 71,846

-£	71,846
-£	4,167
-£	67,679

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	London Legacy Development Corporation
Area(s)	0
Author	SDF
Date	21 March 2013
Reference	Base Case - 35% AH (70.30)

DEVELOPMENT PERIOD CASHFLOW

dev hectareage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
site type 3	£ 10,365,323	£	2,073,065
Investment value of ground rents	£ 171,979	£	34,396
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	2.00%		
Legal fees	0.50%		
	Sub Total		
Speculative NDV			
Affordable Housing Revenue		Revenue per Qtr	
No fees on sale			
site type 3	£ 2,334,242	£	389,040
NDV	Total		
Standard Costs		Cost per Qtr	
site type 3	£ 8,933,465	£	1,488,911
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 10,365,323	0	0	0	0	0	2,073,065	2,073,065	2,073,065	2,073,065	2,073,065	0	0	0	0	0
£ 171,979	0	0	0	0	0	34,396	34,396	34,396	34,396	34,396	0	0	0	0	0
£10,537,302	0	0	0	0	0	2,107,460	2,107,460	2,107,460	2,107,460	2,107,460	0	0	0	0	0
£ 210,746	0	0	0	0	0	42,149	42,149	42,149	42,149	42,149	0	0	0	0	0
£ 52,687	0	0	0	0	0	10,537	10,537	10,537	10,537	10,537	0	0	0	0	0
-£263,433	0	0	0	0	0	52,687	52,687	52,687	52,687	52,687	0	0	0	0	0
£ 10,273,870	0	0	0	0	0	2,054,774	2,054,774	2,054,774	2,054,774	2,054,774	0	0	0	0	0
£ -															
£ 2,334,242	0	389,040	389,040	389,040	389,040	389,040	389,040	0	0	0	0	0	0	0	0
£ -															
£ 12,608,112	0	389,040	389,040	389,040	389,040	2,443,814	2,443,814	2,054,774	2,054,774	2,054,774	0	0	0	0	0
£ 8,933,465	0	1,488,911	1,488,911	1,488,911	1,488,911	1,488,911	1,488,911	0	0	0	0	0	0	0	0
£ 446,673	0	74,446	74,446	74,446	74,446	74,446	74,446	0	0	0	0	0	0	0	0
£ 9,380,139	0	1,563,356	1,563,356	1,563,356	1,563,356	1,563,356	1,563,356	0	0	0	0	0	0	0	0
£ 938,014	0	156,336	156,336	156,336	156,336	156,336	156,336	0	0	0	0	0	0	0	0
£ 938,014	0	156,336	156,336	156,336	156,336	156,336	156,336	0	0	0	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL site type 3	£	50,024
		£	50,024
		£	50,024
	Sub Total		
	Section 106 Costs site type 3	£	65,000
	Sub Total		
Total Abnormal Costs	Sub Total		
Total Costs			
Developer's profit on GDV	% of GDV		20.00%
	% of GDV affordable		6%
Residual Sum before interest			
Cumulative residual balance for interest calculation			
Interest			7.00%
Residual Sum for quarter after interest			

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 50,024	50,024	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 50,024	0	0	0	50,024	0	0	0	0	0	0	0	0	0	0	0
£ 50,024	0	0	0	0	0	0	0	50,024	0	0	0	0	0	0	0
£ 150,072	50,024	0	0	50,024	0	0	0	50,024	0	0	0	0	0	0	0
£ 65,000	65,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 65,000	65,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 215,072	115,024	0	0	50,024	0	0	0	50,024	0	0	0	0	0	0	0
£ 10,533,225	115,024	1,719,692	1,719,692	1,769,716	1,719,692	1,719,692	1,719,692	50,024	0	0	0	0	0	0	0
£ -															
£ 2,054,774	0	0	0	0	0	410,955	410,955	410,955	410,955	410,955	0	0	0	0	0
£ 140,055	0	23,342	23,342	23,342	23,342	23,342	23,342	0	0	0	0	0	0	0	0
-£ 119,941	-115,024	-1,353,994	-1,353,994	-1,404,018	-1,353,994	289,825	289,825	1,593,795	1,643,819	1,643,819	0	0	0	0	0
	-115,024	-1,470,899	-2,848,950	-4,299,564	-5,723,878	-5,527,668	-5,326,248	-3,821,597	-2,240,281	-633,102	0	0	0	0	0
-£ 523,515	-1,881	-24,057	-46,595	-70,320	-93,615	-90,406	-87,144	-62,503	-36,640	-10,354	0	0	0	0	0
-£ 643,467	-116,905	-1,378,051	-1,400,589	-1,474,338	-1,447,609	199,419	202,681	1,531,292	1,607,179	1,633,465	0	0	0	0	0

-£ 540,972

-£ 540,972

-£ 31,376

-£ 509,596

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	London Legacy Development Corporation
Area(s)	0
Author	SDF
Date	21 March 2013
Reference	Base Case - 35% AH (70.30)

DEVELOPMENT PERIOD CASHFLOW

dev hectareage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
site type 3	£ 10,365,323	£	2,073,065
Investment value of ground rents	£ 171,979	£	34,396
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	2.00%		
Legal fees	0.50%		
	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
site type 3	£ 2,334,242	£	389,040
NDV	Total		
Standard Costs			
site type 3	£ 8,933,465	£	1,488,911
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 10,365,323	0	0	0	0	0
£ 171,979	0	0	0	0	0
£10,537,302	0	0	0	0	0
£ 210,746	0	0	0	0	0
£ 52,687	0	0	0	0	0
-£263,433	0	0	0	0	0
£ 10,273,870	0	0	0	0	0
£ -					
£ 2,334,242	0	0	0	0	0
£ -					
£ 12,608,112	0	0	0	0	0
£ 8,933,465	0	0	0	0	0
£ 446,673	0	0	0	0	0
£ 9,380,139	0	0	0	0	0
£ 938,014	0	0	0	0	0
£ 938,014	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL site type 3	£	50,024
		£	50,024
		£	50,024
		Sub Total	
	Section 106 Costs site type 3	£	65,000
		Sub Total	
	Total Abnormal Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	50,024	0	0	0	0
£	50,024	0	0	0	0
£	50,024	0	0	0	0
£	150,072	0	0	0	0
£	65,000	0	0	0	0
£	65,000	0	0	0	0
£	215,072	0	0	0	0
£	10,533,225	0	0	0	0
£	-				
£	2,054,774	0	0	0	0
£	140,055	0	0	0	0
-£	119,941	0	0	0	0
	0	0	0	0	0
-£	523,515	0	0	0	0
-£	643,467	0	0	0	0

-£ 540,972

-£	540,972
-£	31,376
-£	509,596

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	London Legacy Development Corporation
Area(s)	0
Author	SDF
Date	21 March 2013
Reference	Base Case - 35% AH (70.30)

DEVELOPMENT PERIOD CASHFLOW

dev hectareage	0.000
dev acreage	0.000

Revenue				
site type 4	£ 20,972,001	£	2,621,500	
Investment value of ground rents	£ 298,000	£	37,250	
GDV before costs of sale	Sub Total			
Costs of Sale				
Marketing costs	2.00%			
Legal fees	0.50%			
	Sub Total			
Speculative NDV				
Affordable Housing Revenue				
No fees on sale				
site type 4	£ 4,722,837	£	590,355	
NDV	Total			
Standard Costs				
site type 4	£ 20,335,883	£	2,541,985	
Contingency				
	Sub Total			
Other Costs				
Professional fees	10.00%			
	Sub Total			

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3
£ 20,972,001	0	0	0	0	0	0	0	2,621,500	2,621,500	2,621,500	2,621,500	2,621,500	2,621,500	2,621,500	2,621,500
£ 298,000	0	0	0	0	0	0	0	37,250	37,250	37,250	37,250	37,250	37,250	37,250	37,250
£21,270,001	0	0	0	0	0	0	0	2,658,750	2,658,750	2,658,750	2,658,750	2,658,750	2,658,750	2,658,750	2,658,750
£ 425,400	0	0	0	0	0	0	0	53,175	53,175	53,175	53,175	53,175	53,175	53,175	53,175
£ 106,350	0	0	0	0	0	0	0	13,294	13,294	13,294	13,294	13,294	13,294	13,294	13,294
-£531,750	0	0	0	0	0	0	0	66,469	66,469	66,469	66,469	66,469	66,469	66,469	66,469
£ 20,738,251	0	0	0	0	0	0	0	2,592,281	2,592,281	2,592,281	2,592,281	2,592,281	2,592,281	2,592,281	2,592,281
£ -															
£ 4,722,837	0	590,355	590,355	590,355	590,355	590,355	590,355	590,355	590,355	0	0	0	0	0	0
£ -															
£ 25,461,087	0	590,355	590,355	590,355	590,355	590,355	590,355	3,182,636	3,182,636	2,592,281	2,592,281	2,592,281	2,592,281	2,592,281	2,592,281
£ 20,335,883	0	2,541,985	2,541,985	2,541,985	2,541,985	2,541,985	2,541,985	2,541,985	2,541,985	0	0	0	0	0	0
£ 1,016,794	0	127,099	127,099	127,099	127,099	127,099	127,099	127,099	127,099	0	0	0	0	0	0
£ 21,352,678	0	2,669,085	2,669,085	2,669,085	2,669,085	2,669,085	2,669,085	2,669,085	2,669,085	0	0	0	0	0	0
£ 2,135,268	0	266,908	266,908	266,908	266,908	266,908	266,908	266,908	266,908	0	0	0	0	0	0
£ 2,135,268	0	266,908	266,908	266,908	266,908	266,908	266,908	266,908	266,908	0	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL site type 4	£	101,213
		£	101,213
		£	101,213
	Sub Total		
	Section 106 Costs site type 4	£	120,000
	Sub Total		
	Total Abnormal Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV % of GDV		20.00%
	% of GDV affordable		6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 101,213	101,213	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 101,213	0	0	0	0	0	101,213	0	0	0	0	0	0	0	0	0
£ 101,213	0	0	0	0	0	0	0	0	0	0	0	101,213	0	0	0
£ 303,638	101,213	0	0	0	0	101,213	0	0	0	0	0	101,213	0	0	0
£ 120,000	120,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 120,000	120,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 423,638	221,213	0	0	0	0	101,213	0	0	0	0	0	101,213	0	0	0
£ 23,911,584	221,213	2,935,993	2,935,993	2,935,993	2,935,993	3,037,206	2,935,993	2,935,993	2,935,993	0	0	101,213	0	0	0
£ -															
£ 4,147,650	0	0	0	0	0	0	0	518,456	518,456	518,456	518,456	518,456	518,456	518,456	518,456
£ 283,370	0	35,421	35,421	35,421	35,421	35,421	35,421	35,421	35,421	0	0	0	0	0	0
£ 2,881,517	-221,213	-2,381,060	-2,381,060	-2,381,060	-2,381,060	-2,482,273	-2,381,060	-307,235	-307,235	2,073,825	2,073,825	1,972,612	2,073,825	2,073,825	2,073,825
	-221,213	-2,605,891	-5,029,570	-7,492,889	-9,996,497	-12,642,263	-15,230,089	-15,786,414	-16,351,838	-14,545,450	-12,709,517	-10,944,771	-9,049,949	-7,124,137	-5,166,829
£ 2,369,816	-3,618	-42,620	-82,259	-122,547	-163,494	-206,766	-249,090	-258,189	-267,437	-237,893	-207,866	-179,003	-148,013	-116,516	-84,504
£ 5,251,333	-224,831	-2,423,680	-2,463,319	-2,503,607	-2,544,554	-2,689,039	-2,630,150	-565,424	-574,671	1,835,932	1,865,959	1,793,609	1,925,812	1,957,309	1,989,321

-£ 4,048,119

-£ 4,048,119
-£ 234,791
-£ 3,813,328

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	London Legacy Development Corporation
Area(s)	0
Author	SDF
Date	21 March 2013
Reference	Base Case - 35% AH (70.30)

DEVELOPMENT PERIOD CASHFLOW

dev hectareage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
site type 4	£ 20,972,001	£	2,621,500
Investment value of ground rents	£ 298,000	£	37,250
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	2.00%		
Legal fees	0.50%		
	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
site type 4	£ 4,722,837	£	590,355
NDV	Total		
Standard Costs			
site type 4	£ 20,335,883	£	2,541,985
Contingency			
	Sub Total		
Other Costs			
Professional fees	10.00%		
	Sub Total		

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 20,972,001	0	0	0	0	0
£ 298,000	0	0	0	0	0
£21,270,001	0	0	0	0	0
£ 425,400	0	0	0	0	0
£ 106,350	0	0	0	0	0
-£531,750	0	0	0	0	0
£ 20,738,251	0	0	0	0	0
£ -					
£ 4,722,837	0	0	0	0	0
£ -					
£ 25,461,087	0	0	0	0	0
£ 20,335,883	0	0	0	0	0
£ 1,016,794	0	0	0	0	0
£ 21,352,678	0	0	0	0	0
£ 2,135,268	0	0	0	0	0
£ 2,135,268	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL site type 4	£	101,213
		£	101,213
		£	101,213
			Sub Total
	Section 106 Costs site type 4	£	120,000
			Sub Total
	Total Abnormal Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 101,213	0	0	0	0	0
£ 101,213	0	0	0	0	0
£ 101,213	0	0	0	0	0
£ 303,638	0	0	0	0	0
£ 120,000	0	0	0	0	0
£ 120,000	0	0	0	0	0
£ 423,638	0	0	0	0	0
£ 23,911,584	0	0	0	0	0
£ -					
£ 4,147,650	0	0	0	0	0
£ 283,370	0	0	0	0	0
-£ 2,881,517	0	0	0	0	0
	0	0	0	0	0
-£ 2,369,816	0	0	0	0	0
-£ 5,251,333	0	0	0	0	0

-£ 4,048,119

-£ 4,048,119
-£ 234,791
-£ 3,813,328

		Revenue per Qtr	
CIL			
	CIL site type 5	£	356,720
		£	356,720
		£	356,720
		Sub Total	
	Section 106 Costs site type 5	£	400,000
		Sub Total	
	Total Abnormal Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV % of GDV		20.00%
	Residual Sum before interest % of GDV affordable		6%
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 356,720	356,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 356,720	0	0	0	0	0	356,720	0	0	0	0	0	0	0	0	0
£ 356,720	0	0	0	0	0	0	0	0	0	0	0	356,720	0	0	0
£ 1,070,160	356,720	0	0	0	0	356,720	0	0	0	0	0	356,720	0	0	0
£ 400,000	400,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 400,000	400,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,470,160	756,720	0	0	0	0	356,720	0	0	0	0	0	356,720	0	0	0
£ 76,386,462	756,720	7,491,630	7,491,630	7,491,630	7,491,630	7,848,350	7,491,630	7,491,630	7,491,630	7,491,630	7,491,630	356,720	0	0	0
£ -															
£ 14,605,152	0	0	0	0	0	0	0	1,043,225	1,043,225	1,043,225	1,043,225	1,043,225	1,043,225	1,043,225	1,043,225
£ 998,726	0	99,873	99,873	99,873	99,873	99,873	99,873	99,873	99,873	99,873	99,873	0	0	0	0
-£ 2,319,153	-756,720	-5,926,960	-5,926,960	-5,926,960	-5,926,960	-6,283,680	-5,926,960	-1,754,060	-1,754,060	-1,754,060	-1,754,060	3,816,181	4,172,901	4,172,901	4,172,901
	-756,720	-6,696,056	-12,732,531	-18,867,734	-25,103,278	-31,797,526	-38,244,539	-40,624,093	-43,042,565	-45,500,592	-47,998,820	-44,967,667	-41,530,219	-38,036,551	-34,485,744
-£ 9,803,478	-12,376	-109,515	-208,242	-308,584	-410,568	-520,053	-625,495	-664,413	-703,967	-744,169	-785,027	-735,452	-679,233	-622,093	-564,019
-£ 12,122,631	-769,096	-6,036,475	-6,135,202	-6,235,544	-6,337,528	-6,803,733	-6,552,455	-2,418,472	-2,458,027	-2,496,228	-2,539,087	3,080,728	3,493,668	3,550,807	3,608,881

-£ 8,421,202

-£ 8,421,202

-£ 488,430

-£ 7,932,772

		Revenue per Qtr	
CIL			
	CIL site type 5	£	356,720
		£	356,720
		£	356,720
		Sub Total	
	Section 106 Costs site type 5	£	400,000
		Sub Total	
	Total Abnormal Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 356,720	0	0	0	0	0
£ 356,720	0	0	0	0	0
£ 356,720	0	0	0	0	0
£ 1,070,160	0	0	0	0	0
£ 400,000	0	0	0	0	0
£ 400,000	0	0	0	0	0
£ 1,470,160	0	0	0	0	0
£ 76,386,462	0	0	0	0	0
£ -					
£ 14,605,152	1,043,225	1,043,225	1,043,225	1,043,225	1,043,225
£ 998,726	0	0	0	0	0
-£ 2,319,153	4,172,901	4,172,901	4,172,901	4,172,901	4,172,901
	-30,876,862	-27,208,957	-23,481,063	-19,692,199	-15,841,367
-£ 9,803,478	-504,995	-445,006	-384,036	-322,069	-259,088
-£ 12,122,631	3,667,905	3,727,894	3,788,864	3,850,832	3,913,813

-£ 8,421,202

-£ 8,421,202
-£ 488,430
-£ 7,932,772

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	London Legacy Development Corporation
Area(s)	0
Author	SDF
Date	21 March 2013
Reference	Base Case - 35% AH (70.30)

DEVELOPMENT PERIOD CASHFLOW

dev hectareage	0.000
dev acreage	0.000

Revenue			Revenue per Qtr	
site type 6	£ 106,678,783	£	6,667,424	12
Investment value of ground rents	£ 1,613,333	£	100,833	
GDV before costs of sale	Sub Total			
Costs of Sale				
Marketing costs	2.00%			
Legal fees	0.50%			
	Sub Total			
Speculative NDV				
Affordable Housing Revenue			Revenue per Qtr	
No fees on sale			2,001,981	12
site type 6	£ 24,023,767	£		
NDV	Total			
Standard Costs			Cost per Qtr	
site type 6	£ 91,942,261	£	7,661,855	12
Contingency	4,597,113			
	Sub Total			
Other Costs				
Professional fees	12.00%			
	Sub Total			

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3
£ 106,678,783	0	0	0	0	0	0	0	6,667,424	6,667,424	6,667,424	6,667,424	6,667,424	6,667,424	6,667,424	6,667,424
£ 1,613,333	0	0	0	0	0	0	0	100,833	100,833	100,833	100,833	100,833	100,833	100,833	100,833
£108,292,117	0	0	0	0	0	0	0	6,768,257	6,768,257	6,768,257	6,768,257	6,768,257	6,768,257	6,768,257	6,768,257
£ 2,165,842	0	0	0	0	0	0	0	135,365	135,365	135,365	135,365	135,365	135,365	135,365	135,365
£ 541,461	0	0	0	0	0	0	0	33,841	33,841	33,841	33,841	33,841	33,841	33,841	33,841
£-2,707,303	0	0	0	0	0	0	0	169,206	169,206	169,206	169,206	169,206	169,206	169,206	169,206
£ 105,584,814	0	0	0	0	0	0	0	6,599,051	6,599,051	6,599,051	6,599,051	6,599,051	6,599,051	6,599,051	6,599,051
£ -															
£ 24,023,767	0	2,001,981	2,001,981	2,001,981	2,001,981	2,001,981	2,001,981	2,001,981	2,001,981	2,001,981	2,001,981	2,001,981	2,001,981	2,001,981	0
£ -															
£ 129,608,581	0	2,001,981	2,001,981	2,001,981	2,001,981	2,001,981	2,001,981	8,601,031	8,601,031	8,601,031	8,601,031	8,601,031	8,601,031	8,601,031	6,599,051
£ 91,942,261	0	7,661,855	7,661,855	7,661,855	7,661,855	7,661,855	7,661,855	7,661,855	7,661,855	7,661,855	7,661,855	7,661,855	7,661,855	7,661,855	0
£ 4,597,113	0	383,093	383,093	383,093	383,093	383,093	383,093	383,093	383,093	383,093	383,093	383,093	383,093	383,093	0
£ 96,539,374	0	8,044,948	8,044,948	8,044,948	8,044,948	8,044,948	8,044,948	8,044,948	8,044,948	8,044,948	8,044,948	8,044,948	8,044,948	8,044,948	0
£ 11,584,725	0	965,394	965,394	965,394	965,394	965,394	965,394	965,394	965,394	965,394	965,394	965,394	965,394	965,394	0
£ 11,584,725	0	965,394	965,394	965,394	965,394	965,394	965,394	965,394	965,394	965,394	965,394	965,394	965,394	965,394	0

		Revenue per Qtr	
CIL			
	CIL site type 6	£	514,842
		£	514,842
		£	514,842
	Sub Total		
	Section 106 Costs site type 6	£	640,000
	Sub Total		
Total Abnormal Costs			
	Sub Total		
Total Costs			
	Developer's profit on GDV % of GDV		20.00%
	% of GDV affordable		6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 514,842	514,842	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 514,842	0	0	0	0	0	0	514,842	0	0	0	0	0	0	0	0
£ 514,842	0	0	0	0	0	0	0	0	0	0	0	0	0	0	514,842
£ 1,544,525	514,842	0	0	0	0	0	514,842	0	0	0	0	0	0	0	514,842
£ 640,000	640,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 640,000	640,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 2,184,525	1,154,842	0	0	0	0	0	514,842	0	0	0	0	0	0	0	514,842
£ 110,308,624	1,154,842	9,010,342	9,010,342	9,010,342	9,010,342	9,010,342	9,525,183	9,010,342	9,010,342	9,010,342	9,010,342	9,010,342	9,010,342	9,010,342	514,842
£ -															
£ 21,116,963	0	0	0	0	0	0	0	1,319,810	1,319,810	1,319,810	1,319,810	1,319,810	1,319,810	1,319,810	1,319,810
£ 1,441,426	0	120,119	120,119	120,119	120,119	120,119	120,119	120,119	120,119	120,119	120,119	120,119	120,119	120,119	0
£ 3,258,432	-1,154,842	-7,128,480	-7,128,480	-7,128,480	-7,128,480	-7,128,480	-7,643,321	-1,849,239	-1,849,239	-1,849,239	-1,849,239	-1,849,239	-1,849,239	-1,849,239	4,764,399
	-1,154,842	-8,302,209	-15,566,473	-22,949,544	-30,453,367	-38,079,916	-46,346,040	-48,953,275	-51,603,152	-54,296,368	-57,033,631	-59,815,664	-62,643,196	-65,503,335	-68,407,467
£ 14,446,484	-18,888	-135,784	-254,592	-375,343	-498,069	-622,802	-757,996	-800,638	-843,977	-888,025	-932,793	-978,294	-1,024,538	-963,372	-892,786
£ 17,704,915	-1,173,729	-7,264,264	-7,383,072	-7,503,823	-7,626,549	-7,751,282	-8,401,317	-2,649,877	-2,693,216	-2,737,264	-2,782,032	-2,827,533	-2,873,777	3,801,027	4,386,455

£ 11,879,612

£ 11,879,612

£ 689,017

£ 11,190,595

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	London Legacy Development Corporation
Area(s)	0
Author	SDF
Date	21 March 2013
Reference	Base Case - 35% AH (70.30)

DEVELOPMENT PERIOD CASHFLOW

dev hectareage	0.000
dev acreage	0.000

Revenue			Revenue per Qtr
site type 6	£ 106,678,783	£	6,667,424
Investment value of ground rents	site type 6	£ 1,613,333	£ 100,833
GDV before costs of sale		Sub Total	
Costs of Sale			
Marketing costs	2.00%		
Legal fees	0.50%		
		Sub Total	
Speculative NDV			
Affordable Housing Revenue			Revenue per Qtr
No fees on sale			
site type 6	£ 24,023,767	£	2,001,981
NDV		Total	
Standard Costs			Cost per Qtr
site type 6	£ 91,942,261	£	7,661,855
Contingency			
		Sub Total	
Other Costs			
Professional fees	12.00%		
		Sub Total	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
£ 106,678,783	6,667,424	6,667,424	6,667,424	6,667,424	6,667,424
£ 1,613,333	100,833	100,833	100,833	100,833	100,833
£108,292,117	6,768,257	6,768,257	6,768,257	6,768,257	6,768,257
£ 2,165,842	135,365	135,365	135,365	135,365	135,365
£ 541,461	33,841	33,841	33,841	33,841	33,841
£-2,707,303	169,206	169,206	169,206	169,206	169,206
£ 105,584,814	6,599,051	6,599,051	6,599,051	6,599,051	6,599,051
£ -					
£ 24,023,767	0	0	0	0	0
£ -					
£ 129,608,581	6,599,051	6,599,051	6,599,051	6,599,051	6,599,051
£ 91,942,261	0	0	0	0	0
£ 4,597,113	0	0	0	0	0
£ 96,539,374	0	0	0	0	0
£ 11,584,725	0	0	0	0	0
£ 11,584,725	0	0	0	0	0

		Revenue per Qtr	
CIL			
	CIL site type 6	£	514,842
		£	514,842
		£	514,842
		Sub Total	
	Section 106 Costs site type 6	£	640,000
		Sub Total	
	Total Abnormal Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£	514,842	0	0	0	0
£	514,842	0	0	0	0
£	514,842	0	0	0	0
£	1,544,525	0	0	0	0
£	640,000	0	0	0	0
£	640,000	0	0	0	0
£	2,184,525	0	0	0	0
£	110,308,624	0	0	0	0
£	-				
£	21,116,963	1,319,810	1,319,810	1,319,810	1,319,810
£	1,441,426	0	0	0	0
-£	3,258,432	5,279,241	5,279,241	5,279,241	5,279,241
	-50,201,012	-45,742,816	-41,211,705	-36,606,488	-31,925,951
-£	14,446,484	-821,045	-748,130	-674,023	-598,704
-£	17,704,915	4,458,196	4,531,111	4,605,217	4,680,536

-£ 11,879,612

-£	11,879,612
-£	689,017
-£	11,190,595

		Revenue per Qtr	
CIL			
	CIL site type 7	£ 1,086,800	
		£ 1,086,800	
		£ 1,086,800	
	Sub Total		
	Section 106 Costs site type 7	£ 6,600,000	
	Sub Total		
	Total Abnormal Costs	Sub Total	
	Total Costs		
	Developer's profit on GDV % of GDV	20.00%	
	% of GDV affordable	6%	
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest	7.00%	
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 1,086,800	1,086,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,086,800	0	0	0	0	0	0	0	0	0	0	0	0	1,086,800	0	0
£ 1,086,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 3,260,400	1,086,800	0	0	0	0	0	0	0	0	0	0	0	1,086,800	0	0
£ 6,600,000	6,600,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 6,600,000	6,600,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 9,860,400	7,686,800	0	0	0	0	0	0	0	0	0	0	0	1,086,800	0	0
£ 156,647,540	7,686,800	6,116,131	6,116,131	6,116,131	6,116,131	6,116,131	6,116,131	6,116,131	6,116,131	6,116,131	6,116,131	6,116,131	7,202,931	6,116,131	6,116,131
£ -															
£ 44,346,913	0	0	0	0	0	0	0	1,198,565	1,198,565	1,198,565	1,198,565	1,198,565	1,198,565	1,198,565	1,198,565
£ 3,042,765	0	126,782	126,782	126,782	126,782	126,782	126,782	126,782	126,782	126,782	126,782	126,782	126,782	126,782	126,782
£ 68,410,092	-7,686,800	-4,129,882	-4,129,882	-4,129,882	-4,129,882	-4,129,882	-4,129,882	664,379	664,379	664,379	664,379	664,379	664,379	-422,421	664,379
	-7,686,800	-11,942,400	-16,267,602	-20,663,542	-25,131,379	-29,672,288	-34,287,464	-34,183,861	-34,078,564	-33,971,545	-33,862,775	-33,752,226	-34,726,669	-34,630,250	-34,532,253
£ 14,364,364	-125,719	-195,320	-266,059	-337,955	-411,027	-485,294	-560,776	-559,082	-557,360	-555,609	-553,830	-552,022	-567,960	-566,383	-564,780
£ 54,045,728	-7,812,519	-4,325,201	-4,395,941	-4,467,837	-4,540,909	-4,615,176	-4,690,658	105,297	107,019	108,770	110,549	112,357	-990,380	97,997	99,599

£ 25,191,091

£ 25,191,091

£ 1,461,083

£ 23,730,008

		Revenue per Qtr	
CIL			
	CIL site type 7	£ 1,086,800	
		£ 1,086,800	
		£ 1,086,800	
	Sub Total		
	Section 106 Costs site type 7	£ 6,600,000	
	Sub Total		
Total Abnormal Costs		Sub Total	
Total Costs			
Developer's profit on GDV	% of GDV	20.00%	
	% of GDV affordable	6%	
Residual Sum before interest			
Cumulative residual balance for interest calculation			
Interest		7.00%	
Residual Sum for quarter after interest			

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 1,086,800	0	0	0	0	0
£ 1,086,800	0	0	0	0	0
£ 1,086,800	0	0	0	0	0
£ 3,260,400	0	0	0	0	0
£ 6,600,000	0	0	0	0	0
£ 6,600,000	0	0	0	0	0
£ 9,860,400	0	0	0	0	0
£ 156,647,540	6,116,131	6,116,131	6,116,131	6,116,131	6,116,131
£ -					
£ 44,346,913	1,198,565	1,198,565	1,198,565	1,198,565	1,198,565
£ 3,042,765	126,782	126,782	126,782	126,782	126,782
£ 68,410,092	664,379	664,379	664,379	664,379	664,379
	-34,432,654	-34,331,425	-34,228,541	-34,123,975	-34,017,698
-£ 14,364,364	-563,151	-561,495	-559,813	-558,102	-556,364
£ 54,045,728	101,228	102,884	104,567	106,277	108,015

£ 25,191,091

£ 25,191,091
£ 1,461,083
£ 23,730,008

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	London Legacy Development Corporation
Area(s)	SDF
Author	0
Date	21 March 2013
Reference	Base Case - 35% AH (70.30)

DEVELOPMENT PERIOD CASHFLOW

dev hectareage	0.000
dev acreage	0.000

		Revenue per Qtr	
Revenue			
site type 8	£ 222,585,075	£	5,564,627
Investment value of ground rents	£ 2,632,500	£	65,813
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	2.00%		
Legal fees	0.50%		
	Sub Total		
	£225,217,575		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale			
site type 8	£ 50,125,544	£	2,005,022
NDV	Total		
	£ 269,712,679		
Standard Costs			
site type 8	£ 127,813,186	£	5,112,527
Contingency	6,390,659		
	Sub Total		
	£ 134,203,845		
Other Costs			
Professional fees	10.00%		
	£ 13,420,384		
	Sub Total		
	£ 13,420,384		

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 222,585,075	0	0	0	0	0	0	0	5,564,627	5,564,627	5,564,627	5,564,627	5,564,627	5,564,627	5,564,627	5,564,627
£ 2,632,500	0	0	0	0	0	0	0	65,813	65,813	65,813	65,813	65,813	65,813	65,813	65,813
£225,217,575	0	0	0	0	0	0	0	5,630,439	5,630,439	5,630,439	5,630,439	5,630,439	5,630,439	5,630,439	5,630,439
£ 4,504,351	0	0	0	0	0	0	0	112,609	112,609	112,609	112,609	112,609	112,609	112,609	112,609
£ 1,126,088	0	0	0	0	0	0	0	28,152	28,152	28,152	28,152	28,152	28,152	28,152	28,152
£-5,630,439	0	0	0	0	0	0	0	140,761	140,761	140,761	140,761	140,761	140,761	140,761	140,761
£ 219,587,135	0	0	0	0	0	0	0	5,489,678	5,489,678	5,489,678	5,489,678	5,489,678	5,489,678	5,489,678	5,489,678
£ -															
£ 50,125,544	0	2,005,022	2,005,022	2,005,022	2,005,022	2,005,022	2,005,022	2,005,022	2,005,022	2,005,022	2,005,022	2,005,022	2,005,022	2,005,022	2,005,022
£ -															
£ 269,712,679	0	2,005,022	2,005,022	2,005,022	2,005,022	2,005,022	2,005,022	7,494,700	7,494,700	7,494,700	7,494,700	7,494,700	7,494,700	7,494,700	7,494,700
£ 127,813,186	0	5,112,527	5,112,527	5,112,527	5,112,527	5,112,527	5,112,527	5,112,527	5,112,527	5,112,527	5,112,527	5,112,527	5,112,527	5,112,527	5,112,527
£ 6,390,659	0	255,626	255,626	255,626	255,626	255,626	255,626	255,626	255,626	255,626	255,626	255,626	255,626	255,626	255,626
£ 134,203,845	0	5,368,154	5,368,154	5,368,154	5,368,154	5,368,154	5,368,154	5,368,154	5,368,154	5,368,154	5,368,154	5,368,154	5,368,154	5,368,154	5,368,154
£ 13,420,384	0	536,815	536,815	536,815	536,815	536,815	536,815	536,815	536,815	536,815	536,815	536,815	536,815	536,815	536,815
£ 13,420,384	0	536,815	536,815	536,815	536,815	536,815	536,815	536,815	536,815	536,815	536,815	536,815	536,815	536,815	536,815

		Revenue per Qtr	
CIL			
	CIL site type 8	£	1,074,216
		£	1,074,216
		£	1,074,216
			Sub Total
	Section 106 Costs site type 8	£	7,200,000
			Sub Total
	Total Abnormal Costs		Sub Total
	Total Costs		
	Developer's profit on GDV	% of GDV	20.00%
		% of GDV affordable	6%
	Residual Sum before interest		
	Cumulative residual balance for interest calculation		
	Interest		7.00%
	Residual Sum for quarter after interest		

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Year 1 1	Year 1 2	Year 1 3	Year 1 4	Year 2 1	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3
£ 1,074,216	1,074,216	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 1,074,216	0	0	0	0	0	0	0	0	0	0	0	0	0	1,074,216	0
£ 1,074,216	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 3,222,648	1,074,216	0	0	0	0	0	0	0	0	0	0	0	0	1,074,216	0
£ 7,200,000	7,200,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 7,200,000	7,200,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£ 10,422,648	8,274,216	0	0	0	0	0	0	0	0	0	0	0	0	1,074,216	0
£ 158,046,877	8,274,216	5,904,969	5,904,969	5,904,969	5,904,969	5,904,969	5,904,969	5,904,969	5,904,969	5,904,969	5,904,969	5,904,969	5,904,969	6,979,185	5,904,969
£ -															
£ 43,917,427	0	0	0	0	0	0	0	1,097,936	1,097,936	1,097,936	1,097,936	1,097,936	1,097,936	1,097,936	1,097,936
£ 3,007,533	0	120,301	120,301	120,301	120,301	120,301	120,301	120,301	120,301	120,301	120,301	120,301	120,301	120,301	120,301
£ 64,740,842	-8,274,216	-4,020,249	-4,020,249	-4,020,249	-4,020,249	-4,020,249	-4,020,249	371,494	371,494	371,494	371,494	371,494	371,494	371,494	371,494
	-8,274,216	-12,429,791	-16,653,330	-20,945,947	-25,308,769	-29,742,946	-34,249,645	-34,438,309	-34,630,058	-34,824,944	-35,023,017	-35,224,329	-35,428,934	-36,711,101	-36,940,022
£ 17,105,798	-135,326	-203,291	-272,368	-342,574	-413,928	-486,450	-560,158	-563,243	-566,379	-569,567	-572,806	-576,099	-579,445	-600,415	-604,159
£ 47,635,044	-8,409,542	-4,223,540	-4,292,616	-4,362,823	-4,434,177	-4,506,699	-4,580,406	-191,749	-194,885	-198,073	-201,312	-204,605	-207,951	-1,303,137	-232,665

£ 21,077,006

£ 21,077,006

£ 1,222,466

£ 19,854,540

		Revenue per Qtr	
CIL			
	CIL site type 8	£ 1,074,216	
		£ 1,074,216	
		£ 1,074,216	
	Sub Total		
	Section 106 Costs site type 8	£ 7,200,000	
	Sub Total		
Total Abnormal Costs		Sub Total	
Total Costs			
Developer's profit on GDV	% of GDV	20.00%	
	% of GDV affordable	6%	
Residual Sum before interest			
Cumulative residual balance for interest calculation			
Interest		7.00%	
Residual Sum for quarter after interest			

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value	
Site acquisition costs	5.80%
MV (Residual Sum available to offer for Development Opportunity)	

Project Totals	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Year 4	Year 5	Year 5	Year 5	Year 5
	4	1	2	3	4
£ 1,074,216	0	0	0	0	0
£ 1,074,216	0	0	0	0	0
£ 1,074,216	0	0	0	0	0
£ 3,222,648	0	0	0	0	0
£ 7,200,000	0	0	0	0	0
£ 7,200,000	0	0	0	0	0
£ 10,422,648	0	0	0	0	0
£ 158,046,877	5,904,969	5,904,969	5,904,969	5,904,969	5,904,969
£ -					
£ 43,917,427	1,097,936	1,097,936	1,097,936	1,097,936	1,097,936
£ 3,007,533	120,301	120,301	120,301	120,301	120,301
£ 64,740,842	371,494	371,494	371,494	371,494	371,494
	-37,172,688	-37,409,158	-37,649,496	-37,893,765	-38,142,029
£ 17,105,798	-607,965	-611,832	-615,763	-619,758	-623,818
£ 47,635,044	-236,471	-240,338	-244,269	-248,264	-252,324

£ 21,077,006

£ 21,077,006
£ 1,222,466
£ 19,854,540

**Community Infrastructure Levy Viability
London Legacy Development Corporation
Results summary 35% AH (70:30)**

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

Site type		site type 1			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	300
£4,306		#N/A	#N/A	20	300
£4,575		#N/A	#N/A	220	300
£4,629		#N/A	#N/A	260	300
£4,844		#N/A	#N/A	300	300

Site type		site type 2			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	20
£4,629		#N/A	#N/A	#N/A	60
£4,844		#N/A	#N/A	100	220

Site type		site type 3			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	0
£4,844		#N/A	#N/A	40	160

Site type		site type 4			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A

Site type		site type 5			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy Viability
London Legacy Development Corporation
Results summary 35% AH (70:30)**

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

Site type		site type 6			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A

Site type		site type 7			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	200
£4,306		#N/A	#N/A	#N/A	300
£4,575		#N/A	#N/A	140	300
£4,629		#N/A	#N/A	160	300
£4,844		#N/A	#N/A	300	300

Site type		site type 8			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1 Offices (higher) £14,279,453	BLV2 Offices (lower) £9,152,567	BLV3 Warehousing £4,818,389	BLV4 Community uses £2,990,000
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Site type 1

Flats	3 units
No of units	91 dph
Density:	4 private
CSH level:	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	0.03 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	149,853	4,545,526	-9,733,928	-4,607,041	-272,863	1,555,526
20	144,854	4,393,910	-9,885,543	-4,758,657	-424,478	1,403,910
40	142,433	4,320,464	-9,958,989	-4,832,103	-497,924	1,330,464
60	140,012	4,247,018	-10,032,436	-4,905,550	-571,371	1,257,018
80	137,590	4,173,572	-10,105,882	-4,978,996	-644,817	1,183,572
100	135,169	4,100,125	-10,179,328	-5,052,442	-718,263	1,110,125
120	132,749	4,026,679	-10,252,744	-5,125,858	-791,679	1,036,679
140	130,327	3,953,263	-10,326,190	-5,199,304	-865,125	963,263
160	127,906	3,879,817	-10,399,637	-5,272,751	-938,572	889,817
180	125,485	3,806,371	-10,473,083	-5,346,197	-1,012,018	816,371
200	123,063	3,732,924	-10,546,529	-5,419,643	-1,085,464	742,924
220	120,642	3,659,478	-10,619,975	-5,493,089	-1,158,911	669,478
240	118,221	3,586,032	-10,693,422	-5,566,536	-1,232,357	596,032
260	115,800	3,512,586	-10,766,868	-5,639,982	-1,305,803	522,586
280	113,378	3,439,139	-10,840,314	-5,713,428	-1,379,249	449,139
300	110,957	3,365,693	-10,913,761	-5,786,874	-1,452,696	375,693

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£300

£4,306

Private values £4306 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	164,701	4,995,925	-9,283,529	-4,156,642	177,536	2,005,925
20	159,447	4,836,571	-9,442,882	-4,315,996	18,183	1,846,571
40	157,026	4,763,125	-9,516,328	-4,389,442	-55,263	1,773,125
60	154,605	4,689,679	-9,589,775	-4,462,888	-128,710	1,699,679
80	152,183	4,616,233	-9,663,221	-4,536,335	-202,156	1,626,233
100	149,762	4,542,786	-9,736,667	-4,609,781	-275,602	1,552,786
120	147,341	4,469,340	-9,810,113	-4,683,227	-349,048	1,479,340
140	144,920	4,395,894	-9,883,560	-4,756,674	-422,495	1,405,894
160	142,498	4,322,448	-9,957,006	-4,830,120	-495,941	1,332,448
180	140,077	4,249,001	-10,030,452	-4,903,566	-569,387	1,259,001
200	137,656	4,175,555	-10,103,898	-4,977,012	-642,833	1,185,555
220	135,234	4,102,109	-10,177,345	-5,050,459	-716,280	1,112,109
240	132,814	4,028,663	-10,250,791	-5,123,874	-789,696	1,038,663
260	130,393	3,955,217	-10,324,237	-5,197,321	-863,142	965,217
280	127,971	3,881,771	-10,397,683	-5,270,767	-936,588	891,771
300	125,550	3,808,325	-10,471,129	-5,344,213	-1,010,034	818,325

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£300

£4,575

Private values £4575 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	189,447	5,746,570	-8,532,884	-3,405,998	928,181	2,756,570
20	183,768	5,574,299	-8,705,154	-3,578,268	755,911	2,584,299
40	181,347	5,500,853	-8,778,600	-3,651,714	682,465	2,510,853
60	178,926	5,427,407	-8,852,047	-3,725,160	609,018	2,437,407
80	176,504	5,353,961	-8,925,493	-3,798,607	535,572	2,363,961
100	174,083	5,280,514	-8,998,939	-3,872,053	462,126	2,290,514
120	171,663	5,207,068	-9,072,385	-3,945,499	388,710	2,217,068
140	169,241	5,133,622	-9,145,831	-4,018,915	315,264	2,143,622
160	166,820	5,060,176	-9,219,278	-4,092,361	241,817	2,070,176
180	164,399	4,986,730	-9,292,724	-4,165,808	168,371	1,996,730
200	161,977	4,913,284	-9,366,170	-4,239,254	94,925	1,923,284
220	159,556	4,839,838	-9,439,616	-4,312,700	21,479	1,849,838
240	157,135	4,766,392	-9,513,062	-4,386,146	-51,968	1,776,392
260	154,713	4,692,946	-9,586,507	-4,459,593	-125,414	1,702,946
280	152,292	4,619,500	-9,659,953	-4,533,039	-198,860	1,629,500
300	149,871	4,546,054	-9,733,399	-4,606,485	-272,306	1,556,054

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£220	£300

£4,629

Private values £4629 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	194,397	5,896,723	-8,382,731	-3,255,844	1,078,334	2,906,723
20	188,633	5,721,863	-8,557,590	-3,430,704	903,475	2,731,863
40	186,212	5,648,417	-8,631,036	-3,504,150	830,028	2,658,417
60	183,790	5,574,971	-8,704,483	-3,577,597	756,582	2,584,971
80	181,369	5,501,524	-8,777,929	-3,651,043	683,136	2,511,524
100	178,948	5,428,078	-8,851,375	-3,724,489	609,690	2,438,078
120	176,526	5,354,632	-8,924,822	-3,797,935	536,243	2,364,632
140	174,105	5,281,186	-8,998,268	-3,871,382	462,797	2,291,186
160	171,684	5,207,739	-9,071,714	-3,944,828	389,351	2,217,739
180	169,262	5,134,293	-9,145,160	-4,018,274	315,905	2,144,293
200	166,841	5,060,847	-9,218,607	-4,091,720	242,458	2,070,847
220	164,420	4,987,401	-9,292,053	-4,165,167	169,012	1,997,401
240	161,999	4,913,955	-9,365,499	-4,238,613	95,566	1,923,955
260	159,578	4,840,509	-9,438,945	-4,312,059	22,110	1,850,509
280	157,157	4,767,063	-9,512,391	-4,385,505	-51,296	1,777,063
300	154,736	4,693,617	-9,585,837	-4,458,951	-124,743	1,703,617

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£260	£300

£4,844

Private values £4844 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	214,195	6,497,245	-7,782,209	-2,655,322	1,678,856	3,507,245
20	208,090	6,312,058	-7,967,396	-2,840,510	1,493,669	3,322,058
40	205,669	6,238,612	-8,040,842	-2,913,956	1,420,223	3,248,612
60	203,247	6,165,165	-8,114,288	-2,987,402	1,346,777	3,175,165
80	200,826	6,091,719	-8,187,734	-3,060,848	1,273,330	3,101,719
100	198,405	6,018,273	-8,261,181	-3,134,295	1,199,884	3,028,273
120	195,983	5,944,827	-8,334,627	-3,207,741	1,126,438	2,954,827
140	193,562	5,871,380	-8,408,073	-3,281,187	1,052,992	2,881,380
160	191,141	5,797,934	-8,481,520	-3,354,633	979,545	2,807,934
180	188,719	5,724,488	-8,554,966	-3,428,080	906,099	2,734,488
200	186,298	5,651,041	-8,628,412	-3,501,526	832,653	2,661,041
220	183,877	5,577,595	-8,701,858	-3,574,972	759,207	2,587,595
240	181,456	5,504,149	-8,775,304	-3,648,418	685,761	2,514,149
260	179,035	5,430,703	-8,848,751	-3,721,864	612,314	2,440,703
280	176,614	5,357,257	-8,922,197	-3,795,310	538,868	2,367,257
300	174,193	5,283,811	-8,995,643	-3,868,757	465,422	2,293,811

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 2

Flats	10 units
Density:	458 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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						
20	-45,179	-2,069,217	-16,348,670	-11,221,784	-6,887,605	-5,059,217
40	-52,679	-2,412,590	-16,892,144	-11,565,258	-7,231,079	-5,402,690
60	-60,179	-2,756,210	-17,035,663	-11,908,777	-7,574,598	-5,746,210
80	-67,679	-3,099,684	-17,379,137	-12,252,251	-7,918,072	-6,089,684
100	-75,178	-3,443,157	-17,722,611	-12,595,725	-8,261,546	-6,433,157
120	-82,678	-3,786,631	-18,066,085	-12,939,198	-8,605,020	-6,776,631
140	-90,178	-4,130,151	-18,409,604	-13,282,718	-8,948,539	-7,120,151
160	-97,677	-4,473,624	-18,753,078	-13,626,192	-9,292,013	-7,463,624
180	-105,177	-4,817,098	-19,096,552	-13,969,665	-9,635,487	-7,807,098
200	-112,676	-5,160,572	-19,440,025	-14,313,139	-9,978,960	-8,150,572
220	-120,177	-5,504,091	-19,783,545	-14,656,659	-10,322,480	-8,494,091
240	-127,676	-5,847,565	-20,127,019	-15,000,132	-10,665,954	-8,837,565
260	-135,176	-6,191,039	-20,470,492	-15,343,606	-11,009,427	-9,181,039
280	-142,675	-6,534,513	-20,813,966	-15,687,080	-11,352,901	-9,524,513
300	-150,175	-6,878,032	-21,157,486	-16,030,599	-11,696,421	-9,868,032
300	-157,675	-7,221,506	-21,500,959	-16,374,073	-12,039,894	-10,211,506

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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						
20	-7,479	-342,553	-14,622,007	-9,495,121	-5,160,942	-3,332,553
40	-14,979	-686,027	-14,965,481	-9,838,595	-5,504,416	-3,676,027
60	-22,478	-1,029,501	-15,308,954	-10,182,068	-5,847,890	-4,019,501
80	-29,978	-1,372,975	-15,652,428	-10,525,542	-6,191,363	-4,362,975
100	-37,477	-1,716,448	-15,995,902	-10,869,016	-6,534,837	-4,706,448
120	-44,977	-2,059,922	-16,339,421	-11,212,535	-6,878,357	-5,049,922
140	-52,477	-2,403,442	-16,682,895	-11,556,009	-7,221,830	-5,393,442
160	-59,976	-2,746,915	-17,026,369	-11,899,483	-7,565,304	-5,736,915
180	-67,476	-3,090,389	-17,369,843	-12,242,957	-7,908,778	-6,080,389
200	-74,976	-3,433,909	-17,713,362	-12,586,476	-8,252,297	-6,423,909
220	-82,476	-3,777,382	-18,056,836	-12,929,950	-8,595,771	-6,767,382
240	-89,975	-4,120,856	-18,400,310	-13,273,424	-8,939,245	-7,110,856
260	-97,474	-4,464,330	-18,743,783	-13,616,897	-9,282,719	-7,454,330
280	-104,975	-4,807,849	-19,087,303	-13,960,417	-9,626,238	-7,797,849
300	-112,474	-5,151,323	-19,430,777	-14,303,891	-9,969,712	-8,141,323

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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						
20	74,142	3,395,718	-10,883,736	-5,756,849	-1,422,671	405,718
40	66,763	3,057,745	-11,221,708	-6,094,822	-1,760,643	67,745
60	59,385	2,719,819	-11,559,635	-6,432,749	-2,098,570	-270,181
80	52,005	2,381,846	-11,897,607	-6,770,721	-2,436,542	-608,154
100	44,626	2,043,874	-12,235,580	-7,108,694	-2,774,515	-946,126
120	37,248	1,705,947	-12,573,506	-7,446,620	-3,112,441	-1,284,053
140	29,868	1,367,975	-12,911,479	-7,784,593	-3,450,414	-1,622,025
160	22,489	1,030,002	-13,249,451	-8,122,565	-3,788,386	-1,959,998
180	15,111	692,075	-13,587,378	-8,460,492	-4,126,313	-2,297,925
200	7,732	354,103	-13,925,350	-8,798,464	-4,464,286	-2,635,897
220	352	16,131	-14,263,323	-9,136,437	-4,802,258	-2,973,869
240	-7,141	-327,063	-14,601,316	-9,474,410	-5,140,230	-3,311,842
260	-14,642	-670,592	-14,939,309	-9,812,383	-5,478,203	-3,649,815
280	-22,141	-1,014,056	-15,277,302	-10,150,356	-5,816,176	-3,987,788
300	-29,640	-1,357,530	-15,615,295	-10,488,329	-6,154,149	-4,325,761
300	-37,140	-1,701,004	-15,953,288	-10,826,302	-6,492,122	-4,663,734

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

£4,629

Private values £4629 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						
20	88,966	4,074,662	-10,204,791	-5,077,905	-743,726	1,084,662
40	81,588	3,736,736	-10,542,718	-5,415,832	-1,081,653	746,736
60	74,209	3,398,763	-10,880,690	-5,753,804	-1,419,595	408,763
80	66,829	3,060,791	-11,218,663	-6,091,777	-1,757,537	70,791
100	59,451	2,722,864	-11,556,589	-6,429,703	-2,095,524	-267,136
120	52,072	2,384,892	-11,894,562	-6,767,676	-2,433,497	-605,108
140	44,693	2,046,919	-12,232,534	-7,105,648	-2,771,469	-943,081
160	37,314	1,708,992	-12,570,461	-7,443,575	-3,109,396	-1,281,008
180	29,935	1,371,020	-12,908,434	-7,781,547	-3,447,369	-1,618,980
200	22,556	1,033,047	-13,246,406	-8,119,520	-3,785,341	-1,956,953
220	15,177	695,121	-13,584,333	-8,457,447	-4,123,268	-2,294,879
240	7,798	357,148	-13,922,305	-8,795,419	-4,461,240	-2,632,852
260	419	19,176	-14,260,278	-9,133,391	-4,799,213	-2,970,824
280	-7,073	-323,965	-14,603,418	-9,471,363	-5,137,185	-3,308,796
300	-14,574	-667,484	-14,946,938	-9,809,335	-5,475,157	-3,646,768
300	-22,073	-1,010,958	-15,290,412	-10,147,307	-5,813,129	-3,984,740

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£80

£4,844

Private values £4844 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						
20	148,264	6,790,486	-7,488,967	-2,362,081	1,972,097	3,800,486
40	140,886	6,452,559	-7,826,894	-2,700,008	1,634,171	3,462,559
60	133,506	6,114,587	-8,164,867	-3,037,980	1,296,198	3,124,587
80	126,127	5,776,614	-8,502,839	-3,375,953	958,226	2,786,614
100	118,749	5,438,688	-8,840,766	-3,713,880	620,299	2,448,688
120	111,369	5,100,715	-9,178,738	-4,051,852	282,327	2,110,715
140	103,990	4,762,743	-9,516,711	-4,389,825	-55,646	1,772,743
160	96,612	4,424,816	-9,854,637	-4,727,751	-393,572	1,434,816
180	89,232	4,086,844	-10,192,610	-5,065,724	-731,545	1,096,844
200	81,853	3,748,871	-10,530,582	-5,403,696	-1,069,517	758,871
220	74,475	3,410,894	-10,868,509	-5,741,623	-1,407,444	420,894
240	67,095	3,072,972	-11,206,481	-6,079,595	-1,745,417	82,972
260	59,716	2,735,000	-11,544,454	-6,417,568	-2,083,389	-255,000
280	52,338	2,397,073	-11,882,381	-6,755,494	-2,421,316	-592,927
300	44,959	2,059,100	-12,220,353	-7,093,467	-2,759,288	-930,900
300	37,579	1,721,128	-12,558,326	-7,431,439	-3,097,261	-1,268,872

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£220

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1 Offices (higher) £14,279,453	BLV2 Offices (lower) £9,152,567	BLV3 Warehousing £4,818,389	BLV4 Community uses £2,990,000
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Site type 3

Flats	65 units
Density:	500 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-377,026	-2,900,200	-17,179,653	-12,052,767	-7,718,588	-5,890,200
20	-421,216	-3,240,121	-17,519,575	-12,392,689	-8,058,510	-6,230,121
40	-465,406	-3,580,043	-17,859,496	-12,732,610	-8,398,431	-6,570,043
60	-509,596	-3,919,972	-18,199,425	-13,072,539	-8,738,360	-6,909,972
80	-553,786	-4,259,893	-18,539,347	-13,412,460	-9,078,282	-7,249,893
100	-597,976	-4,599,815	-18,879,268	-13,752,382	-9,418,203	-7,589,815
120	-642,166	-4,939,736	-19,219,189	-14,092,303	-9,758,124	-7,929,736
140	-686,355	-5,279,657	-19,559,111	-14,432,225	-10,098,046	-8,269,657
160	-730,545	-5,619,579	-19,899,032	-14,772,146	-10,437,967	-8,609,579
180	-774,736	-5,959,508	-20,238,961	-15,112,075	-10,777,896	-8,949,508
200	-818,926	-6,299,429	-20,578,883	-15,451,997	-11,117,818	-9,289,429
220	-863,116	-6,639,351	-20,918,804	-15,791,918	-11,457,739	-9,629,351
240	-907,305	-6,979,272	-21,258,725	-16,131,839	-11,797,660	-9,969,272
260	-951,495	-7,319,193	-21,598,647	-16,471,761	-12,137,582	-10,309,193
280	-995,686	-7,659,122	-21,938,576	-16,811,690	-12,477,511	-10,649,122
300	-1,039,876	-7,999,044	-22,278,497	-17,151,611	-12,817,432	-10,989,044

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-115,047	-884,979	-15,164,433	-10,037,547	-5,703,368	-3,874,979
20	-159,238	-1,224,908	-15,504,362	-10,377,476	-6,043,297	-4,214,908
40	-203,428	-1,564,830	-15,844,283	-10,717,397	-6,383,218	-4,554,830
60	-247,618	-1,904,751	-16,184,205	-11,057,318	-6,723,140	-4,894,751
80	-291,807	-2,244,672	-16,524,126	-11,397,240	-7,063,061	-5,234,672
100	-335,997	-2,584,594	-16,864,047	-11,737,161	-7,402,982	-5,574,594
120	-380,187	-2,924,515	-17,203,969	-12,077,083	-7,742,904	-5,914,515
140	-424,378	-3,264,444	-17,543,898	-12,417,012	-8,082,833	-6,254,444
160	-468,568	-3,604,366	-17,883,819	-12,756,933	-8,422,754	-6,594,366
180	-512,757	-3,944,287	-18,223,741	-13,096,854	-8,762,676	-6,934,287
200	-556,947	-4,284,209	-18,563,662	-13,436,776	-9,102,597	-7,274,209
220	-601,137	-4,624,130	-18,903,583	-13,776,697	-9,442,518	-7,614,130
240	-645,327	-4,964,051	-19,243,505	-14,116,619	-9,782,440	-7,954,051
260	-689,517	-5,303,980	-19,583,434	-14,456,548	-10,122,369	-8,293,980
280	-733,707	-5,643,902	-19,923,355	-14,796,469	-10,462,290	-8,633,902
300	-777,897	-5,983,823	-20,263,277	-15,136,391	-10,802,212	-8,973,823

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	316,408	2,433,905	-11,845,549	-6,718,662	-2,384,484	-556,095
20	272,929	2,099,452	-12,180,002	-7,053,115	-2,718,937	-890,548
40	229,450	1,764,999	-12,514,455	-7,387,568	-3,053,390	-1,225,001
60	185,972	1,430,554	-12,848,900	-7,722,014	-3,387,835	-1,559,446
80	142,493	1,096,101	-13,183,353	-8,056,467	-3,722,288	-1,893,899
100	99,014	761,647	-13,517,806	-8,390,920	-4,056,741	-2,228,353
120	55,535	427,194	-13,852,259	-8,725,373	-4,391,194	-2,562,806
140	12,056	92,741	-14,186,712	-9,059,826	-4,725,647	-2,897,259
160	-31,937	-245,670	-14,525,123	-9,398,237	-5,064,058	-3,235,670
180	-76,127	-585,591	-14,865,045	-9,738,159	-5,403,980	-3,575,591
200	-120,317	-925,513	-15,204,966	-10,078,080	-5,743,901	-3,915,513
220	-164,506	-1,265,434	-15,544,887	-10,418,001	-6,083,823	-4,255,434
240	-208,696	-1,605,355	-15,884,809	-10,757,923	-6,423,744	-4,595,355
260	-252,886	-1,945,277	-16,224,730	-11,097,844	-6,763,665	-4,935,277
280	-297,077	-2,285,206	-16,564,659	-11,437,773	-7,103,594	-5,275,206
300	-341,267	-2,625,127	-16,904,581	-11,777,695	-7,443,516	-5,615,127

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	402,329	3,094,837	-11,184,617	-6,057,731	-1,723,552	104,837
20	358,850	2,760,384	-11,519,070	-6,392,184	-2,058,005	-229,816
40	315,371	2,425,931	-11,853,523	-6,726,637	-2,392,458	-564,069
60	271,892	2,091,478	-12,187,976	-7,061,090	-2,726,911	-908,522
80	228,413	1,757,025	-12,522,429	-7,395,543	-3,061,364	-1,232,975
100	184,934	1,422,572	-12,856,882	-7,729,996	-3,395,817	-1,567,428
120	141,455	1,088,118	-13,191,335	-8,064,449	-3,730,270	-1,901,882
140	97,977	753,665	-13,525,788	-8,398,902	-4,064,723	-2,236,335
160	54,498	419,212	-13,860,241	-8,733,355	-4,399,176	-2,570,788
180	11,020	84,767	-14,194,694	-9,067,800	-4,733,621	-2,905,233
200	-32,991	-253,775	-14,533,228	-9,406,342	-5,072,164	-3,243,775
220	-77,181	-593,696	-14,873,150	-9,746,264	-5,412,085	-3,583,696
240	-121,370	-933,618	-15,213,071	-10,086,185	-5,752,006	-3,923,618
260	-165,560	-1,273,539	-15,552,993	-10,426,106	-6,091,928	-4,263,539
280	-209,750	-1,613,461	-15,892,914	-10,766,028	-6,431,849	-4,603,461
300	-253,941	-1,953,390	-16,232,843	-11,105,957	-6,771,778	-4,943,390

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

£4,844

Private values £4844 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	746,012	5,738,556	-8,540,898	-3,414,011	920,167	2,748,556
20	702,533	5,404,103	-8,875,351	-3,748,465	585,714	2,414,103
40	659,054	5,069,650	-9,209,804	-4,082,918	251,261	2,079,650
60	615,576	4,735,197	-9,544,257	-4,417,371	-83,192	1,745,197
80	572,097	4,400,744	-9,878,710	-4,751,824	-417,645	1,410,744
100	528,618	4,066,291	-10,213,163	-5,086,277	-752,098	1,076,291
120	485,139	3,731,838	-10,547,616	-5,420,730	-1,086,551	741,838
140	441,660	3,397,385	-10,882,069	-5,755,183	-1,421,004	407,385
160	398,182	3,062,939	-11,216,514	-6,089,636	-1,755,449	72,939
180	354,703	2,728,486	-11,550,967	-6,424,081	-2,089,902	-261,514
200	311,224	2,394,033	-11,885,420	-6,758,534	-2,424,355	-595,967
220	267,745	2,059,580	-12,219,873	-7,092,987	-2,758,808	-930,420
240	224,266	1,725,127	-12,554,326	-7,427,440	-3,093,261	-1,264,873
260	180,788	1,390,674	-12,888,779	-7,761,893	-3,427,714	-1,599,326
280	137,309	1,056,221	-13,223,232	-8,096,346	-3,762,167	-1,933,779
300	93,830	721,768	-13,557,685	-8,430,799	-4,096,621	-2,268,232

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£40	£160

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 4

Flats	
No of units	120 units
Density:	743 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	0.16 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-3,554,715	-22,009,613	-36,289,066	-31,162,180	-26,828,001	-24,999,613
20	-3,640,919	-22,543,358	-36,822,812	-31,695,926	-27,361,747	-25,533,358
40	-3,727,124	-23,077,110	-37,356,564	-32,229,678	-27,895,499	-26,067,110
60	-3,813,328	-23,610,856	-37,890,309	-32,763,423	-28,429,244	-26,600,856
80	-3,899,532	-24,144,601	-38,424,055	-33,297,169	-28,962,990	-27,134,601
100	-3,985,737	-24,678,353	-38,957,806	-33,830,920	-29,496,742	-27,668,353
120	-4,071,941	-25,212,099	-39,491,552	-34,364,666	-30,030,487	-28,202,099
140	-4,158,144	-25,745,844	-40,025,298	-34,898,411	-30,564,233	-28,735,844
160	-4,244,349	-26,279,596	-40,559,049	-35,432,163	-31,097,984	-29,269,596
180	-4,330,553	-26,813,341	-41,092,795	-35,965,909	-31,631,730	-29,803,341
200	-4,416,757	-27,347,087	-41,626,540	-36,499,654	-32,165,475	-30,337,087
220	-4,502,962	-27,880,839	-42,160,292	-37,033,406	-32,699,227	-30,870,839
240	-4,589,166	-28,414,584	-42,694,038	-37,567,151	-33,232,973	-31,404,584
260	-4,675,370	-28,948,330	-43,227,783	-38,100,897	-33,766,718	-31,938,330
280	-4,761,574	-29,482,081	-43,761,535	-38,634,649	-34,300,470	-32,472,081
300	-4,847,778	-30,015,827	-44,295,280	-39,168,394	-34,834,215	-33,005,827

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-3,056,515	-18,924,922	-33,204,375	-28,077,489	-23,743,310	-21,914,922
20	-3,142,719	-19,458,667	-33,738,121	-28,611,235	-24,277,056	-22,448,667
40	-3,228,924	-19,992,419	-34,271,873	-29,144,986	-24,810,808	-22,982,419
60	-3,315,128	-20,526,165	-34,805,618	-29,678,732	-25,344,553	-23,516,165
80	-3,401,331	-21,059,910	-35,339,364	-30,212,477	-25,878,299	-24,049,910
100	-3,487,536	-21,593,662	-35,873,115	-30,746,229	-26,412,050	-24,583,662
120	-3,573,740	-22,127,407	-36,406,861	-31,279,975	-26,945,796	-25,117,407
140	-3,659,944	-22,661,153	-36,940,606	-31,813,720	-27,479,541	-25,651,153
160	-3,746,148	-23,194,898	-37,474,352	-32,347,466	-28,013,287	-26,184,898
180	-3,832,353	-23,728,650	-38,008,104	-32,881,218	-28,547,039	-26,718,650
200	-3,918,557	-24,262,396	-38,541,849	-33,414,963	-29,080,784	-27,252,396
220	-4,004,760	-24,796,141	-39,075,595	-33,948,709	-29,614,530	-27,786,141
240	-4,090,965	-25,329,893	-39,609,346	-34,482,460	-30,148,282	-28,319,893
260	-4,177,169	-25,863,639	-40,143,092	-35,016,206	-30,682,027	-28,853,639
280	-4,263,373	-26,397,384	-40,676,838	-35,549,951	-31,215,773	-29,387,384
300	-4,349,578	-26,931,136	-41,210,589	-36,083,703	-31,749,524	-29,921,136

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-2,226,181	-13,783,770	-28,063,223	-22,936,337	-18,802,158	-16,773,770
20	-2,312,385	-14,317,515	-28,596,969	-23,470,083	-19,135,904	-17,307,515
40	-2,398,589	-14,851,261	-29,130,714	-24,003,828	-19,669,650	-17,841,261
60	-2,484,793	-15,385,013	-29,664,466	-24,537,580	-20,203,401	-18,375,013
80	-2,570,997	-15,918,758	-30,198,212	-25,071,326	-20,737,147	-18,908,758
100	-2,657,201	-16,452,504	-30,731,957	-25,605,071	-21,270,892	-19,442,504
120	-2,743,405	-16,986,249	-31,265,703	-26,138,817	-21,804,638	-19,976,249
140	-2,829,610	-17,520,001	-31,799,455	-26,672,568	-22,338,390	-20,510,001
160	-2,915,814	-18,053,747	-32,333,200	-27,206,314	-22,872,135	-21,043,747
180	-3,002,018	-18,587,492	-32,866,946	-27,740,059	-23,405,881	-21,577,492
200	-3,088,222	-19,121,244	-33,400,697	-28,273,811	-23,939,632	-22,111,244
220	-3,174,426	-19,654,999	-33,934,443	-28,807,567	-24,473,378	-22,644,999
240	-3,260,630	-20,188,735	-34,468,188	-29,341,302	-25,007,123	-23,178,735
260	-3,346,835	-20,722,487	-35,001,940	-29,875,054	-25,540,875	-23,712,487
280	-3,433,039	-21,256,232	-35,535,686	-30,408,799	-26,074,621	-24,246,232
300	-3,519,243	-21,789,978	-36,069,431	-30,942,545	-26,608,366	-24,779,978

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	-2,060,113	-12,755,533	-27,034,987	-21,908,101	-17,573,922	-15,745,533
20	-2,146,318	-13,289,285	-27,568,739	-22,441,852	-18,107,674	-16,279,285
40	-2,232,522	-13,823,031	-28,102,484	-22,975,598	-18,641,419	-16,813,031
60	-2,318,726	-14,356,776	-28,636,230	-23,509,343	-19,175,165	-17,346,776
80	-2,404,930	-14,890,528	-29,169,981	-24,043,095	-19,708,916	-17,880,528
100	-2,491,134	-15,424,273	-29,703,727	-24,576,841	-20,242,662	-18,414,273
120	-2,577,338	-15,958,019	-30,237,472	-25,110,586	-20,776,407	-18,948,019
140	-2,663,543	-16,491,771	-30,771,224	-25,644,338	-21,310,159	-19,481,771
160	-2,749,747	-17,025,516	-31,304,970	-26,178,084	-21,843,905	-20,015,516
180	-2,835,951	-17,559,262	-31,838,715	-26,711,829	-22,377,650	-20,549,262
200	-2,922,156	-18,093,013	-32,372,467	-27,245,581	-22,911,402	-21,083,013
220	-3,008,359	-18,626,759	-32,906,212	-27,779,326	-23,445,148	-21,616,759
240	-3,094,563	-19,160,504	-33,439,958	-28,313,072	-23,978,893	-22,150,504
260	-3,180,768	-19,694,256	-33,973,710	-28,846,824	-24,512,645	-22,684,256
280	-3,266,972	-20,228,002	-34,507,455	-29,380,569	-25,046,390	-23,218,002
300	-3,353,176	-20,761,747	-35,041,201	-29,914,315	-25,580,136	-23,751,747

Maximum CIL rates (per square metre)

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

£4,844

Private values £4844 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	-1,395,846	-8,642,612	-22,922,065	-17,795,179	-13,461,000	-11,632,612
20	-1,482,051	-9,176,364	-23,455,817	-18,328,931	-13,994,752	-12,166,364
40	-1,568,254	-9,710,109	-23,989,563	-18,862,676	-14,528,498	-12,700,109
60	-1,654,458	-10,243,855	-24,523,308	-19,396,422	-15,062,243	-13,233,855
80	-1,740,662	-10,777,600	-25,057,054	-19,930,167	-15,595,989	-13,767,600
100	-1,826,867	-11,311,352	-25,590,805	-20,463,919	-16,129,740	-14,301,352
120	-1,913,071	-11,845,097	-26,124,551	-20,997,665	-16,663,486	-14,835,097
140	-1,999,275	-12,378,843	-26,658,296	-21,531,410	-17,197,231	-15,368,843
160	-2,085,480	-12,912,595	-27,192,048	-22,065,162	-17,730,983	-15,902,595
180	-2,171,683	-13,446,340	-27,725,794	-22,598,908	-18,264,729	-16,436,340
200	-2,257,887	-13,980,088	-28,259,539	-23,132,653	-18,798,474	-16,970,088
220	-2,344,092	-14,513,837	-28,793,281	-23,666,405	-19,332,225	-17,503,837
240	-2,430,296	-15,047,583	-29,327,036	-24,200,150	-19,865,972	-18,037,583
260	-2,516,500	-15,581,329	-29,860,782	-24,733,896	-20,399,717	-18,571,329
280	-2,602,705	-16,115,080	-30,394,534	-25,267,648	-20,933,469	-19,105,080
300	-2,688,909	-16,648,826	-30,928,279	-25,801,393	-21,467,214	-19,638,826

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 5

Flats	400 units
Density:	470 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	0.85 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-7,027,441	-8,257,243	-22,536,696	-17,409,810	-13,075,632	-11,247,243
20	-7,329,218	-8,611,831	-22,891,285	-17,764,398	-13,430,220	-11,601,831
40	-7,630,995	-8,966,419	-23,245,873	-18,118,987	-13,784,808	-11,956,419
60	-7,932,772	-9,321,007	-23,600,461	-18,473,575	-14,139,396	-12,311,007
80	-8,234,549	-9,675,596	-23,955,049	-18,828,163	-14,493,984	-12,665,596
100	-8,536,326	-10,030,185	-24,309,638	-19,182,752	-14,848,574	-13,020,185
120	-8,838,103	-10,384,773	-24,664,227	-19,537,341	-15,203,162	-13,374,773
140	-9,139,880	-10,739,361	-25,018,815	-19,891,929	-15,557,750	-13,729,361
160	-9,441,657	-11,093,949	-25,373,403	-20,246,517	-15,912,338	-14,083,949
180	-9,743,434	-11,448,537	-25,727,992	-20,601,106	-16,266,927	-14,438,537
200	-10,045,211	-11,803,125	-26,082,581	-20,955,694	-16,621,516	-14,793,125
220	-10,346,988	-12,157,713	-26,437,169	-21,310,283	-16,976,104	-15,147,713
240	-10,648,765	-12,512,301	-26,791,757	-21,664,871	-17,330,692	-15,502,301
260	-10,950,542	-12,866,889	-27,146,346	-22,019,460	-17,685,281	-15,856,889
280	-11,252,319	-13,221,477	-27,500,934	-22,374,048	-18,039,869	-16,211,477
300	-11,554,096	-13,576,065	-27,855,523	-22,728,636	-18,394,456	-16,566,065

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-5,363,819	-6,302,487	-20,581,941	-15,455,055	-11,120,876	-9,292,487
20	-5,665,596	-6,657,076	-20,936,529	-15,809,643	-11,475,464	-9,647,076
40	-5,967,373	-7,011,664	-21,291,117	-16,164,231	-11,830,052	-10,001,664
60	-6,269,151	-7,366,252	-21,645,705	-16,518,819	-12,184,640	-10,356,252
80	-6,570,929	-7,720,841	-22,000,295	-16,873,409	-12,539,230	-10,710,841
100	-6,872,706	-8,075,429	-22,354,883	-17,227,997	-12,893,818	-11,065,429
120	-7,174,483	-8,430,018	-22,709,471	-17,582,585	-13,248,406	-11,420,018
140	-7,476,260	-8,784,606	-23,064,059	-17,937,173	-13,602,994	-11,774,606
160	-7,778,037	-9,139,194	-23,418,647	-18,291,761	-13,957,583	-12,129,194
180	-8,079,814	-9,493,783	-23,773,237	-18,646,351	-14,312,172	-12,483,783
200	-8,381,591	-9,848,371	-24,127,825	-19,000,939	-14,666,760	-12,838,371
220	-8,683,368	-10,202,960	-24,482,413	-19,355,527	-15,021,348	-13,192,960
240	-8,985,145	-10,557,548	-24,837,001	-19,710,115	-15,375,936	-13,547,548
260	-9,286,922	-10,912,137	-25,191,591	-20,064,705	-15,730,526	-13,902,137
280	-9,588,699	-11,266,725	-25,546,179	-20,419,293	-16,085,114	-14,256,725
300	-9,890,476	-11,621,313	-25,900,767	-20,773,881	-16,439,702	-14,611,313

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-2,591,116	-3,044,561	-17,324,015	-12,197,128	-7,862,950	-6,034,561
20	-2,892,893	-3,399,149	-17,678,603	-12,551,717	-8,217,538	-6,389,149
40	-3,194,671	-3,753,739	-18,033,192	-12,906,306	-8,572,127	-6,743,739
60	-3,496,448	-4,108,327	-18,387,780	-13,260,894	-8,926,715	-7,098,327
80	-3,798,226	-4,462,915	-18,742,368	-13,615,482	-9,281,304	-7,452,915
100	-4,100,003	-4,817,503	-19,096,957	-13,970,071	-9,635,892	-7,807,503
120	-4,401,780	-5,172,091	-19,451,545	-14,324,659	-9,990,480	-8,162,091
140	-4,703,557	-5,526,681	-19,806,134	-14,679,248	-10,345,069	-8,516,681
160	-5,005,335	-5,881,269	-20,160,722	-15,033,836	-10,699,657	-8,871,269
180	-5,307,112	-6,235,857	-20,515,311	-15,388,424	-11,054,246	-9,225,857
200	-5,608,890	-6,590,445	-20,869,899	-15,743,013	-11,408,834	-9,580,445
220	-5,910,667	-6,945,033	-21,224,488	-16,097,602	-11,763,423	-9,935,033
240	-6,212,445	-7,299,623	-21,579,076	-16,452,196	-12,118,011	-10,289,623
260	-6,514,222	-7,654,211	-21,933,664	-16,806,778	-12,472,599	-10,644,211
280	-6,815,999	-8,008,799	-22,288,253	-17,161,366	-12,827,188	-10,998,799
300	-7,117,776	-8,363,387	-22,642,841	-17,515,955	-13,181,776	-11,353,387

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	-2,036,576	-2,392,976	-16,672,430	-11,545,544	-7,211,365	-5,382,976
20	-2,338,353	-2,747,565	-17,027,018	-11,900,132	-7,565,953	-5,737,565
40	-2,640,130	-3,102,153	-17,381,606	-12,254,720	-7,920,541	-6,092,153
60	-2,941,907	-3,456,741	-17,736,194	-12,609,308	-8,275,129	-6,446,741
80	-3,243,685	-3,811,330	-18,090,784	-12,963,898	-8,629,719	-6,801,330
100	-3,545,462	-4,165,918	-18,445,372	-13,318,486	-8,984,307	-7,155,918
120	-3,847,240	-4,520,507	-18,799,960	-13,673,074	-9,338,895	-7,510,507
140	-4,149,017	-4,875,095	-19,154,548	-14,027,662	-9,693,483	-7,865,095
160	-4,450,795	-5,229,684	-19,509,138	-14,382,251	-10,048,073	-8,219,684
180	-4,752,572	-5,584,272	-19,863,726	-14,736,840	-10,402,661	-8,574,272
200	-5,054,349	-5,938,860	-20,218,314	-15,091,428	-10,757,249	-8,928,860
220	-5,356,126	-6,293,449	-20,572,902	-15,446,016	-11,111,837	-9,283,449
240	-5,657,903	-6,648,037	-20,927,490	-15,800,604	-11,466,425	-9,638,037
260	-5,959,682	-7,002,626	-21,282,080	-16,155,193	-11,821,015	-9,992,626
280	-6,261,459	-7,357,214	-21,636,668	-16,509,782	-12,175,603	-10,347,214
300	-6,563,236	-7,711,802	-21,991,256	-16,864,370	-12,530,191	-10,701,802

Maximum CIL rates (per square metre)

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

£4,844

Private values £4844 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	178,664	209,931	-14,069,523	-8,942,637	-4,608,458	-2,780,069
20	-120,191	-141,224	-14,420,678	-9,293,792	-4,959,613	-3,131,224
40	-421,968	-495,812	-14,775,266	-9,648,380	-5,314,201	-3,485,812
60	-723,745	-850,401	-15,129,854	-10,002,968	-5,668,789	-3,840,401
80	-1,025,522	-1,204,989	-15,484,442	-10,357,556	-6,023,377	-4,194,989
100	-1,327,300	-1,559,578	-15,839,032	-10,712,145	-6,377,967	-4,549,578
120	-1,629,077	-1,914,166	-16,193,620	-11,066,734	-6,732,555	-4,904,166
140	-1,930,855	-2,268,754	-16,548,208	-11,421,322	-7,087,143	-5,258,754
160	-2,232,632	-2,623,343	-16,902,796	-11,775,910	-7,441,731	-5,613,343
180	-2,534,410	-2,977,932	-17,257,385	-12,130,499	-7,796,320	-5,967,932
200	-2,836,187	-3,332,520	-17,611,974	-12,485,087	-8,150,909	-6,322,520
220	-3,137,964	-3,687,108	-17,966,562	-12,839,676	-8,505,497	-6,677,108
240	-3,439,742	-4,041,696	-18,321,150	-13,194,264	-8,860,085	-7,031,696
260	-3,741,519	-4,396,285	-18,675,738	-13,548,852	-9,214,673	-7,386,285
280	-4,043,297	-4,750,874	-19,030,327	-13,903,441	-9,569,262	-7,740,874
300	-4,345,074	-5,105,462	-19,384,916	-14,258,029	-9,923,851	-8,095,462

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1 Offices (higher) £14,279,453	BLV2 Offices (lower) £9,152,567	BLV3 Warehousing £4,818,389	BLV4 Community uses £2,990,000
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Site type 6

Flats	640 units
No of units	640 units
Density:	492 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	1.30 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-9,906,532	-7,615,647	-21,895,100	-16,768,214	-12,434,035	-10,605,647
20	-10,334,553	-7,944,687	-22,224,141	-17,097,255	-12,763,076	-10,934,687
40	-10,762,573	-8,273,728	-22,553,182	-17,426,296	-13,092,117	-11,263,728
60	-11,190,595	-8,602,770	-22,882,223	-17,755,337	-13,421,158	-11,592,770
80	-11,618,615	-8,931,810	-23,211,264	-18,084,378	-13,750,199	-11,921,810
100	-12,046,635	-9,260,851	-23,540,304	-18,413,418	-14,079,240	-12,250,851
120	-12,474,656	-9,589,892	-23,869,345	-18,742,459	-14,408,280	-12,579,892
140	-12,902,677	-9,918,933	-24,198,387	-19,071,500	-14,737,322	-12,908,933
160	-13,330,698	-10,247,974	-24,527,427	-19,400,541	-15,066,362	-13,237,974
180	-13,758,718	-10,577,014	-24,856,468	-19,729,582	-15,395,403	-13,567,014
200	-14,186,739	-10,906,056	-25,185,509	-20,058,623	-15,724,444	-13,896,056
220	-14,614,760	-11,235,097	-25,514,550	-20,387,664	-16,053,485	-14,225,097
240	-15,042,780	-11,564,137	-25,843,591	-20,716,705	-16,382,526	-14,554,137
260	-15,470,801	-11,893,178	-26,172,631	-21,045,745	-16,711,567	-14,883,178
280	-15,898,822	-12,222,219	-26,501,673	-21,374,787	-17,040,608	-15,212,219
300	-16,326,842	-12,551,260	-26,830,714	-21,703,827	-17,369,649	-15,541,260

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-7,547,885	-5,802,437	-20,081,890	-14,955,004	-10,820,625	-8,792,437
20	-7,975,906	-6,131,478	-20,410,931	-15,284,045	-10,949,866	-9,121,478
40	-8,403,927	-6,460,519	-20,739,973	-15,613,086	-11,278,908	-9,450,519
60	-8,831,948	-6,789,560	-21,069,013	-15,942,127	-11,607,949	-9,779,560
80	-9,259,969	-7,118,600	-21,398,054	-16,271,168	-11,936,989	-10,108,600
100	-9,687,989	-7,447,642	-21,727,095	-16,600,209	-12,266,030	-10,437,642
120	-10,116,010	-7,776,683	-22,056,136	-16,929,250	-12,595,071	-10,766,683
140	-10,544,030	-8,105,723	-22,385,177	-17,258,291	-12,924,112	-11,095,723
160	-10,972,051	-8,434,764	-22,714,217	-17,587,331	-13,253,152	-11,424,764
180	-11,400,072	-8,763,805	-23,043,259	-17,916,373	-13,582,194	-11,753,805
200	-11,828,092	-9,092,846	-23,372,300	-18,245,413	-13,911,235	-12,082,846
220	-12,256,113	-9,421,887	-23,701,340	-18,574,454	-14,240,275	-12,411,887
240	-12,684,134	-9,750,928	-24,030,382	-18,903,496	-14,569,317	-12,740,928
260	-13,112,155	-10,079,969	-24,359,422	-19,232,536	-14,898,357	-13,069,969
280	-13,540,175	-10,409,010	-24,688,463	-19,561,577	-15,227,398	-13,399,010
300	-13,968,195	-10,738,050	-25,017,504	-19,890,618	-15,556,439	-13,728,050

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-3,616,808	-2,780,421	-17,059,875	-11,932,989	-7,598,100	-5,770,421
20	-4,044,828	-3,109,462	-17,388,915	-12,262,029	-7,927,850	-6,099,462
40	-4,472,850	-3,438,503	-17,717,957	-12,591,071	-8,256,892	-6,428,503
60	-4,900,870	-3,767,544	-18,046,998	-12,920,111	-8,585,933	-6,757,544
80	-5,328,891	-4,096,585	-18,376,038	-13,249,152	-8,914,973	-7,086,585
100	-5,756,911	-4,425,625	-18,705,079	-13,578,193	-9,244,014	-7,415,625
120	-6,184,932	-4,754,667	-19,034,120	-13,907,234	-9,573,055	-7,744,667
140	-6,612,953	-5,083,708	-19,363,161	-14,236,275	-9,902,096	-8,073,708
160	-7,040,973	-5,412,748	-19,692,202	-14,565,316	-10,231,137	-8,402,748
180	-7,468,995	-5,741,790	-20,021,243	-14,894,357	-10,560,178	-8,731,790
200	-7,897,015	-6,070,830	-20,350,284	-15,223,398	-10,889,219	-9,060,830
220	-8,325,035	-6,399,871	-20,679,325	-15,552,438	-11,218,260	-9,389,871
240	-8,753,056	-6,728,912	-21,008,365	-15,881,479	-11,547,300	-9,718,912
260	-9,181,077	-7,057,953	-21,337,407	-16,210,521	-11,876,342	-10,047,953
280	-9,609,098	-7,386,994	-21,666,447	-16,539,561	-12,205,382	-10,376,994
300	-10,037,118	-7,716,035	-21,995,488	-16,868,602	-12,534,423	-10,706,035

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	-2,830,592	-2,176,018	-16,455,471	-11,328,585	-6,994,406	-5,166,018
20	-3,258,614	-2,505,059	-16,784,513	-11,657,627	-7,323,448	-5,495,059
40	-3,686,634	-2,834,100	-17,113,554	-11,986,668	-7,652,489	-5,824,100
60	-4,114,656	-3,163,141	-17,442,594	-12,315,708	-7,981,529	-6,153,141
80	-4,542,675	-3,492,181	-17,771,635	-12,644,749	-8,310,570	-6,482,181
100	-4,970,696	-3,821,223	-18,100,676	-12,973,790	-8,639,611	-6,811,223
120	-5,398,717	-4,150,264	-18,429,717	-13,302,831	-8,968,652	-7,140,264
140	-5,826,737	-4,479,304	-18,758,758	-13,631,872	-9,297,693	-7,469,304
160	-6,254,759	-4,808,346	-19,087,799	-13,960,913	-9,626,734	-7,798,346
180	-6,682,779	-5,137,386	-19,416,840	-14,289,954	-9,955,775	-8,127,386
200	-7,110,799	-5,466,427	-19,745,881	-14,618,994	-10,284,816	-8,456,427
220	-7,538,820	-5,795,468	-20,074,921	-14,948,035	-10,613,856	-8,785,468
240	-7,966,841	-6,124,509	-20,403,963	-15,277,077	-10,942,898	-9,114,509
260	-8,394,862	-6,453,550	-20,733,003	-15,606,117	-11,271,938	-9,443,550
280	-8,822,882	-6,782,591	-21,062,044	-15,935,158	-11,600,979	-9,772,591
300	-9,250,902	-7,111,631	-21,391,085	-16,264,199	-11,930,020	-10,101,631

Maximum CIL rates (per square metre)

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

£4,844

Private values £4844 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	309,212	237,706	-14,041,747	-8,914,861	-4,890,682	-2,752,294
20	-113,751	-87,446	-14,366,900	-9,240,014	-4,905,835	-3,077,446
40	-541,772	-416,487	-14,695,940	-9,569,054	-5,234,875	-3,406,487
60	-969,793	-745,528	-15,024,982	-9,898,096	-5,563,917	-3,735,528
80	-1,397,813	-1,074,569	-15,354,022	-10,227,136	-5,892,958	-4,064,569
100	-1,825,834	-1,403,610	-15,683,063	-10,556,177	-6,221,998	-4,393,610
120	-2,253,855	-1,732,651	-16,012,105	-10,885,218	-6,551,040	-4,722,651
140	-2,681,876	-2,061,692	-16,341,145	-11,214,259	-6,880,080	-5,051,692
160	-3,109,896	-2,390,732	-16,670,186	-11,543,300	-7,209,121	-5,380,732
180	-3,537,916	-2,719,773	-16,999,227	-11,872,341	-7,538,162	-5,709,773
200	-3,965,936	-3,048,815	-17,328,268	-12,201,382	-7,867,203	-6,038,815
220	-4,393,956	-3,377,856	-17,657,309	-12,530,423	-8,196,244	-6,367,856
240	-4,821,977	-3,706,896	-17,986,349	-12,859,463	-8,525,285	-6,696,896
260	-5,250,000	-4,035,937	-18,315,391	-13,188,505	-8,854,326	-7,025,937
280	-5,678,020	-4,364,978	-18,644,432	-13,517,545	-9,183,367	-7,354,978
300	-6,106,041	-4,694,019	-18,973,472	-13,846,586	-9,512,407	-7,684,019

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 7

Flats & Houses
No of units 1100 units
Density: 219 dph
CSH level: 4 private
Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	6.28 ha
Net to gross	80%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	25,719,094	4,096,350	-10,183,103	-5,056,217	-722,038	1,106,350
20	25,061,067	3,991,545	-10,287,909	-5,161,023	-826,844	1,001,545
40	24,395,537	3,885,544	-10,393,910	-5,267,024	-932,845	895,544
60	23,730,008	3,779,543	-10,499,910	-5,373,024	-1,038,845	789,543
80	23,064,479	3,673,542	-10,605,910	-5,479,024	-1,144,845	683,542
100	22,398,950	3,567,541	-10,711,910	-5,584,024	-1,250,845	577,541
120	21,733,421	3,461,540	-10,817,910	-5,689,024	-1,356,845	471,540
140	21,067,892	3,355,539	-10,923,910	-5,794,024	-1,462,845	365,539
160	20,402,363	3,249,538	-11,029,910	-5,899,024	-1,568,845	259,538
180	19,736,834	3,143,537	-11,135,910	-6,004,024	-1,674,845	153,537
200	19,071,305	3,037,536	-11,241,910	-6,109,024	-1,780,845	47,536
220	18,405,776	2,931,535	-11,347,910	-6,214,024	-1,886,845	-62,535
240	17,740,247	2,825,534	-11,453,910	-6,319,024	-1,992,845	-157,534
260	17,074,718	2,719,533	-11,559,910	-6,424,024	-2,098,845	-252,533
280	16,409,189	2,613,532	-11,665,910	-6,529,024	-2,204,845	-347,532
300	15,743,660	2,507,531	-11,771,910	-6,634,024	-2,310,845	-442,531

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£200

£4,306

Private values £4306 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	29,164,978	4,645,186	-9,634,268	-4,507,382	-173,203	1,655,186
20	28,520,695	4,542,569	-9,736,885	-4,609,998	-275,820	1,552,569
40	27,867,503	4,438,533	-9,840,200	-4,714,034	-379,855	1,448,533
60	27,212,683	4,334,238	-9,945,215	-4,818,329	-484,150	1,344,238
80	26,557,863	4,229,943	-10,049,510	-4,922,624	-588,445	1,239,943
100	25,897,617	4,124,784	-10,154,669	-5,027,783	-693,605	1,134,784
120	25,232,087	4,018,783	-10,260,670	-5,133,784	-799,605	1,028,783
140	24,566,557	3,912,782	-10,366,671	-5,239,785	-905,606	922,782
160	23,898,613	3,806,397	-10,473,056	-5,346,170	-1,011,991	816,397
180	23,222,199	3,698,663	-10,580,791	-5,453,904	-1,119,726	708,663
200	22,545,785	3,590,929	-10,688,525	-5,561,639	-1,227,460	600,929
220	21,869,370	3,483,194	-10,796,259	-5,669,373	-1,335,194	493,194
240	21,182,007	3,373,716	-10,905,738	-5,778,851	-1,444,673	383,716
260	20,494,530	3,264,220	-11,015,234	-5,888,348	-1,554,169	274,220
280	19,807,053	3,154,723	-11,124,730	-5,997,844	-1,663,665	164,723
300	19,110,472	3,043,777	-11,235,676	-6,108,790	-1,774,612	53,777

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£300

£4,575

Private values £4575 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	34,825,926	5,546,820	-8,732,633	-3,605,747	728,432	2,556,820
20	34,192,044	5,446,860	-8,833,593	-3,706,707	627,471	2,455,860
40	33,558,129	5,344,895	-8,934,559	-3,807,673	526,506	2,354,895
60	32,924,214	5,243,929	-9,035,524	-3,908,638	425,541	2,253,929
80	32,286,832	5,142,412	-9,137,042	-4,010,156	324,023	2,152,412
100	31,642,550	5,039,795	-9,239,658	-4,112,772	221,407	2,049,795
120	30,998,268	4,937,179	-9,342,275	-4,215,389	118,790	1,947,179
140	30,353,985	4,834,562	-9,444,892	-4,318,005	16,173	1,844,562
160	29,701,999	4,730,718	-9,548,735	-4,421,849	-87,670	1,740,718
180	29,047,179	4,626,423	-9,653,030	-4,526,144	-191,965	1,636,423
200	28,392,359	4,522,128	-9,757,325	-4,630,439	-296,260	1,532,128
220	27,735,551	4,417,517	-9,861,937	-4,735,050	-400,872	1,427,517
240	27,070,021	4,311,516	-9,967,937	-4,841,051	-506,872	1,321,516
260	26,404,492	4,205,516	-10,073,938	-4,947,052	-612,873	1,215,516
280	25,738,962	4,099,515	-10,179,939	-5,053,053	-718,874	1,109,515
300	25,065,843	3,992,305	-10,287,148	-5,160,262	-826,083	1,002,305

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£140	£300

£4,629

Private values £4629 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	35,941,869	5,724,560	-8,554,894	-3,428,008	906,171	2,734,560
20	35,318,155	5,625,219	-8,654,235	-3,527,349	806,830	2,635,219
40	34,685,683	5,524,483	-8,754,970	-3,626,984	706,095	2,534,483
60	34,051,768	5,423,518	-8,855,935	-3,726,049	605,129	2,433,518
80	33,417,854	5,322,553	-8,956,901	-3,830,015	504,164	2,332,553
100	32,782,347	5,221,334	-9,058,120	-3,931,234	402,945	2,231,334
120	32,138,064	5,118,717	-9,160,736	-4,033,850	300,329	2,128,717
140	31,493,782	5,016,100	-9,263,353	-4,136,467	197,712	2,026,100
160	30,849,500	4,913,484	-9,366,970	-4,239,083	95,095	1,923,484
180	30,199,862	4,810,014	-9,469,439	-4,342,553	-8,374	1,820,014
200	29,545,042	4,705,719	-9,573,734	-4,446,848	-112,669	1,715,719
220	28,890,222	4,601,424	-9,678,029	-4,551,143	-216,964	1,611,424
240	28,235,402	4,497,130	-9,782,324	-4,655,438	-321,259	1,507,130
260	27,570,715	4,391,263	-9,888,191	-4,761,304	-427,126	1,401,263
280	26,905,185	4,285,262	-9,994,191	-4,867,305	-533,126	1,295,262
300	26,239,656	4,179,262	-10,100,192	-4,973,306	-639,127	1,189,262

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£160	£300

£4,844

Private values £4844 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	40,388,030	6,432,712	-7,846,742	-2,719,856	1,614,323	3,442,712
20	39,774,353	6,334,970	-7,944,484	-2,817,598	1,516,581	3,344,970
40	39,158,217	6,236,836	-8,042,617	-2,915,731	1,418,447	3,246,836
60	38,534,502	6,137,495	-8,141,958	-3,015,072	1,319,107	3,147,495
80	37,910,789	6,038,155	-8,241,299	-3,114,413	1,219,766	3,048,155
100	37,287,075	5,938,814	-8,340,639	-3,213,753	1,120,426	2,948,814
120	36,660,241	5,838,977	-8,440,477	-3,313,591	1,020,588	2,848,977
140	36,026,326	5,738,011	-8,541,442	-3,414,596	919,623	2,748,011
160	35,392,411	5,637,046	-8,642,408	-3,515,522	818,657	2,647,046
180	34,758,496	5,536,080	-8,743,373	-3,616,487	717,692	2,546,080
200	34,120,123	5,434,405	-8,845,048	-3,718,162	616,017	2,444,405
220	33,475,840	5,331,788	-8,947,665	-3,820,779	513,400	2,341,788
240	32,831,557	5,229,172	-9,050,282	-3,923,396	410,783	2,239,172
260	32,187,275	5,126,555	-9,152,898	-4,026,012	308,166	2,136,555
280	31,536,496	5,022,904	-9,256,550	-4,129,664	204,515	2,032,904
300	30,881,676	4,918,609	-9,360,845	-4,233,959	100,220	1,928,609

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1 Offices (higher) £14,279,453	BLV2 Offices (lower) £9,152,567	BLV3 Warehousing £4,818,389	BLV4 Community uses £2,990,000
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Site type 8	
Flats & Houses	
No of units	1200 units
Density:	114 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	13.16 ha
Net to gross	80%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	21,806,940	1,657,327	-12,622,126	-7,495,240	-3,161,061	-1,332,673
20	21,157,648	1,607,981	-12,671,472	-7,544,586	-3,210,407	-1,382,019
40	20,508,355	1,558,635	-12,720,819	-7,593,932	-3,259,754	-1,431,365
60	19,854,540	1,508,945	-12,770,508	-7,643,622	-3,309,443	-1,481,055
80	19,194,628	1,458,792	-12,820,662	-7,693,776	-3,359,597	-1,531,208
100	18,534,716	1,408,638	-12,870,815	-7,743,929	-3,409,750	-1,581,362
120	17,874,767	1,357,950	-12,921,503	-7,794,617	-3,460,438	-1,632,050
140	17,197,063	1,306,977	-12,972,477	-7,845,591	-3,511,412	-1,683,023
160	16,526,357	1,256,003	-13,023,450	-7,896,564	-3,562,385	-1,733,997
180	15,845,530	1,204,260	-13,075,193	-7,948,307	-3,614,128	-1,785,740
200	15,163,855	1,152,453	-13,127,001	-8,000,114	-3,665,936	-1,837,547
220	14,479,534	1,100,445	-13,179,009	-8,052,123	-3,717,944	-1,889,555
240	13,786,711	1,047,790	-13,231,663	-8,104,777	-3,770,599	-1,942,210
260	13,093,887	995,135	-13,284,318	-8,157,432	-3,823,253	-1,994,865
280	12,394,318	941,968	-13,337,485	-8,210,599	-3,876,420	-2,048,032
300	11,690,164	888,452	-13,391,001	-8,264,115	-3,929,936	-2,101,548

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	25,126,481	1,909,613	-12,369,841	-7,242,955	-2,908,776	-1,080,387
20	24,494,402	1,861,575	-12,417,879	-7,290,993	-2,956,814	-1,128,425
40	23,855,557	1,813,022	-12,466,431	-7,339,545	-3,005,366	-1,176,978
60	23,216,713	1,764,470	-12,514,983	-7,388,097	-3,053,918	-1,225,530
80	22,574,042	1,715,627	-12,563,826	-7,436,940	-3,102,761	-1,274,373
100	21,924,749	1,666,281	-12,613,173	-7,486,286	-3,152,108	-1,323,719
120	21,275,456	1,616,935	-12,662,519	-7,535,633	-3,201,454	-1,373,065
140	20,624,507	1,567,235	-12,712,219	-7,585,333	-3,251,154	-1,422,765
160	19,961,594	1,517,081	-12,762,372	-7,635,486	-3,301,307	-1,472,919
180	19,301,683	1,466,928	-12,812,526	-7,685,639	-3,351,461	-1,523,072
200	18,639,750	1,416,317	-12,863,136	-7,736,250	-3,402,072	-1,573,683
220	17,965,045	1,365,343	-12,914,110	-7,787,224	-3,453,045	-1,624,657
240	17,294,340	1,314,370	-12,965,084	-7,838,198	-3,504,019	-1,675,630
260	16,616,698	1,262,793	-13,016,660	-7,889,774	-3,555,595	-1,727,207
280	15,934,023	1,210,986	-13,068,468	-7,941,582	-3,607,403	-1,779,014
300	15,252,349	1,159,179	-13,120,275	-7,993,389	-3,659,210	-1,830,821

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	30,559,170	2,322,497	-11,956,957	-6,830,070	-2,495,892	-667,503
20	29,945,337	2,275,846	-12,003,608	-6,876,722	-2,542,543	-714,154
40	29,326,888	2,228,843	-12,050,610	-6,923,724	-2,589,545	-761,157
60	28,708,438	2,181,841	-12,097,612	-6,970,726	-2,636,547	-808,159
80	28,087,233	2,134,630	-12,144,824	-7,017,938	-2,683,759	-855,370
100	27,458,669	2,086,859	-12,192,595	-7,065,709	-2,731,530	-903,141
120	26,830,104	2,039,088	-12,240,366	-7,113,479	-2,779,301	-950,912
140	26,200,911	1,991,269	-12,288,184	-7,161,298	-2,827,119	-998,731
160	25,562,067	1,942,717	-12,336,736	-7,209,850	-2,875,671	-1,047,283
180	24,923,222	1,894,165	-12,385,289	-7,258,402	-2,924,224	-1,095,835
200	24,284,378	1,845,613	-12,433,841	-7,306,955	-2,972,776	-1,144,387
220	23,636,113	1,796,345	-12,483,109	-7,356,223	-3,022,044	-1,193,655
240	22,986,820	1,746,998	-12,532,455	-7,405,569	-3,071,390	-1,243,002
260	22,337,527	1,697,652	-12,581,801	-7,454,915	-3,120,737	-1,292,348
280	21,679,813	1,647,666	-12,631,788	-7,504,902	-3,170,723	-1,342,334
300	21,019,902	1,597,513	-12,681,941	-7,555,055	-3,220,876	-1,392,487

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	31,630,093	2,403,887	-11,875,566	-6,748,680	-2,414,501	-586,113
20	31,021,595	2,357,641	-11,921,812	-6,794,926	-2,460,747	-632,359
40	30,409,562	2,311,127	-11,968,327	-6,841,441	-2,507,262	-678,873
60	29,791,112	2,264,125	-12,015,329	-6,888,443	-2,554,264	-725,875
80	29,172,662	2,217,122	-12,062,331	-6,935,445	-2,601,266	-772,878
100	28,553,670	2,170,079	-12,109,375	-6,982,488	-2,648,310	-819,921
120	27,925,107	2,122,308	-12,157,145	-7,030,259	-2,696,080	-867,692
140	27,296,542	2,074,537	-12,204,916	-7,078,030	-2,743,851	-915,463
160	26,667,978	2,026,766	-12,252,687	-7,125,801	-2,791,622	-963,234
180	26,031,138	1,978,967	-12,301,087	-7,174,201	-2,840,022	-1,011,633
200	25,392,293	1,929,814	-12,349,639	-7,222,753	-2,888,574	-1,060,186
220	24,753,448	1,881,262	-12,398,191	-7,271,305	-2,937,126	-1,108,738
240	24,108,244	1,832,227	-12,447,227	-7,320,341	-2,986,162	-1,157,773
260	23,458,951	1,782,880	-12,496,573	-7,369,687	-3,035,508	-1,207,120
280	22,809,659	1,733,534	-12,545,919	-7,419,033	-3,084,854	-1,256,466
300	22,155,441	1,683,813	-12,595,640	-7,468,754	-3,134,575	-1,306,167

Maximum CIL rates (per square metre)

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

Site type 8

£4,844

Private values £4844 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	35,885,805	2,727,321	-11,552,132	-6,425,246	-2,091,067	-262,679
20	35,287,099	2,681,820	-11,597,634	-6,470,748	-2,136,569	-308,180
40	34,688,394	2,636,318	-11,643,136	-6,516,249	-2,182,071	-353,682
60	34,088,293	2,590,710	-11,688,743	-6,561,857	-2,227,678	-399,290
80	33,479,795	2,544,464	-11,734,989	-6,608,103	-2,273,924	-445,536
100	32,871,298	2,498,219	-11,781,235	-6,654,349	-2,320,170	-491,781
120	32,262,801	2,451,973	-11,827,481	-6,700,594	-2,366,416	-538,027
140	31,648,011	2,405,249	-11,874,205	-6,747,319	-2,413,140	-584,751
160	31,029,562	2,358,247	-11,921,207	-6,794,321	-2,460,142	-631,753
180	30,411,113	2,311,245	-11,968,209	-6,841,323	-2,507,144	-678,755
200	29,790,856	2,264,105	-12,015,348	-6,888,462	-2,554,283	-725,895
220	29,162,293	2,216,334	-12,063,119	-6,936,233	-2,602,054	-773,666
240	28,533,728	2,168,563	-12,110,890	-6,984,004	-2,649,825	-821,437
260	27,905,164	2,120,792	-12,158,661	-7,031,775	-2,697,596	-869,208
280	27,268,577	2,072,412	-12,207,042	-7,080,156	-2,745,977	-917,588
300	26,629,732	2,023,860	-12,255,594	-7,128,708	-2,794,529	-966,140

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy Viability
London Legacy Development Corporation**

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

Results summary 35% AH (70:30) - Growth scenario +10% Sales Values and +5% costs

Site type		site type 1			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	60	300
£4,306		#N/A	#N/A	200	300
£4,575		#N/A	#N/A	300	300
£4,629		#N/A	#N/A	300	300
£4,844		#N/A	#N/A	300	300

Site type		site type 2			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	40	140
£4,629		#N/A	#N/A	80	200
£4,844		#N/A	0	260	300

Site type		site type 3			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	80
£4,629		#N/A	#N/A	20	140
£4,844		#N/A	#N/A	200	300

Site type		site type 4			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A

Site type		site type 5			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy Viability
London Legacy Development Corporation
Results summary 35% AH (70:30) - Growth scenario +10% Sales Values and +5% costs**

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

Site type					site type 6				
		BLV1	BLV2	BLV3	BLV4				
£4,144		#N/A	#N/A	#N/A	#N/A				
£4,306		#N/A	#N/A	#N/A	#N/A				
£4,575		#N/A	#N/A	#N/A	#N/A				
£4,629		#N/A	#N/A	#N/A	#N/A				
£4,844		#N/A	#N/A	#N/A	#N/A				

Site type					site type 7				
		BLV1	BLV2	BLV3	BLV4				
£4,144		#N/A	#N/A	#N/A	300				
£4,306		#N/A	#N/A	100	300				
£4,575		#N/A	#N/A	300	300				
£4,629		#N/A	#N/A	300	300				
£4,844		#N/A	#N/A	300	300				

Site type					site type 8				
		BLV1	BLV2	BLV3	BLV4				
£4,144		#N/A	#N/A	#N/A	#N/A				
£4,306		#N/A	#N/A	#N/A	#N/A				
£4,575		#N/A	#N/A	#N/A	#N/A				
£4,629		#N/A	#N/A	#N/A	#N/A				
£4,844		#N/A	#N/A	#N/A	60				

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 1

Flats	3 units
No of units	91 dph
Density:	4 private
CSH level:	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	0.03 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

£4,144

Private values £4144 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	167,895	5,092,814	-9,186,640	-4,059,754	274,425	2,102,814
20	165,475	5,019,398	-9,260,056	-4,133,170	201,009	2,029,398
40	163,053	4,945,982	-9,333,502	-4,206,616	127,563	1,955,982
60	160,632	4,872,565	-9,406,948	-4,280,062	54,117	1,882,565
80	158,211	4,799,059	-9,480,394	-4,353,508	-19,330	1,809,059
100	155,789	4,725,613	-9,553,841	-4,426,955	-92,776	1,735,613
120	153,368	4,652,166	-9,627,287	-4,500,401	-166,222	1,662,166
140	150,947	4,578,720	-9,700,733	-4,573,847	-239,668	1,588,720
160	148,526	4,505,274	-9,774,180	-4,647,293	-313,115	1,515,274
180	146,104	4,431,828	-9,847,626	-4,720,740	-386,561	1,441,828
200	143,683	4,358,381	-9,921,072	-4,794,186	-460,007	1,368,381
220	141,262	4,284,935	-9,994,518	-4,867,632	-533,453	1,294,935
240	138,840	4,211,489	-10,067,965	-4,941,078	-606,900	1,221,489
260	136,419	4,138,043	-10,141,411	-5,014,525	-680,346	1,148,043
280	133,999	4,064,597	-10,214,857	-5,087,971	-753,792	1,074,597
300	131,577	3,991,150	-10,288,303	-5,161,417	-827,238	1,001,150

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£60	£300

£4,306

Private values £4306 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	183,947	5,579,735	-8,699,719	-3,572,832	761,346	2,589,735
20	181,526	5,506,289	-8,773,165	-3,646,279	687,900	2,516,289
40	179,105	5,432,842	-8,846,611	-3,719,725	614,454	2,442,842
60	176,683	5,359,396	-8,920,057	-3,793,171	541,008	2,369,396
80	174,262	5,285,950	-8,993,504	-3,866,618	467,561	2,295,950
100	171,842	5,212,504	-9,066,950	-3,940,063	394,115	2,222,504
120	169,420	5,139,058	-9,140,396	-4,013,509	320,669	2,149,058
140	166,999	5,065,611	-9,213,842	-4,086,956	247,223	2,075,611
160	164,578	4,992,165	-9,287,288	-4,160,402	173,777	2,002,165
180	162,157	4,918,719	-9,360,734	-4,233,849	100,330	1,928,719
200	159,735	4,845,273	-9,434,180	-4,307,295	26,884	1,855,273
220	157,314	4,771,827	-9,507,626	-4,380,741	-146,162	1,781,827
240	154,893	4,698,381	-9,581,072	-4,454,187	-219,716	1,708,381
260	152,471	4,624,935	-9,654,518	-4,527,633	-293,270	1,634,935
280	150,050	4,551,489	-9,727,964	-4,601,079	-366,824	1,561,489
300	147,629	4,478,043	-9,801,410	-4,674,525	-440,378	1,488,043

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£300

£4,575

Private values £4575 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	210,701	6,391,260	-7,888,194	-2,761,307	1,572,871	3,401,260
20	208,280	6,317,814	-7,961,640	-2,834,754	1,499,425	3,327,814
40	205,858	6,244,367	-8,035,086	-2,908,200	1,425,979	3,254,367
60	203,437	6,170,921	-8,108,532	-2,981,646	1,352,533	3,180,921
80	201,016	6,097,475	-8,181,978	-3,055,092	1,279,086	3,107,475
100	198,594	6,024,029	-8,255,425	-3,128,539	1,205,640	3,034,029
120	196,173	5,950,582	-8,328,871	-3,201,985	1,132,194	2,960,582
140	193,752	5,877,136	-8,402,317	-3,275,431	1,058,748	2,887,136
160	191,331	5,803,689	-8,475,763	-3,348,877	985,302	2,813,689
180	188,910	5,730,243	-8,549,209	-3,422,323	911,856	2,740,243
200	186,489	5,656,797	-8,622,655	-3,495,769	838,410	2,666,797
220	184,068	5,583,351	-8,696,101	-3,569,215	764,964	2,593,351
240	181,647	5,509,905	-8,769,547	-3,642,661	691,518	2,519,905
260	179,226	5,436,459	-8,842,993	-3,716,107	618,072	2,446,459
280	176,804	5,363,013	-8,916,439	-3,789,553	544,626	2,373,013
300	174,383	5,289,567	-8,989,885	-3,862,999	471,180	2,299,567

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

£4,629

Private values £4629 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	216,051	6,553,547	-7,725,907	-2,599,021	1,735,158	3,563,547
20	213,631	6,480,101	-7,799,353	-2,672,468	1,661,712	3,490,101
40	211,210	6,406,655	-7,872,799	-2,745,914	1,588,266	3,416,655
60	208,789	6,333,209	-7,946,245	-2,819,360	1,514,820	3,343,209
80	206,368	6,259,763	-8,019,691	-2,892,806	1,441,374	3,269,763
100	203,947	6,186,317	-8,093,137	-2,966,252	1,367,928	3,196,317
120	201,526	6,112,871	-8,166,583	-3,039,698	1,294,482	3,122,871
140	199,105	6,039,425	-8,240,029	-3,113,144	1,221,036	3,049,425
160	196,684	5,965,979	-8,313,475	-3,186,590	1,147,590	2,975,979
180	194,263	5,892,533	-8,386,921	-3,260,036	1,074,144	2,902,533
200	191,842	5,819,087	-8,460,367	-3,333,482	1,000,698	2,829,087
220	189,421	5,745,641	-8,533,813	-3,406,928	927,252	2,755,641
240	186,999	5,672,195	-8,607,259	-3,480,374	853,806	2,682,195
260	184,578	5,598,749	-8,680,705	-3,553,820	780,360	2,608,749
280	182,157	5,525,303	-8,754,151	-3,627,266	706,914	2,535,303
300	179,736	5,451,857	-8,827,597	-3,700,712	633,468	2,461,857

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

£4,844

Private values £4844 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	237,454	7,202,785	-7,076,668	-1,949,782	2,384,397	4,212,785
20	235,033	7,129,339	-7,150,115	-2,023,229	2,310,950	4,139,339
40	232,612	7,055,893	-7,223,561	-2,097,065	2,237,504	4,065,893
60	230,191	6,982,447	-7,297,007	-2,170,911	2,164,058	3,992,447
80	227,769	6,909,001	-7,370,453	-2,244,757	2,090,611	3,919,001
100	225,348	6,835,555	-7,443,899	-2,318,603	2,017,165	3,845,555
120	222,927	6,762,109	-7,517,345	-2,392,449	1,943,719	3,772,109
140	220,506	6,688,663	-7,590,791	-2,466,295	1,870,273	3,698,663
160	218,085	6,615,217	-7,664,237	-2,540,141	1,796,826	3,625,217
180	215,664	6,541,771	-7,737,683	-2,613,987	1,723,380	3,551,771
200	213,243	6,468,325	-7,811,129	-2,687,833	1,649,934	3,478,325
220	210,822	6,394,879	-7,884,575	-2,761,679	1,576,488	3,404,879
240	208,401	6,321,433	-7,958,021	-2,835,525	1,503,042	3,331,433
260	205,980	6,247,987	-8,031,467	-2,909,371	1,429,596	3,257,987
280	203,559	6,174,541	-8,104,913	-2,983,217	1,356,150	3,184,541
300	201,138	6,101,095	-8,178,359	-3,057,063	1,282,704	3,111,095

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1 Offices (higher) £14,279,453	BLV2 Offices (lower) £9,152,567	BLV3 Warehousing £4,818,389	BLV4 Community uses £2,990,000
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Site type 2

Flats	10 units
No of units	458 dph
Density:	4 private
CSH level:	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

£4,144

Private values £4144 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	-6,272	-287,256	-14,566,710	-9,439,824	-5,105,645	-3,277,256
20	-13,771	-630,730	-14,910,184	-9,783,297	-5,449,119	-3,620,730
40	-21,271	-974,204	-15,253,657	-10,126,771	-5,792,592	-3,964,204
60	-28,771	-1,317,723	-15,597,177	-10,470,291	-6,136,112	-4,307,723
80	-36,271	-1,661,197	-15,940,651	-10,813,764	-6,479,586	-4,651,197
100	-43,770	-2,004,671	-16,284,124	-11,157,238	-6,823,059	-4,994,671
120	-51,270	-2,348,145	-16,627,598	-11,500,712	-7,166,533	-5,338,145
140	-58,769	-2,691,618	-16,971,072	-11,844,186	-7,510,007	-5,681,618
160	-66,269	-3,035,138	-17,314,591	-12,187,705	-7,853,526	-6,025,138
180	-73,769	-3,378,612	-17,658,065	-12,531,179	-8,197,000	-6,368,612
200	-81,268	-3,722,085	-18,001,539	-12,874,653	-8,540,474	-6,712,085
220	-88,768	-4,065,559	-18,345,013	-13,218,126	-8,883,948	-7,055,559
240	-96,268	-4,409,079	-18,688,532	-13,561,646	-9,227,467	-7,399,079
260	-103,768	-4,752,552	-19,032,006	-13,905,120	-9,570,941	-7,742,552
280	-111,267	-5,096,026	-19,375,480	-14,248,593	-9,914,415	-8,086,026
300	-118,766	-5,439,500	-19,718,953	-14,592,067	-10,257,888	-8,429,500

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	42,750	1,957,934	-12,321,520	-7,194,634	-2,860,455	-1,032,066
20	35,370	1,619,961	-12,659,492	-7,532,606	-3,198,427	-1,370,039
40	27,992	1,282,035	-12,997,419	-7,870,533	-3,536,354	-1,707,965
60	20,613	944,062	-13,335,391	-8,208,505	-3,874,326	-2,045,938
80	13,233	606,090	-13,673,364	-8,546,478	-4,212,299	-2,383,910
100	5,855	268,163	-14,011,290	-8,884,404	-4,550,225	-2,721,837
120	-1,550	-70,976	-14,350,429	-9,223,543	-4,889,364	-3,060,976
140	-9,049	-414,450	-14,689,903	-9,567,017	-5,232,838	-3,404,450
160	-16,549	-757,923	-15,037,377	-9,910,491	-5,576,312	-3,747,923
180	-24,048	-1,101,397	-15,380,851	-10,253,964	-5,919,786	-4,091,397
200	-31,548	-1,444,917	-15,724,370	-10,597,484	-6,263,305	-4,434,917
220	-39,048	-1,788,390	-16,067,844	-10,940,958	-6,606,779	-4,778,390
240	-46,547	-2,131,864	-16,411,318	-11,284,431	-6,950,253	-5,121,864
260	-54,047	-2,475,338	-16,754,791	-11,627,905	-7,293,726	-5,465,338
280	-61,547	-2,818,857	-17,098,311	-11,971,425	-7,637,246	-5,808,857
300	-69,047	-3,162,331	-17,441,785	-12,314,898	-7,980,720	-6,152,331

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	124,284	5,692,197	-8,587,256	-3,460,370	873,809	2,702,197
20	116,904	5,354,225	-8,925,229	-3,798,343	535,836	2,364,225
40	109,525	5,016,252	-9,263,201	-4,136,315	197,864	2,026,252
60	102,147	4,678,325	-9,601,128	-4,474,242	-140,063	1,688,325
80	94,768	4,340,353	-9,939,101	-4,812,214	-478,036	1,350,353
100	87,388	4,002,380	-10,277,073	-5,150,187	-816,008	1,012,380
120	80,010	3,664,454	-10,615,000	-5,488,114	-1,153,935	674,454
140	72,631	3,326,481	-10,952,972	-5,826,086	-1,491,907	336,481
160	65,251	2,988,509	-11,290,945	-6,164,058	-1,829,880	-1,491
180	57,873	2,650,582	-11,628,871	-6,501,985	-2,167,806	-339,418
200	50,494	2,312,610	-11,966,844	-6,839,958	-2,505,779	-677,390
220	43,114	1,974,637	-12,304,817	-7,177,930	-2,843,751	-1,015,363
240	35,736	1,636,711	-12,642,743	-7,515,857	-3,181,678	-1,353,289
260	28,357	1,298,738	-12,980,715	-7,853,829	-3,519,650	-1,691,262
280	20,977	960,766	-13,318,688	-8,191,802	-3,857,623	-2,029,234
300	13,599	622,839	-13,656,615	-8,529,728	-4,195,550	-2,367,161

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	140,591	6,439,050	-7,840,404	-2,713,518	1,620,661	3,449,050
20	133,211	6,101,077	-8,178,376	-3,051,490	1,262,689	3,111,077
40	125,832	5,763,105	-8,516,348	-3,389,463	944,716	2,773,105
60	118,454	5,425,178	-8,854,275	-3,727,389	606,790	2,435,178
80	111,074	5,087,206	-9,192,248	-4,065,362	268,817	2,097,206
100	103,695	4,749,233	-9,530,220	-4,403,334	-69,155	1,759,233
120	96,317	4,411,306	-9,868,147	-4,741,261	-407,082	1,421,306
140	88,937	4,073,334	-10,206,120	-5,079,233	-745,055	1,083,334
160	81,558	3,735,362	-10,544,092	-5,417,206	-1,083,027	745,362
180	74,180	3,397,435	-10,882,019	-5,755,133	-1,420,954	407,435
200	66,800	3,059,462	-11,219,991	-6,093,105	-1,758,926	69,462
220	59,421	2,721,490	-11,557,964	-6,431,077	-2,096,899	-268,510
240	52,043	2,383,563	-11,895,890	-6,769,004	-2,434,825	-606,437
260	44,664	2,045,591	-12,233,863	-7,106,977	-2,772,798	-944,409
280	37,284	1,707,618	-12,571,835	-7,444,949	-3,110,770	-1,282,382
300	29,906	1,369,692	-12,909,762	-7,782,876	-3,448,697	-1,620,308

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£200

£4,844

Private values £4844 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	205,818	9,426,460	-4,852,993	273,893	4,608,072	6,436,460
20	198,439	9,088,488	-5,190,966	-64,079	4,270,099	6,098,488
40	191,059	8,750,515	-5,528,938	-402,052	3,932,127	5,760,515
60	183,681	8,412,589	-5,866,865	-739,979	3,594,200	5,422,589
80	176,302	8,074,616	-6,204,837	-1,077,951	3,256,228	5,084,616
100	168,922	7,736,644	-6,542,810	-1,415,924	2,918,255	4,746,644
120	161,544	7,398,717	-6,880,736	-1,753,850	2,580,329	4,408,717
140	154,165	7,060,745	-7,218,709	-2,091,823	2,242,356	4,070,745
160	146,785	6,722,772	-7,556,681	-2,429,795	1,904,384	3,732,772
180	139,407	6,384,845	-7,894,608	-2,767,722	1,566,457	3,394,845
200	132,028	6,046,873	-8,232,581	-3,105,694	1,228,484	3,056,873
220	124,649	5,708,901	-8,570,553	-3,443,667	890,512	2,718,901
240	117,270	5,370,974	-8,908,480	-3,781,594	552,585	2,380,974
260	109,891	5,033,001	-9,246,452	-4,119,566	214,613	2,043,001
280	102,512	4,695,029	-9,584,425	-4,457,538	-123,360	1,705,029
300	95,133	4,357,102	-9,922,351	-4,795,465	-461,286	1,367,102

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£260	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 3

Flats	65 units
Density:	500 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

£4,144

Private values £4144 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	-158,809	-1,221,604	-15,501,057	-10,374,171	-6,039,993	-4,211,604
20	-202,998	-1,561,525	-15,840,979	-10,714,093	-6,379,914	-4,551,525
40	-247,188	-1,901,447	-16,180,900	-11,054,014	-6,719,835	-4,891,447
60	-291,379	-2,241,376	-16,520,829	-11,393,943	-7,059,764	-5,231,376
80	-335,569	-2,581,297	-16,860,751	-11,733,865	-7,399,686	-5,571,297
100	-379,758	-2,921,219	-17,200,672	-12,073,786	-7,739,607	-5,911,219
120	-423,948	-3,261,140	-17,540,594	-12,413,707	-8,079,529	-6,251,140
140	-468,138	-3,601,061	-17,880,515	-12,753,629	-8,419,450	-6,591,061
160	-512,328	-3,940,983	-18,220,436	-13,093,550	-8,759,371	-6,930,983
180	-556,519	-4,280,912	-18,560,365	-13,433,479	-9,099,300	-7,270,912
200	-600,708	-4,620,833	-18,900,287	-13,773,401	-9,439,222	-7,610,833
220	-644,898	-4,960,755	-19,240,208	-14,113,322	-9,779,143	-7,950,755
240	-689,088	-5,300,676	-19,580,130	-14,453,243	-10,119,065	-8,290,676
260	-733,278	-5,640,597	-19,920,051	-14,793,165	-10,458,986	-8,630,597
280	-777,467	-5,980,519	-20,259,972	-15,133,086	-10,798,907	-8,970,519
300	-821,658	-6,320,448	-20,599,901	-15,473,015	-11,138,836	-9,310,448

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	127,286	979,124	-13,300,330	-8,173,444	-3,839,265	-2,010,876
20	83,807	644,671	-13,634,783	-8,507,897	-4,173,717	-2,345,329
40	40,328	310,218	-13,969,236	-8,842,350	-4,508,171	-2,679,782
60	-3,202	-24,633	-14,304,087	-9,177,201	-4,843,022	-3,014,633
80	-47,592	-364,555	-14,644,008	-9,517,122	-5,182,943	-3,354,555
100	-91,982	-704,476	-14,983,929	-9,857,043	-5,522,864	-3,694,476
120	-135,772	-1,044,397	-15,323,851	-10,196,965	-5,862,786	-4,034,397
140	-179,962	-1,384,326	-15,663,780	-10,536,894	-6,202,715	-4,374,326
160	-224,152	-1,724,248	-16,003,701	-10,876,815	-6,542,636	-4,714,248
180	-268,342	-2,064,169	-16,343,623	-11,216,737	-6,882,558	-5,054,169
200	-312,532	-2,404,091	-16,683,544	-11,556,658	-7,222,479	-5,394,091
220	-356,722	-2,744,012	-17,023,465	-11,896,579	-7,562,401	-5,734,012
240	-400,911	-3,083,933	-17,363,387	-12,236,501	-7,902,322	-6,073,933
260	-445,102	-3,423,862	-17,703,316	-12,576,430	-8,242,251	-6,413,862
280	-489,292	-3,763,784	-18,043,237	-12,916,351	-8,582,172	-6,753,784
300	-533,482	-4,103,705	-18,383,159	-13,256,273	-8,922,094	-7,093,705

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	599,851	4,614,240	-9,665,213	-4,538,327	-204,148	1,624,240
20	556,372	4,279,787	-9,999,666	-4,872,780	-538,601	1,289,787
40	512,893	3,945,334	-10,334,119	-5,207,233	-873,054	955,334
60	469,415	3,610,881	-10,668,572	-5,541,686	-1,207,507	620,881
80	425,936	3,276,428	-11,003,025	-5,876,139	-1,541,960	286,428
100	382,457	2,941,975	-11,337,478	-6,210,592	-1,876,413	-48,025
120	338,978	2,607,522	-11,671,931	-6,545,045	-2,210,866	-382,478
140	295,499	2,273,069	-12,006,384	-6,879,498	-2,545,319	-716,931
160	252,020	1,938,616	-12,340,837	-7,213,951	-2,879,772	-1,051,384
180	208,541	1,604,163	-12,675,290	-7,548,404	-3,214,225	-1,385,837
200	165,062	1,269,710	-13,009,743	-7,882,857	-3,548,679	-1,720,290
220	121,583	935,257	-13,344,196	-8,217,310	-3,883,132	-2,054,743
240	78,105	600,804	-13,678,650	-8,551,763	-4,217,585	-2,389,196
260	34,626	266,351	-14,013,103	-8,886,216	-4,552,038	-2,723,649
280	-8,998	-99,215	-14,348,669	-9,221,783	-4,887,604	-3,059,215
300	-53,188	-409,137	-14,688,590	-9,561,704	-5,227,525	-3,399,137

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£80

£4,629

Private values £4629 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	694,363	5,341,258	-8,938,196	-3,811,310	522,869	2,351,258
20	650,885	5,006,805	-9,272,649	-4,145,763	188,416	2,016,805
40	607,406	4,672,352	-9,607,002	-4,480,216	-146,037	1,682,352
60	563,927	4,337,899	-9,941,455	-4,814,669	-490,490	1,347,899
80	520,448	4,003,445	-10,276,008	-5,149,122	-814,943	1,013,445
100	476,969	3,668,992	-10,610,461	-5,483,575	-1,149,396	678,992
120	433,490	3,334,539	-10,944,914	-5,818,028	-1,483,849	344,539
140	390,012	3,000,094	-11,279,359	-6,152,473	-1,818,295	10,094
160	346,533	2,665,641	-11,613,812	-6,486,926	-2,152,748	-324,359
180	303,054	2,331,188	-11,948,266	-6,821,379	-2,487,201	-658,812
200	259,575	1,996,735	-12,282,719	-7,155,832	-2,821,654	-993,265
220	216,097	1,662,282	-12,617,172	-7,490,285	-3,156,107	-1,327,718
240	172,618	1,327,829	-12,951,625	-7,824,738	-3,490,560	-1,662,171
260	129,139	993,376	-13,286,078	-8,159,192	-3,825,013	-1,996,624
280	85,660	658,923	-13,620,531	-8,493,645	-4,159,466	-2,331,077
300	42,181	324,470	-13,954,984	-8,828,098	-4,493,919	-2,665,530

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£140

£4,844

Private values £4844 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	1,072,415	8,249,349	-6,030,104	-903,218	3,430,961	5,259,349
20	1,028,937	7,914,896	-6,364,557	-1,237,671	3,096,508	4,924,896
40	985,458	7,580,443	-6,699,010	-1,572,124	2,762,055	4,590,443
60	941,979	7,245,990	-7,033,463	-1,906,577	2,427,602	4,255,990
80	898,500	6,911,537	-7,367,916	-2,241,030	2,093,149	3,921,537
100	855,021	6,577,084	-7,702,369	-2,575,483	1,758,696	3,587,084
120	811,542	6,242,631	-8,036,822	-2,909,936	1,424,243	3,252,631
140	768,063	5,908,178	-8,371,275	-3,244,389	1,089,790	2,918,178
160	724,585	5,573,733	-8,705,721	-3,578,834	755,344	2,583,733
180	681,106	5,239,280	-9,040,174	-3,913,288	420,891	2,249,280
200	637,627	4,904,827	-9,374,627	-4,247,741	86,438	1,914,827
220	594,149	4,570,374	-9,709,080	-4,582,194	-248,015	1,580,374
240	550,670	4,235,921	-10,043,533	-4,916,647	-582,468	1,245,921
260	507,191	3,901,468	-10,377,986	-5,251,100	-916,921	911,468
280	463,712	3,567,015	-10,712,439	-5,585,553	-1,251,374	577,015
300	420,233	3,232,562	-11,046,892	-5,920,006	-1,585,827	242,562

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1 Offices (higher) £14,279,453	BLV2 Offices (lower) £9,152,567	BLV3 Warehousing £4,818,389	BLV4 Community uses £2,990,000
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Site type 4

Flats	120 units
Density:	743 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	0.16 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

£4,144

Private values £4144 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	-3,287,877	-20,357,437	-34,636,890	-29,510,004	-25,175,825	-23,347,437
20	-3,374,081	-20,891,182	-35,170,636	-30,043,750	-25,709,571	-23,881,182
40	-3,460,284	-21,424,928	-35,704,381	-30,577,495	-26,243,316	-24,414,928
60	-3,546,489	-21,958,679	-36,238,133	-31,111,247	-26,777,068	-24,948,679
80	-3,632,693	-22,492,425	-36,771,879	-31,644,992	-27,310,814	-25,482,425
100	-3,718,897	-23,026,171	-37,305,624	-32,178,738	-27,844,559	-26,016,171
120	-3,805,102	-23,559,922	-37,839,376	-32,712,490	-28,378,311	-26,549,922
140	-3,891,306	-24,093,668	-38,373,121	-33,246,235	-28,912,056	-27,083,668
160	-3,977,510	-24,627,413	-38,906,867	-33,779,981	-29,445,802	-27,617,413
180	-4,063,714	-25,161,165	-39,440,619	-34,313,732	-29,979,554	-28,151,165
200	-4,149,918	-25,694,911	-39,974,364	-34,847,478	-30,513,299	-28,684,911
220	-4,236,122	-26,228,656	-40,508,110	-35,381,223	-31,047,045	-29,218,656
240	-4,322,326	-26,762,402	-41,041,855	-35,914,969	-31,580,790	-29,752,402
260	-4,408,531	-27,296,153	-41,575,607	-36,448,721	-32,114,542	-30,286,153
280	-4,494,735	-27,829,899	-42,109,352	-36,982,466	-32,648,287	-30,819,899
300	-4,580,939	-28,363,644	-42,643,098	-37,516,212	-33,182,033	-31,353,644

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-2,739,856	-16,964,273	-31,243,727	-26,116,841	-21,782,662	-19,954,273
20	-2,826,060	-17,498,019	-31,777,472	-26,650,586	-22,316,407	-20,488,019
40	-2,912,264	-18,031,771	-32,311,224	-27,184,338	-22,850,159	-21,021,771
60	-2,998,468	-18,565,516	-32,844,970	-27,718,083	-23,383,905	-21,555,516
80	-3,084,672	-19,099,262	-33,378,715	-28,251,829	-23,917,650	-22,089,262
100	-3,170,877	-19,633,013	-33,912,467	-28,785,581	-24,451,402	-22,623,013
120	-3,257,081	-20,166,759	-34,446,212	-29,319,328	-24,985,147	-23,156,759
140	-3,343,285	-20,700,504	-34,979,958	-29,853,072	-25,518,893	-23,690,504
160	-3,429,489	-21,234,250	-35,513,703	-30,386,817	-26,052,639	-24,224,250
180	-3,515,693	-21,768,002	-36,047,455	-30,920,569	-26,586,390	-24,758,002
200	-3,601,897	-22,301,747	-36,581,201	-31,454,315	-27,120,136	-25,291,747
220	-3,688,101	-22,835,493	-37,114,946	-31,988,060	-27,653,881	-25,825,493
240	-3,774,306	-23,369,245	-37,648,698	-32,521,812	-28,187,633	-26,359,245
260	-3,860,510	-23,902,990	-38,182,444	-33,055,557	-28,721,379	-26,892,990
280	-3,946,714	-24,436,736	-38,716,189	-33,589,303	-29,255,124	-27,426,736
300	-4,032,919	-24,970,487	-39,249,941	-34,123,055	-29,788,876	-27,960,487

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-1,826,488	-11,309,003	-25,588,457	-20,461,570	-16,127,392	-14,299,003
20	-1,912,692	-11,842,749	-26,122,202	-20,995,316	-16,661,137	-14,832,749
40	-1,998,896	-12,376,500	-26,655,954	-21,529,068	-17,194,889	-15,366,500
60	-2,085,100	-12,910,246	-27,189,699	-22,062,813	-17,728,634	-15,900,246
80	-2,171,304	-13,443,991	-27,723,445	-22,596,559	-18,262,380	-16,433,991
100	-2,257,509	-13,977,743	-28,257,197	-23,130,311	-18,796,132	-16,967,743
120	-2,343,713	-14,511,489	-28,790,942	-23,664,056	-19,329,877	-17,501,489
140	-2,429,917	-15,045,234	-29,324,688	-24,197,802	-19,863,623	-18,035,234
160	-2,516,122	-15,578,986	-29,858,439	-24,731,553	-20,397,375	-18,568,986
180	-2,602,326	-16,112,732	-30,392,185	-25,265,299	-20,931,120	-19,102,732
200	-2,688,529	-16,646,477	-30,925,931	-25,799,044	-21,464,866	-19,636,477
220	-2,774,734	-17,180,229	-31,459,682	-26,332,796	-21,998,617	-20,170,229
240	-2,860,938	-17,713,974	-31,993,428	-26,866,542	-22,532,363	-20,703,974
260	-2,947,142	-18,247,720	-32,527,173	-27,400,287	-23,066,108	-21,237,720
280	-3,033,346	-18,781,465	-33,060,919	-27,934,033	-23,599,854	-21,771,465
300	-3,119,551	-19,315,217	-33,594,671	-28,467,784	-24,133,606	-22,305,217

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	-1,643,815	-10,177,953	-24,457,406	-19,330,520	-14,996,341	-13,167,953
20	-1,730,019	-10,711,698	-24,991,152	-19,864,266	-15,530,087	-13,701,698
40	-1,816,222	-11,245,444	-25,524,897	-20,398,011	-16,063,832	-14,235,444
60	-1,902,426	-11,779,190	-26,058,643	-20,931,757	-16,597,578	-14,769,190
80	-1,988,631	-12,312,941	-26,592,385	-21,465,508	-17,131,330	-15,302,941
100	-2,074,835	-12,846,687	-27,126,140	-21,999,254	-17,665,075	-15,836,687
120	-2,161,039	-13,380,432	-27,659,886	-22,533,000	-18,198,821	-16,370,432
140	-2,247,244	-13,914,184	-28,193,637	-23,066,751	-18,732,572	-16,904,184
160	-2,333,448	-14,447,929	-28,727,383	-23,600,497	-19,266,318	-17,437,929
180	-2,419,651	-14,981,675	-29,261,129	-24,134,242	-19,800,064	-17,971,675
200	-2,505,856	-15,515,427	-29,794,880	-24,667,994	-20,333,815	-18,505,427
220	-2,592,060	-16,049,172	-30,328,626	-25,201,740	-20,867,561	-19,039,172
240	-2,678,264	-16,582,918	-30,862,371	-25,735,485	-21,401,306	-19,572,918
260	-2,764,469	-17,116,670	-31,396,123	-26,269,237	-21,935,058	-20,106,670
280	-2,850,673	-17,650,415	-31,929,869	-26,802,982	-22,468,804	-20,640,415
300	-2,936,877	-18,184,161	-32,463,614	-27,336,728	-23,002,549	-21,174,161

Maximum CIL rates (per square metre)

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

£4,844

Private values £4844 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	-913,120	-5,653,733	-19,933,186	-14,806,300	-10,472,122	-8,643,733
20	-999,324	-6,187,478	-20,466,932	-15,340,046	-11,005,867	-9,177,478
40	-1,085,528	-6,721,230	-21,000,684	-15,873,798	-11,539,619	-9,711,230
60	-1,171,732	-7,254,976	-21,534,429	-16,407,543	-12,073,364	-10,244,976
80	-1,257,936	-7,788,721	-22,068,175	-16,941,289	-12,607,110	-10,778,721
100	-1,344,141	-8,322,473	-22,601,927	-17,475,040	-13,140,862	-11,312,473
120	-1,430,345	-8,856,219	-23,135,672	-18,008,786	-13,674,607	-11,846,219
140	-1,516,549	-9,389,964	-23,669,418	-18,542,531	-14,208,353	-12,379,964
160	-1,602,754	-9,923,716	-24,203,169	-19,076,283	-14,742,104	-12,913,716
180	-1,688,957	-10,457,461	-24,736,915	-19,610,029	-15,275,850	-13,447,461
200	-1,775,161	-10,991,207	-25,270,660	-20,143,774	-15,809,595	-13,981,207
220	-1,861,366	-11,524,959	-25,804,412	-20,677,526	-16,343,347	-14,514,959
240	-1,947,570	-12,058,704	-26,338,158	-21,211,271	-16,877,093	-15,048,704
260	-2,033,774	-12,592,450	-26,871,903	-21,745,017	-17,410,838	-15,582,450
280	-2,119,979	-13,126,201	-27,405,655	-22,278,769	-17,944,590	-16,116,201
300	-2,206,183	-13,659,947	-27,939,400	-22,812,514	-18,478,335	-16,649,947

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 5

Flats	
No of units	400 units
Density:	470 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	0.85 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

£4,144

Private values £4144 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	-5,912,852	-6,947,602	-21,227,055	-16,100,169	-11,765,990	-9,937,602
20	-6,214,630	-7,302,190	-21,581,643	-16,454,757	-12,120,578	-10,292,190
40	-6,516,407	-7,656,778	-21,936,232	-16,809,345	-12,475,167	-10,646,778
60	-6,818,185	-8,011,367	-22,290,821	-17,163,935	-12,829,756	-11,001,367
80	-7,119,962	-8,365,956	-22,645,409	-17,518,523	-13,184,344	-11,355,956
100	-7,421,739	-8,720,544	-22,999,997	-17,873,111	-13,538,932	-11,710,544
120	-7,723,516	-9,075,132	-23,354,585	-18,227,699	-13,893,520	-12,065,132
140	-8,025,293	-9,429,721	-23,709,173	-18,582,289	-14,248,110	-12,419,721
160	-8,327,070	-9,784,309	-24,063,763	-18,936,877	-14,602,698	-12,774,309
180	-8,628,849	-10,138,898	-24,418,351	-19,291,465	-14,957,286	-13,128,898
200	-8,930,626	-10,493,486	-24,772,939	-19,646,053	-15,311,874	-13,483,486
220	-9,232,404	-10,848,075	-25,127,529	-20,000,642	-15,666,464	-13,838,075
240	-9,534,181	-11,202,663	-25,482,117	-20,355,231	-16,021,052	-14,192,663
260	-9,835,959	-11,557,251	-25,836,705	-20,709,819	-16,375,640	-14,547,251
280	-10,137,736	-11,911,840	-26,191,293	-21,064,407	-16,730,228	-14,901,840
300	-10,439,513	-12,266,428	-26,545,881	-21,418,995	-17,084,816	-15,256,428

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-4,082,868	-4,797,370	-19,076,824	-13,949,938	-9,615,759	-7,787,370
20	-4,384,646	-5,151,959	-19,431,412	-14,304,526	-9,970,347	-8,141,959
40	-4,686,424	-5,506,548	-19,786,001	-14,659,115	-10,324,937	-8,496,548
60	-4,988,201	-5,861,136	-20,140,590	-15,013,704	-10,679,525	-8,851,136
80	-5,289,978	-6,215,724	-20,495,178	-15,368,292	-11,034,113	-9,205,724
100	-5,591,756	-6,570,312	-20,849,766	-15,722,880	-11,388,701	-9,560,312
120	-5,893,533	-6,924,900	-21,204,355	-16,077,469	-11,743,290	-9,914,900
140	-6,195,311	-7,279,489	-21,558,944	-16,432,057	-12,097,879	-10,269,489
160	-6,497,088	-7,634,078	-21,913,532	-16,786,646	-12,452,467	-10,624,078
180	-6,798,865	-7,988,666	-22,268,120	-17,141,234	-12,807,055	-10,978,666
200	-7,100,642	-8,343,255	-22,622,708	-17,495,822	-13,161,643	-11,333,255
220	-7,402,420	-8,697,844	-22,977,297	-17,850,411	-13,516,232	-11,687,844
240	-7,704,197	-9,052,432	-23,331,886	-18,204,999	-13,870,821	-12,042,432
260	-8,005,975	-9,407,020	-23,686,474	-18,559,588	-14,225,409	-12,397,020
280	-8,307,752	-9,761,608	-24,041,062	-18,914,176	-14,579,997	-12,751,608
300	-8,609,530	-10,116,196	-24,395,651	-19,268,765	-14,934,586	-13,106,196

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-1,032,895	-1,213,652	-15,493,105	-10,366,219	-6,032,040	-4,203,652
20	-1,334,673	-1,568,241	-15,847,695	-10,720,808	-6,386,630	-4,558,241
40	-1,636,450	-1,922,829	-16,202,283	-11,075,397	-6,741,218	-4,912,829
60	-1,938,228	-2,277,417	-16,556,871	-11,429,985	-7,095,806	-5,267,417
80	-2,240,005	-2,632,006	-16,911,459	-11,784,573	-7,450,394	-5,622,006
100	-2,541,783	-2,986,595	-17,266,048	-12,139,162	-7,804,984	-5,976,595
120	-2,843,560	-3,341,183	-17,620,637	-12,493,751	-8,159,572	-6,331,183
140	-3,145,337	-3,695,771	-17,975,225	-12,848,339	-8,514,160	-6,685,771
160	-3,447,114	-4,050,360	-18,329,813	-13,202,927	-8,868,748	-7,040,360
180	-3,748,892	-4,404,948	-18,684,401	-13,557,515	-9,223,336	-7,394,948
200	-4,050,670	-4,759,537	-19,038,991	-13,912,104	-9,577,926	-7,749,537
220	-4,352,447	-5,114,125	-19,393,579	-14,266,693	-9,932,514	-8,104,125
240	-4,654,224	-5,468,713	-19,748,167	-14,621,281	-10,287,102	-8,458,713
260	-4,956,001	-5,823,302	-20,102,755	-14,975,869	-10,641,690	-8,813,302
280	-5,257,779	-6,177,891	-20,457,344	-15,330,458	-10,996,279	-9,167,891
300	-5,559,557	-6,532,479	-20,811,933	-15,685,046	-11,350,868	-9,522,479

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	-422,901	-496,909	-14,776,363	-9,649,477	-5,315,298	-3,486,909
20	-724,679	-851,497	-15,130,951	-10,004,065	-5,669,886	-3,841,497
40	-1,026,456	-1,206,086	-15,485,539	-10,358,653	-6,024,474	-4,196,086
60	-1,328,233	-1,560,674	-15,840,127	-10,713,241	-6,379,062	-4,550,674
80	-1,630,010	-1,915,262	-16,194,715	-11,067,829	-6,733,650	-4,905,262
100	-1,931,788	-2,269,851	-16,549,303	-11,422,419	-7,088,240	-5,259,851
120	-2,233,565	-2,624,439	-16,903,893	-11,777,007	-7,442,828	-5,614,439
140	-2,535,343	-2,979,028	-17,258,481	-12,131,595	-7,797,416	-5,969,028
160	-2,837,120	-3,333,616	-17,613,069	-12,486,183	-8,152,004	-6,323,616
180	-3,138,898	-3,688,205	-17,967,657	-12,840,772	-8,506,594	-6,678,205
200	-3,440,675	-4,042,793	-18,322,247	-13,195,361	-8,861,182	-7,032,793
220	-3,742,452	-4,397,381	-18,676,835	-13,549,949	-9,215,770	-7,387,381
240	-4,044,229	-4,751,970	-19,031,423	-13,904,537	-9,570,358	-7,741,970
260	-4,346,007	-5,106,558	-19,386,011	-14,259,125	-9,924,946	-8,096,558
280	-4,647,785	-5,461,147	-19,740,601	-14,613,714	-10,279,536	-8,451,147
300	-4,949,562	-5,815,735	-20,095,189	-14,968,303	-10,634,124	-8,805,735

Maximum CIL rates (per square metre)

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

£4,844

Private values £4844 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	1,984,619	2,331,927	-11,947,526	-6,820,640	-2,486,461	-658,073
20	1,687,698	1,983,045	-12,296,408	-7,169,522	-2,835,343	-1,006,955
40	1,390,776	1,634,162	-12,645,292	-7,518,406	-3,184,227	-1,355,838
60	1,093,855	1,285,280	-12,994,174	-7,867,288	-3,533,109	-1,704,720
80	796,934	936,398	-13,343,056	-8,216,170	-3,881,991	-2,053,602
100	500,013	587,515	-13,691,938	-8,565,052	-4,230,873	-2,402,485
120	203,091	238,632	-14,040,821	-8,913,935	-4,579,757	-2,751,368
140	-95,364	-112,053	-14,391,506	-9,264,620	-4,930,441	-3,102,053
160	-397,142	-466,642	-14,746,095	-9,619,209	-5,285,031	-3,456,642
180	-698,919	-821,230	-15,100,684	-9,973,798	-5,639,619	-3,811,230
200	-1,000,696	-1,175,818	-15,455,272	-10,328,386	-5,994,207	-4,165,818
220	-1,302,474	-1,530,407	-15,809,860	-10,682,974	-6,348,795	-4,520,407
240	-1,604,251	-1,884,995	-16,164,448	-11,037,562	-6,703,383	-4,874,995
260	-1,906,029	-2,239,584	-16,519,038	-11,392,151	-7,057,973	-5,229,584
280	-2,207,806	-2,594,172	-16,873,626	-11,746,740	-7,412,561	-5,584,172
300	-2,509,583	-2,948,760	-17,228,214	-12,101,328	-7,767,149	-5,938,760

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1 Offices (higher) £14,279,453	BLV2 Offices (lower) £9,152,567	BLV3 Warehousing £4,818,389	BLV4 Community uses £2,990,000
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Site type 6

Flats	640 units
Density:	492 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	1.30 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

£4,144

Private values £4144 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	-8,325,511	-6,400,236	-20,679,690	-15,552,804	-11,218,625	-9,390,236
20	-8,753,531	-6,729,277	-21,008,731	-15,881,844	-11,547,666	-9,719,277
40	-9,181,552	-7,058,318	-21,337,772	-16,210,886	-11,876,707	-10,048,318
60	-9,609,573	-7,387,359	-21,666,813	-16,539,927	-12,205,748	-10,377,359
80	-10,037,593	-7,716,400	-21,995,853	-16,868,967	-12,534,788	-10,706,400
100	-10,465,614	-8,045,441	-22,324,894	-17,198,008	-12,863,829	-11,035,441
120	-10,893,635	-8,374,482	-22,653,935	-17,527,049	-13,192,871	-11,364,482
140	-11,321,656	-8,703,523	-22,982,976	-17,856,090	-13,521,911	-11,693,523
160	-11,749,676	-9,032,563	-23,312,017	-18,185,131	-13,850,952	-12,022,563
180	-12,177,697	-9,361,605	-23,641,058	-18,514,172	-14,179,993	-12,351,605
200	-12,605,718	-9,690,645	-23,970,099	-18,843,213	-14,509,034	-12,680,645
220	-13,033,738	-10,019,686	-24,299,140	-19,172,254	-14,838,075	-13,009,686
240	-13,461,759	-10,348,727	-24,628,180	-19,501,294	-15,167,115	-13,338,727
260	-13,889,780	-10,677,768	-24,957,222	-19,830,336	-15,496,157	-13,667,768
280	-14,317,800	-11,006,809	-25,286,262	-20,159,376	-15,825,198	-13,996,809
300	-14,745,821	-11,335,850	-25,615,303	-20,488,417	-16,154,238	-14,325,850

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-5,731,000	-4,405,706	-18,685,159	-13,558,273	-9,224,094	-7,395,706
20	-6,159,020	-4,734,747	-19,014,200	-13,887,314	-9,553,135	-7,724,747
40	-6,587,040	-5,063,787	-19,343,241	-14,216,355	-9,882,176	-8,053,787
60	-7,015,062	-5,392,829	-19,672,282	-14,545,396	-10,211,217	-8,382,829
80	-7,443,082	-5,721,869	-20,001,323	-14,874,437	-10,540,258	-8,711,869
100	-7,871,103	-6,050,910	-20,330,364	-15,203,477	-10,869,299	-9,040,910
120	-8,299,124	-6,379,952	-20,659,405	-15,532,519	-11,198,340	-9,369,952
140	-8,727,144	-6,708,992	-20,988,446	-15,861,560	-11,527,381	-9,698,992
160	-9,155,165	-7,038,033	-21,317,486	-16,190,600	-11,856,421	-10,028,033
180	-9,583,185	-7,367,074	-21,646,527	-16,519,641	-12,185,462	-10,357,074
200	-10,011,207	-7,696,115	-21,975,569	-16,848,682	-12,514,504	-10,686,115
220	-10,439,227	-8,025,156	-22,304,609	-17,177,723	-12,843,544	-11,015,156
240	-10,867,247	-8,354,196	-22,633,650	-17,506,764	-13,172,585	-11,344,196
260	-11,295,269	-8,683,238	-22,962,691	-17,835,805	-13,501,626	-11,673,238
280	-11,723,289	-9,012,279	-23,291,732	-18,164,846	-13,830,667	-12,002,279
300	-12,151,310	-9,341,319	-23,620,773	-18,493,887	-14,159,708	-12,331,319

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-1,406,814	-1,081,489	-15,360,942	-10,234,056	-5,899,877	-4,071,489
20	-1,834,835	-1,410,529	-15,689,983	-10,563,097	-6,228,918	-4,400,529
40	-2,262,855	-1,739,570	-16,019,023	-10,892,137	-6,557,958	-4,729,570
60	-2,690,877	-2,068,611	-16,348,065	-11,221,179	-6,887,000	-5,058,611
80	-3,118,897	-2,397,652	-16,677,106	-11,550,219	-7,216,041	-5,387,652
100	-3,546,917	-2,726,693	-17,006,146	-11,879,260	-7,545,081	-5,716,693
120	-3,974,939	-3,055,734	-17,335,188	-12,208,302	-7,874,123	-6,045,734
140	-4,402,959	-3,384,775	-17,664,228	-12,537,342	-8,203,163	-6,374,775
160	-4,830,980	-3,713,816	-17,993,269	-12,866,383	-8,532,204	-6,703,816
180	-5,259,000	-4,042,856	-18,322,310	-13,195,424	-8,861,245	-7,032,856
200	-5,687,021	-4,371,898	-18,651,351	-13,524,465	-9,190,286	-7,361,898
220	-6,115,042	-4,700,939	-18,980,392	-13,853,506	-9,519,327	-7,690,939
240	-6,543,062	-5,029,979	-19,309,433	-14,182,546	-9,848,368	-8,019,979
260	-6,971,084	-5,359,021	-19,638,474	-14,511,588	-10,177,409	-8,349,021
280	-7,399,104	-5,688,061	-19,967,515	-14,840,629	-10,506,450	-8,678,061
300	-7,827,124	-6,017,102	-20,296,555	-15,169,669	-10,835,490	-9,007,102

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	-541,977	-416,645	-14,696,099	-9,569,212	-5,235,034	-3,406,645
20	-969,998	-745,686	-15,025,139	-9,898,253	-5,564,074	-3,735,686
40	-1,398,018	-1,074,726	-15,354,180	-10,227,294	-5,893,115	-4,064,726
60	-1,826,040	-1,403,766	-15,683,221	-10,556,335	-6,222,156	-4,393,766
80	-2,254,060	-1,732,809	-16,012,262	-10,885,376	-6,551,197	-4,722,809
100	-2,682,080	-2,061,849	-16,341,303	-11,214,417	-6,880,238	-5,051,849
120	-3,110,102	-2,390,891	-16,670,344	-11,543,458	-7,209,279	-5,380,891
140	-3,538,122	-2,719,931	-16,999,385	-11,872,499	-7,538,320	-5,709,931
160	-3,966,143	-3,048,972	-17,328,426	-12,201,539	-7,867,361	-6,038,972
180	-4,394,163	-3,378,013	-17,657,466	-12,530,580	-8,196,401	-6,368,013
200	-4,822,184	-3,707,054	-17,986,508	-12,859,622	-8,525,443	-6,697,054
220	-5,250,205	-4,036,095	-18,315,548	-13,188,662	-8,854,483	-7,026,095
240	-5,678,225	-4,365,136	-18,644,589	-13,517,703	-9,183,524	-7,355,136
260	-6,106,247	-4,694,177	-18,973,631	-13,846,744	-9,512,566	-7,684,177
280	-6,534,267	-5,023,218	-19,302,671	-14,175,785	-9,841,606	-8,013,218
300	-6,962,287	-5,352,258	-19,631,712	-14,504,826	-10,170,647	-8,342,258

Maximum CIL rates (per square metre)

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

£4,844

Private values £4844 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	2,870,425	2,206,639	-12,072,814	-6,945,928	-2,611,749	-783,361
20	2,449,291	1,882,893	-12,396,561	-7,269,675	-2,935,496	-1,107,107
40	2,028,159	1,559,147	-12,720,306	-7,593,420	-3,259,241	-1,430,853
60	1,607,026	1,235,401	-13,044,052	-7,917,166	-3,582,987	-1,754,599
80	1,185,893	911,655	-13,367,799	-8,240,912	-3,906,734	-2,078,345
100	764,760	587,909	-13,691,544	-8,564,658	-4,230,479	-2,402,091
120	343,627	264,163	-14,015,290	-8,888,404	-4,554,225	-2,725,837
140	-78,774	-60,558	-14,340,011	-9,213,125	-4,878,946	-3,050,558
160	-506,794	-389,598	-14,669,052	-9,542,166	-5,207,987	-3,379,598
180	-934,815	-718,639	-14,998,092	-9,871,206	-5,537,027	-3,708,639
200	-1,362,836	-1,047,680	-15,327,134	-10,200,248	-5,866,069	-4,037,680
220	-1,790,857	-1,376,721	-15,656,175	-10,529,289	-6,195,110	-4,366,721
240	-2,218,877	-1,705,762	-15,985,215	-10,858,329	-6,524,150	-4,695,762
260	-2,646,898	-2,034,803	-16,314,257	-11,187,370	-6,853,192	-5,024,803
280	-3,074,919	-2,363,844	-16,643,297	-11,516,411	-7,182,232	-5,353,844
300	-3,502,939	-2,692,885	-16,972,338	-11,845,452	-7,511,273	-5,682,885

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 7

Flats & Houses
No of units 1100 units
Density: 219 dph
CSH level: 4 private
Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	6.28 ha
Net to gross	80%

Growth	
Sales	10%
Build	5%

£4,144

Private values £4144 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	30,214,522	4,812,349	-9,467,104	-4,340,218	-6,039	1,822,349
20	29,561,982	4,708,418	-9,571,036	-4,444,150	-109,971	1,718,418
40	28,907,162	4,604,123	-9,675,331	-4,548,445	-214,266	1,614,123
60	28,252,342	4,499,828	-9,779,626	-4,652,740	-318,561	1,509,828
80	27,594,838	4,395,105	-9,884,348	-4,757,462	-423,283	1,405,105
100	26,929,308	4,289,104	-9,990,349	-4,863,463	-529,284	1,299,104
120	26,263,779	4,183,104	-10,096,350	-4,969,464	-635,285	1,193,104
140	25,598,249	4,077,103	-10,202,351	-5,075,464	-741,286	1,087,103
160	24,924,289	3,969,759	-10,309,694	-5,182,808	-848,629	979,759
180	24,247,875	3,862,025	-10,417,428	-5,290,542	-956,363	872,025
200	23,571,461	3,754,291	-10,525,163	-5,398,277	-1,064,098	764,291
220	22,891,127	3,646,932	-10,633,521	-5,506,635	-1,172,456	656,932
240	22,203,649	3,536,436	-10,743,018	-5,616,132	-1,281,953	546,436
260	21,516,172	3,426,939	-10,852,514	-5,725,628	-1,391,449	436,939
280	20,828,695	3,317,443	-10,962,011	-5,835,124	-1,500,946	327,443
300	20,130,095	3,206,175	-11,073,278	-5,946,392	-1,612,213	216,175

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£300

£4,306

Private values £4306 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	33,970,435	5,410,564	-8,868,890	-3,742,003	592,175	2,420,564
20	33,331,570	5,308,810	-8,970,643	-3,843,757	490,421	2,318,810
40	32,687,287	5,206,193	-9,073,260	-3,946,374	387,805	2,216,193
60	32,043,004	5,103,577	-9,175,877	-4,048,991	285,188	2,113,577
80	31,398,721	5,000,960	-9,278,493	-4,151,607	182,571	2,010,960
100	30,746,556	4,897,088	-9,382,386	-4,255,479	78,699	1,907,088
120	30,091,736	4,792,793	-9,486,661	-4,359,774	-25,596	1,802,793
140	29,436,916	4,688,498	-9,590,956	-4,464,069	-129,891	1,698,498
160	28,781,254	4,584,069	-9,695,385	-4,568,499	-234,320	1,594,069
180	28,115,724	4,478,068	-9,801,385	-4,674,499	-340,321	1,488,068
200	27,450,195	4,372,067	-9,907,386	-4,780,500	-446,321	1,382,067
220	26,784,665	4,266,067	-10,013,387	-4,886,501	-552,322	1,276,067
240	26,114,037	4,159,254	-10,120,200	-4,993,313	-659,135	1,169,254
260	25,437,623	4,051,520	-10,227,934	-5,101,048	-766,869	1,061,520
280	24,761,209	3,943,785	-10,335,668	-5,208,782	-874,603	953,785
300	24,084,794	3,836,051	-10,443,403	-5,316,516	-982,338	846,051

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£300

£4,575

Private values £4575 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	40,141,462	6,393,440	-7,886,013	-2,759,127	1,575,052	3,403,440
20	39,517,749	6,294,100	-7,985,354	-2,858,468	1,475,711	3,304,100
40	38,894,035	6,194,759	-8,084,694	-2,957,808	1,376,370	3,204,759
60	38,270,238	6,095,405	-8,184,048	-3,057,162	1,277,017	3,105,405
80	37,636,324	5,994,440	-8,285,014	-3,158,127	1,176,051	3,004,440
100	37,002,409	5,893,475	-8,385,979	-3,259,093	1,075,086	2,903,475
120	36,368,494	5,792,509	-8,486,944	-3,360,058	974,121	2,802,509
140	35,734,580	5,691,544	-8,587,910	-3,461,023	873,155	2,701,544
160	35,090,476	5,588,956	-8,690,498	-3,563,612	770,567	2,598,956
180	34,446,193	5,486,339	-8,793,114	-3,666,228	667,951	2,496,339
200	33,801,910	5,383,722	-8,895,731	-3,768,845	565,334	2,393,722
220	33,157,394	5,281,099	-8,998,355	-3,871,499	462,680	2,291,099
240	32,502,574	5,178,774	-9,102,680	-3,975,794	358,385	2,188,774
260	31,847,754	5,072,479	-9,206,975	-4,080,089	254,090	2,082,479
280	31,192,934	4,968,184	-9,311,270	-4,184,384	149,795	1,978,184
300	30,536,771	4,863,675	-9,415,779	-4,288,893	45,286	1,873,675

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

£4,629

Private values £4629 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	41,367,946	6,588,786	-7,690,668	-2,563,782	1,770,397	3,598,786
20	40,745,287	6,489,613	-7,789,841	-2,662,954	1,671,224	3,499,613
40	40,121,573	6,390,272	-7,889,591	-2,762,695	1,571,894	3,400,272
60	39,497,658	6,290,932	-7,989,592	-2,863,636	1,472,543	3,300,932
80	38,874,145	6,191,591	-8,089,862	-2,964,976	1,373,203	3,201,591
100	38,242,719	6,091,022	-8,188,431	-3,061,545	1,272,634	3,101,022
120	37,608,804	5,990,057	-8,289,397	-3,162,511	1,171,668	3,000,057
140	36,974,889	5,889,091	-8,390,362	-3,263,476	1,070,703	2,899,091
160	36,340,974	5,788,126	-8,491,327	-3,364,441	969,737	2,798,126
180	35,699,970	5,686,032	-8,593,422	-3,466,536	867,643	2,696,032
200	35,055,687	5,583,415	-8,696,039	-3,569,152	765,026	2,593,415
220	34,411,405	5,480,798	-8,798,655	-3,671,769	662,410	2,490,798
240	33,767,122	5,378,182	-8,901,272	-3,774,386	559,793	2,388,182
260	33,115,705	5,274,429	-9,005,025	-3,878,139	456,040	2,284,429
280	32,460,885	5,170,134	-9,109,320	-3,982,434	351,745	2,180,134
300	31,806,066	5,065,839	-9,213,615	-4,086,729	247,450	2,075,839

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

£4,844

Private values £4844 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	46,224,603	7,362,319	-6,917,135	-1,790,249	2,543,930	4,372,319
20	45,616,075	7,265,397	-7,014,057	-1,887,171	2,447,008	4,275,397
40	45,002,398	7,167,655	-7,111,799	-1,984,913	2,349,266	4,177,655
60	44,388,721	7,069,913	-7,209,541	-2,082,655	2,251,524	4,079,913
80	43,775,043	6,972,170	-7,307,283	-2,180,397	2,153,782	3,982,170
100	43,160,584	6,874,304	-7,405,150	-2,278,264	2,055,915	3,884,304
120	42,536,870	6,774,963	-7,504,490	-2,377,604	1,956,575	3,784,963
140	41,913,156	6,675,623	-7,603,831	-2,476,945	1,857,234	3,685,623
160	41,289,443	6,576,282	-7,703,171	-2,576,285	1,757,894	3,586,282
180	40,665,728	6,476,941	-7,802,512	-2,675,626	1,658,553	3,486,941
200	40,034,383	6,376,385	-7,903,068	-2,775,182	1,557,997	3,386,385
220	39,400,468	6,275,420	-8,004,033	-2,874,147	1,457,031	3,285,420
240	38,766,553	6,174,455	-8,104,999	-2,973,113	1,356,066	3,184,455
260	38,132,639	6,073,489	-8,205,964	-3,073,078	1,255,101	3,083,489
280	37,493,664	5,971,718	-8,307,735	-3,180,849	1,153,330	2,981,718
300	36,849,382	5,869,102	-8,410,352	-3,283,466	1,050,713	2,879,102

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 8

Flats & Houses	
No of units	1200 units
Density:	114 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	13.16 ha
Net to gross	80%

Growth	
Sales	10%
Build	5%

£4,144

Private values £4144 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	25,985,492	1,974,897	-12,304,556	-7,177,670	-2,843,491	-1,015,103
20	25,346,647	1,926,345	-12,353,108	-7,226,222	-2,892,043	-1,063,655
40	24,707,803	1,877,793	-12,401,660	-7,274,774	-2,940,595	-1,112,207
60	24,067,847	1,829,156	-12,450,297	-7,323,411	-2,989,232	-1,160,844
80	23,418,553	1,779,810	-12,499,643	-7,372,157	-3,038,578	-1,210,190
100	22,769,261	1,730,464	-12,548,990	-7,422,104	-3,087,925	-1,259,536
120	22,119,876	1,681,111	-12,598,343	-7,471,457	-3,137,278	-1,308,889
140	21,459,965	1,630,957	-12,648,496	-7,521,610	-3,187,431	-1,359,043
160	20,800,052	1,580,804	-12,698,650	-7,571,763	-3,237,585	-1,409,196
180	20,140,140	1,530,651	-12,748,803	-7,621,917	-3,287,738	-1,459,349
200	19,489,861	1,479,709	-12,799,744	-7,672,858	-3,338,679	-1,510,291
220	18,799,155	1,428,736	-12,850,718	-7,723,832	-3,389,653	-1,561,264
240	18,128,450	1,377,762	-12,901,691	-7,774,805	-3,440,626	-1,612,238
260	17,447,196	1,325,987	-12,953,467	-7,826,980	-3,492,402	-1,664,013
280	16,765,522	1,274,180	-13,005,274	-7,878,388	-3,544,209	-1,715,820
300	16,083,725	1,222,363	-13,057,090	-7,930,204	-3,596,025	-1,767,637

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	29,595,884	2,249,287	-12,030,166	-6,903,280	-2,569,101	-740,713
20	28,973,054	2,201,952	-12,077,501	-6,950,615	-2,616,436	-788,048
40	28,344,491	2,154,181	-12,125,272	-6,998,386	-2,664,207	-835,819
60	27,715,926	2,106,410	-12,173,043	-7,046,157	-2,711,978	-883,590
80	27,086,235	2,058,554	-12,220,900	-7,094,014	-2,759,835	-931,446
100	26,447,390	2,010,002	-12,269,452	-7,142,566	-2,808,387	-979,998
120	25,808,546	1,961,449	-12,318,004	-7,191,118	-2,856,939	-1,028,551
140	25,169,701	1,912,897	-12,366,556	-7,239,670	-2,905,491	-1,077,103
160	24,522,082	1,863,678	-12,415,775	-7,288,889	-2,954,710	-1,126,322
180	23,872,790	1,814,332	-12,465,121	-7,338,235	-3,004,057	-1,175,668
200	23,223,496	1,764,986	-12,514,468	-7,387,582	-3,053,403	-1,225,014
220	22,567,593	1,715,137	-12,564,316	-7,437,430	-3,103,251	-1,274,863
240	21,907,680	1,664,984	-12,614,470	-7,487,584	-3,153,405	-1,325,016
260	21,247,768	1,614,830	-12,664,623	-7,537,737	-3,203,558	-1,375,170
280	20,582,923	1,564,302	-12,715,151	-7,588,265	-3,254,086	-1,425,698
300	19,912,218	1,513,329	-12,766,125	-7,639,239	-3,305,060	-1,476,671

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	35,513,559	2,699,031	-11,580,423	-6,453,537	-2,119,358	-290,969
20	34,905,436	2,652,813	-11,626,640	-6,499,754	-2,165,575	-337,187
40	34,296,939	2,606,567	-11,672,886	-6,546,000	-2,211,821	-383,433
60	33,688,442	2,560,322	-11,719,132	-6,592,246	-2,258,067	-429,678
80	33,076,795	2,513,836	-11,765,617	-6,638,731	-2,304,552	-476,164
100	32,458,345	2,466,834	-11,812,619	-6,685,733	-2,351,554	-523,166
120	31,839,896	2,419,832	-11,859,621	-6,732,735	-2,398,556	-570,168
140	31,221,446	2,372,830	-11,906,624	-6,779,737	-2,445,559	-617,170
160	30,595,616	2,325,267	-11,954,187	-6,827,301	-2,493,122	-664,733
180	29,967,051	2,277,496	-12,001,958	-6,875,071	-2,540,893	-712,504
200	29,338,486	2,229,725	-12,049,729	-6,922,842	-2,588,664	-760,275
220	28,707,858	2,181,797	-12,097,656	-6,970,770	-2,636,591	-808,203
240	28,069,013	2,133,245	-12,146,209	-7,019,322	-2,685,144	-856,755
260	27,430,169	2,084,693	-12,194,761	-7,067,875	-2,733,696	-905,307
280	26,791,324	2,036,141	-12,243,313	-7,116,427	-2,782,248	-953,859
300	26,144,865	1,987,010	-12,292,444	-7,165,558	-2,831,379	-1,002,990

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	36,679,273	2,787,625	-11,491,829	-6,364,943	-2,030,764	-202,375
20	36,080,567	2,742,123	-11,537,330	-6,410,444	-2,076,265	-247,877
40	35,474,954	2,696,097	-11,583,357	-6,456,471	-2,122,292	-293,903
60	34,866,457	2,649,851	-11,629,603	-6,502,717	-2,168,538	-340,149
80	34,257,960	2,603,605	-11,675,849	-6,548,962	-2,214,784	-386,395
100	33,649,288	2,557,346	-11,722,108	-6,595,222	-2,261,043	-432,654
120	33,030,837	2,510,344	-11,769,110	-6,642,224	-2,308,045	-479,656
140	32,412,388	2,463,342	-11,816,112	-6,689,226	-2,355,047	-526,658
160	31,793,938	2,416,339	-11,863,114	-6,736,228	-2,402,049	-573,661
180	31,171,553	2,369,038	-11,910,416	-6,783,529	-2,449,351	-620,962
200	30,542,989	2,321,267	-11,958,186	-6,831,300	-2,497,121	-668,733
220	29,914,424	2,273,496	-12,005,957	-6,879,071	-2,544,892	-716,504
240	29,285,861	2,225,725	-12,053,728	-6,926,842	-2,592,663	-764,275
260	28,648,876	2,177,315	-12,102,139	-6,975,253	-2,641,074	-812,695
280	28,010,031	2,128,762	-12,150,691	-7,023,805	-2,689,626	-861,238
300	27,371,186	2,080,210	-12,199,243	-7,072,357	-2,738,178	-909,790

Maximum CIL rates (per square metre)

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

Site type 8

£4,844

Private values £4844 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	41,319,008	3,140,245	-11,139,209	-6,012,323	-1,678,144	150,245
20	40,729,937	3,095,475	-11,183,978	-6,057,092	-1,722,913	105,475
40	40,140,866	3,050,706	-11,228,748	-6,101,862	-1,767,683	60,706
60	39,546,008	3,005,497	-11,273,957	-6,147,071	-1,812,892	15,497
80	38,947,303	2,959,995	-11,319,458	-6,192,572	-1,858,394	-30,005
100	38,348,597	2,914,493	-11,364,960	-6,238,074	-1,903,895	-75,507
120	37,749,892	2,868,992	-11,410,462	-6,283,576	-1,949,397	-121,008
140	37,144,529	2,822,984	-11,456,469	-6,329,583	-1,995,404	-167,016
160	36,536,031	2,776,738	-11,502,715	-6,375,829	-2,041,650	-213,262
180	35,927,534	2,730,493	-11,548,961	-6,422,075	-2,087,896	-259,507
200	35,319,037	2,684,247	-11,595,207	-6,468,321	-2,134,142	-305,753
220	34,702,357	2,637,379	-11,642,074	-6,515,188	-2,181,009	-352,621
240	34,083,907	2,590,377	-11,689,077	-6,562,190	-2,228,012	-399,623
260	33,465,458	2,543,375	-11,736,079	-6,609,193	-2,275,014	-446,625
280	32,846,740	2,496,352	-11,783,101	-6,656,215	-2,322,036	-493,648
300	32,218,176	2,448,581	-11,830,872	-6,703,986	-2,369,807	-541,419

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy Viability
London Legacy Development Corporation
Results summary 35% AH (70:30) - 5% drop in Sales Values**

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

Site type		site type 1			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	240
£4,306		#N/A	#N/A	#N/A	300
£4,575		#N/A	#N/A	40	300
£4,629		#N/A	#N/A	80	300
£4,844		#N/A	#N/A	240	300

Site type		site type 2			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	40

Site type		site type 3			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A

Site type		site type 4			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A

Site type		site type 5			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy Viability
London Legacy Development Corporation
Results summary 35% AH (70:30) - 5% drop in Sales Values**

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

Site type					site type 6					
					BLV1	BLV2	BLV3	BLV4		
£4,144					#N/A	#N/A	#N/A	#N/A		
£4,306					#N/A	#N/A	#N/A	#N/A		
£4,575					#N/A	#N/A	#N/A	#N/A		
£4,629					#N/A	#N/A	#N/A	#N/A		
£4,844					#N/A	#N/A	#N/A	#N/A		

Site type					site type 7					
					BLV1	BLV2	BLV3	BLV4		
£4,144					#N/A	#N/A	#N/A	#N/A	60	
£4,306					#N/A	#N/A	#N/A	#N/A	160	
£4,575					#N/A	#N/A	#N/A	#N/A	300	
£4,629					#N/A	#N/A	20	#N/A	300	
£4,844					#N/A	#N/A	160	#N/A	300	

Site type					site type 8					
					BLV1	BLV2	BLV3	BLV4		
£4,144					#N/A	#N/A	#N/A	#N/A		
£4,306					#N/A	#N/A	#N/A	#N/A		
£4,575					#N/A	#N/A	#N/A	#N/A		
£4,629					#N/A	#N/A	#N/A	#N/A		
£4,844					#N/A	#N/A	#N/A	#N/A		

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1 Offices (higher) £14,279,453	BLV2 Offices (lower) £9,152,567	BLV3 Warehousing £4,818,389	BLV4 Community uses £2,990,000
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Site type 1

Flats	3 units
No of units	91 dph
Density:	4 private
CSH level:	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	0.03 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

£4,144

Private values £4144 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	128,504	3,897,952	-10,381,502	-5,254,615	-920,437	907,952
20	126,083	3,824,506	-10,454,948	-5,328,062	-993,883	834,506
40	123,661	3,751,059	-10,528,394	-5,401,508	-1,067,329	761,059
60	121,240	3,677,613	-10,601,840	-5,474,954	-1,140,775	687,613
80	118,819	3,604,167	-10,675,287	-5,548,400	-1,214,222	614,167
100	116,397	3,530,721	-10,748,733	-5,621,847	-1,287,668	540,721
120	113,976	3,457,274	-10,822,179	-5,695,293	-1,361,114	467,274
140	111,555	3,383,828	-10,895,625	-5,768,739	-1,434,560	393,828
160	109,133	3,310,382	-10,969,072	-5,842,185	-1,508,007	320,382
180	106,713	3,236,936	-11,042,488	-5,915,601	-1,581,423	246,936
200	104,292	3,163,520	-11,115,934	-5,989,048	-1,654,869	173,520
220	101,871	3,090,073	-11,189,380	-6,062,494	-1,728,315	100,073
240	99,449	3,016,627	-11,262,826	-6,135,940	-1,801,761	26,627
260	97,028	2,943,181	-11,336,273	-6,209,386	-1,875,206	-46,819
280	94,607	2,869,735	-11,409,719	-6,282,833	-1,948,654	-120,265
300	92,185	2,796,288	-11,483,165	-6,356,279	-2,022,100	-193,712

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£240

£4,306

Private values £4306 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	142,367	4,318,453	-9,961,001	-4,834,115	-499,936	1,328,453
20	139,945	4,245,006	-10,034,447	-4,907,561	-573,382	1,255,006
40	137,524	4,171,560	-10,107,893	-4,981,007	-646,828	1,181,560
60	135,104	4,098,114	-10,181,309	-5,054,423	-720,244	1,108,114
80	132,682	4,024,698	-10,254,756	-5,127,869	-793,691	1,034,698
100	130,261	3,951,252	-10,328,202	-5,201,316	-867,137	961,252
120	127,840	3,877,805	-10,401,648	-5,274,762	-940,583	887,805
140	125,418	3,804,359	-10,475,094	-5,348,208	-1,014,029	814,359
160	122,997	3,730,913	-10,548,541	-5,421,654	-1,087,476	740,913
180	120,576	3,657,467	-10,621,987	-5,495,101	-1,160,922	667,467
200	118,155	3,584,020	-10,695,433	-5,568,547	-1,234,368	594,020
220	115,733	3,510,574	-10,768,879	-5,641,993	-1,307,814	520,574
240	113,312	3,437,128	-10,842,326	-5,715,439	-1,381,261	447,128
260	110,891	3,363,682	-10,915,772	-5,788,886	-1,454,707	373,682
280	108,469	3,290,235	-10,989,218	-5,862,332	-1,528,153	300,235
300	106,048	3,216,789	-11,062,664	-5,935,778	-1,601,599	226,789

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£300

£4,575

Private values £4575 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	165,472	5,019,328	-9,260,126	-4,133,240	200,939	2,029,328
20	163,051	4,945,881	-9,333,572	-4,206,686	127,493	1,955,881
40	160,630	4,872,435	-9,407,018	-4,280,132	54,047	1,882,435
60	158,208	4,798,989	-9,480,465	-4,353,578	-19,400	1,808,989
80	155,787	4,725,543	-9,553,911	-4,427,025	-92,846	1,735,543
100	153,366	4,652,096	-9,627,357	-4,500,471	-166,292	1,662,096
120	150,945	4,578,650	-9,700,803	-4,573,917	-239,738	1,588,650
140	148,523	4,505,204	-9,774,250	-4,647,364	-313,185	1,515,204
160	146,102	4,431,758	-9,847,696	-4,720,810	-386,631	1,441,758
180	143,681	4,358,311	-9,921,142	-4,794,256	-460,077	1,368,311
200	141,259	4,284,865	-9,994,588	-4,867,702	-533,523	1,294,865
220	138,839	4,211,419	-10,068,034	-4,941,148	-606,939	1,221,419
240	136,418	4,138,003	-10,141,451	-5,014,564	-680,385	1,148,003
260	133,996	4,064,557	-10,214,897	-5,088,011	-753,832	1,074,557
280	131,575	3,991,110	-10,288,343	-5,161,457	-827,278	1,001,110
300	129,154	3,917,664	-10,361,789	-5,234,903	-900,724	927,664

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£40	£300

£4,629

Private values £4629 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	170,093	5,159,484	-9,119,969	-3,993,083	341,096	2,169,484
20	167,672	5,086,038	-9,193,415	-4,066,529	267,650	2,096,038
40	165,250	5,012,592	-9,266,862	-4,139,975	194,203	2,022,592
60	162,829	4,939,146	-9,340,308	-4,213,422	120,757	1,949,146
80	160,408	4,865,699	-9,413,754	-4,286,868	47,311	1,875,699
100	157,987	4,792,284	-9,487,170	-4,360,284	-26,105	1,802,284
120	155,566	4,718,837	-9,560,616	-4,433,730	-99,551	1,728,837
140	153,145	4,645,391	-9,634,063	-4,507,176	-172,998	1,655,391
160	150,723	4,571,945	-9,707,509	-4,580,623	-246,444	1,581,945
180	148,302	4,498,498	-9,780,955	-4,654,069	-319,890	1,508,498
200	145,881	4,425,052	-9,854,401	-4,727,515	-393,336	1,435,052
220	143,460	4,351,606	-9,927,848	-4,800,961	-466,783	1,361,606
240	141,038	4,278,160	-10,001,294	-4,874,408	-540,229	1,288,160
260	138,617	4,204,713	-10,074,740	-4,947,854	-613,675	1,214,713
280	136,196	4,131,267	-10,148,186	-5,021,300	-687,121	1,141,267
300	133,774	4,057,821	-10,221,633	-5,094,746	-760,568	1,067,821

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£300

£4,844

Private values £4844 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	188,577	5,720,172	-8,559,281	-3,432,395	901,784	2,730,172
20	186,156	5,646,726	-8,632,727	-3,505,841	828,338	2,656,726
40	183,734	5,573,280	-8,706,174	-3,579,288	754,891	2,583,280
60	181,313	5,499,834	-8,779,620	-3,652,734	681,445	2,509,834
80	178,892	5,426,387	-8,853,066	-3,726,180	607,999	2,436,387
100	176,471	5,352,941	-8,926,512	-3,799,626	534,552	2,362,941
120	174,050	5,279,525	-8,999,928	-3,873,042	461,137	2,289,525
140	171,629	5,206,079	-9,073,375	-3,946,489	387,690	2,216,079
160	169,208	5,132,633	-9,146,821	-4,019,935	314,244	2,142,633
180	166,786	5,059,186	-9,220,267	-4,093,381	240,798	2,069,186
200	164,365	4,985,740	-9,293,713	-4,166,827	167,352	1,995,740
220	161,944	4,912,294	-9,367,160	-4,240,274	93,905	1,922,294
240	159,522	4,838,848	-9,440,606	-4,313,720	20,459	1,848,848
260	157,101	4,765,401	-9,514,052	-4,387,166	-52,987	1,775,401
280	154,680	4,691,955	-9,587,498	-4,460,612	-126,434	1,701,955
300	152,259	4,618,509	-9,660,945	-4,534,059	-199,880	1,628,509

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£240	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 2	
Flats	
No of units	10 units
Density:	458 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

£4,144 Private values £4144 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	-103,187	-4,725,975	-19,005,428	-13,878,542	-9,544,363	-7,715,975
20	-110,687	-5,069,448	-19,348,902	-14,222,016	-9,887,837	-8,059,448
40	-118,186	-5,412,922	-19,692,376	-14,565,489	-10,231,311	-8,402,922
60	-125,685	-5,756,396	-20,035,849	-14,908,963	-10,574,784	-8,746,396
80	-133,186	-6,099,915	-20,379,369	-15,252,483	-10,918,304	-9,089,915
100	-140,685	-6,443,389	-20,722,843	-15,595,956	-11,261,778	-9,433,389
120	-148,185	-6,786,863	-21,066,316	-15,939,430	-11,605,251	-9,776,863
140	-155,684	-7,130,337	-21,409,790	-16,282,904	-11,948,725	-10,120,337
160	-163,184	-7,473,811	-21,753,310	-16,626,423	-12,292,245	-10,463,811
180	-170,684	-7,817,285	-22,096,783	-16,969,897	-12,635,718	-10,807,285
200	-178,183	-8,160,804	-22,440,257	-17,313,371	-12,979,192	-11,150,804
220	-185,683	-8,504,277	-22,783,731	-17,656,845	-13,322,666	-11,494,277
240	-193,183	-8,847,751	-23,127,250	-18,000,364	-13,666,185	-11,837,751
260	-200,683	-9,191,224	-23,470,724	-18,343,838	-14,009,659	-12,181,224
280	-208,182	-9,534,744	-23,814,198	-18,687,312	-14,353,133	-12,524,744
300	-215,682	-9,878,218	-24,157,672	-19,030,785	-14,696,607	-12,868,218

Maximum CIL rates (per square metre)

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

£4,306 Private values £4306 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	-60,247	-2,759,308	-17,038,761	-11,911,875	-7,577,696	-5,749,308
20	-67,746	-3,102,782	-17,382,235	-12,255,349	-7,921,170	-6,092,782
40	-75,246	-3,446,255	-17,725,709	-12,598,823	-8,264,644	-6,436,255
60	-82,745	-3,789,729	-18,069,183	-12,942,297	-8,608,118	-6,779,729
80	-90,246	-4,133,249	-18,412,702	-13,285,816	-8,951,637	-7,123,249
100	-97,745	-4,476,722	-18,756,176	-13,629,290	-9,295,111	-7,466,722
120	-105,244	-4,820,196	-19,099,650	-13,972,764	-9,638,585	-7,810,196
140	-112,744	-5,163,670	-19,443,123	-14,316,237	-9,982,058	-8,153,670
160	-120,243	-5,507,144	-19,786,597	-14,659,711	-10,325,532	-8,497,144
180	-127,744	-5,850,663	-20,130,117	-15,003,231	-10,669,052	-8,840,663
200	-135,243	-6,194,137	-20,473,590	-15,346,704	-11,012,525	-9,184,137
220	-142,743	-6,537,611	-20,817,064	-15,690,178	-11,355,999	-9,527,611
240	-150,242	-6,881,084	-21,160,538	-16,033,652	-11,699,473	-9,871,084
260	-157,742	-7,224,604	-21,504,057	-16,377,171	-12,042,992	-10,214,604
280	-165,242	-7,568,078	-21,847,531	-16,720,645	-12,386,466	-10,558,078
300	-172,741	-7,911,551	-22,191,005	-17,064,119	-12,729,940	-10,901,551

Maximum CIL rates (per square metre)

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

£4,575 Private values £4575 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	11,139	510,147	-13,769,307	-8,642,421	-4,308,242	-2,479,853
20	3,760	172,220	-14,107,234	-8,980,347	-4,646,169	-2,817,780
40	-3,679	-168,493	-14,447,947	-9,321,060	-4,986,882	-3,158,493
60	-11,178	-511,967	-14,791,420	-9,664,534	-5,330,355	-3,501,967
80	-18,678	-855,441	-15,134,894	-10,008,008	-5,673,829	-3,845,441
100	-26,177	-1,198,914	-15,478,368	-10,351,482	-6,017,303	-4,188,914
120	-33,677	-1,542,388	-15,821,841	-10,694,955	-6,360,777	-4,532,388
140	-41,177	-1,885,908	-16,165,361	-11,038,475	-6,704,296	-4,875,908
160	-48,676	-2,229,381	-16,508,835	-11,381,949	-7,047,770	-5,219,381
180	-56,176	-2,572,855	-16,852,309	-11,725,422	-7,391,244	-5,562,855
200	-63,675	-2,916,329	-17,195,782	-12,068,896	-7,734,717	-5,906,329
220	-71,176	-3,259,848	-17,539,302	-12,412,416	-8,078,237	-6,249,848
240	-78,675	-3,603,322	-17,882,776	-12,755,889	-8,421,711	-6,593,322
260	-86,175	-3,946,796	-18,226,249	-13,099,363	-8,765,184	-6,936,796
280	-93,674	-4,290,269	-18,569,723	-13,442,837	-9,108,658	-7,280,269
300	-101,174	-4,633,789	-18,913,243	-13,786,356	-9,452,178	-7,623,789

Maximum CIL rates (per square metre)

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

£4,629 Private values £4629 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	25,222	1,155,160	-13,124,294	-7,997,407	-3,663,229	-1,834,840
20	17,843	817,187	-13,462,266	-8,335,380	-4,001,201	-2,172,813
40	10,464	479,261	-13,800,193	-8,673,307	-4,339,128	-2,510,739
60	3,085	141,288	-14,138,165	-9,011,279	-4,677,100	-2,848,712
80	-4,384	-199,870	-14,479,323	-9,352,437	-5,018,258	-3,189,870
100	-11,884	-543,389	-14,822,843	-9,695,957	-5,361,778	-3,533,389
120	-19,384	-886,863	-15,166,316	-10,039,430	-5,705,252	-3,876,863
140	-26,883	-1,230,337	-15,509,790	-10,382,904	-6,048,725	-4,220,337
160	-34,383	-1,573,810	-15,853,264	-10,726,378	-6,392,199	-4,563,810
180	-41,882	-1,917,284	-16,196,738	-11,069,852	-6,735,673	-4,907,284
200	-49,383	-2,260,804	-16,540,257	-11,413,371	-7,079,192	-5,250,804
220	-56,882	-2,604,277	-16,883,731	-11,756,845	-7,422,666	-5,594,277
240	-64,381	-2,947,751	-17,227,205	-12,100,319	-7,766,140	-5,937,751
260	-71,881	-3,291,225	-17,570,678	-12,443,792	-8,109,614	-6,281,225
280	-79,381	-3,634,745	-17,914,198	-12,787,312	-8,453,133	-6,624,745
300	-86,881	-3,978,218	-18,257,672	-13,130,786	-8,796,607	-6,968,218

Maximum CIL rates (per square metre)

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

£4,844 Private values £4844 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	81,555	3,735,213	-10,544,240	-5,417,354	-1,083,176	745,213
20	74,176	3,397,241	-10,882,213	-5,755,327	-1,421,148	407,241
40	66,796	3,059,268	-11,220,185	-6,093,299	-1,759,120	69,268
60	59,418	2,721,341	-11,558,112	-6,431,226	-2,097,047	-268,659
80	52,039	2,383,369	-11,896,085	-6,769,198	-2,435,020	-606,631
100	44,659	2,045,396	-12,234,057	-7,107,171	-2,772,992	-944,604
120	37,281	1,707,470	-12,571,984	-7,445,098	-3,110,919	-1,282,530
140	29,902	1,369,497	-12,909,956	-7,783,070	-3,448,891	-1,620,503
160	22,522	1,031,525	-13,247,929	-8,121,043	-3,786,864	-1,958,475
180	15,144	693,598	-13,585,855	-8,459,969	-4,124,790	-2,296,402
200	7,765	355,626	-13,923,828	-8,798,942	-4,462,763	-2,634,374
220	385	-17,653	-14,261,800	-9,137,914	-4,800,735	-2,972,347
240	-7,107	-325,514	-14,604,967	-9,478,081	-5,143,902	-3,315,514
260	-14,608	-669,033	-14,948,487	-9,821,601	-5,487,422	-3,659,033
280	-22,107	-1,012,507	-15,291,961	-10,165,074	-5,830,896	-4,002,507
300	-29,607	-1,355,981	-15,635,434	-10,508,548	-6,174,369	-4,345,981

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 3

Flats	65 units
Density:	500 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

£4,144

Private values £4144 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	-713,232	-5,486,401	-19,765,854	-14,638,968	-10,304,790	-8,476,401
20	-757,422	-5,826,322	-20,105,776	-14,978,890	-10,644,711	-8,816,322
40	-801,612	-6,166,244	-20,445,697	-15,318,811	-10,984,632	-9,156,244
60	-845,801	-6,506,165	-20,785,619	-15,658,732	-11,324,554	-9,496,165
80	-889,991	-6,846,087	-21,125,540	-15,998,654	-11,664,475	-9,836,087
100	-934,181	-7,186,008	-21,465,461	-16,338,575	-12,004,396	-10,176,008
120	-978,372	-7,525,937	-21,805,390	-16,678,504	-12,344,326	-10,515,937
140	-1,022,562	-7,865,858	-22,145,312	-17,018,426	-12,684,247	-10,855,858
160	-1,066,751	-8,205,780	-22,485,233	-17,358,347	-13,024,168	-11,195,780
180	-1,110,941	-8,545,701	-22,825,155	-17,698,269	-13,364,090	-11,535,701
200	-1,155,131	-8,885,623	-23,165,076	-18,038,190	-13,704,011	-11,875,623
220	-1,199,321	-9,225,544	-23,504,997	-18,378,111	-14,043,933	-12,215,544
240	-1,243,511	-9,565,473	-23,844,927	-18,718,040	-14,383,862	-12,555,473
260	-1,287,701	-9,905,394	-24,184,848	-19,057,962	-14,723,783	-12,895,394
280	-1,331,891	-10,245,316	-24,524,769	-19,397,883	-15,063,704	-13,235,316
300	-1,376,081	-10,585,237	-24,864,691	-19,737,805	-15,403,626	-13,575,237

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-464,352	-3,571,938	-17,851,391	-12,724,505	-8,390,326	-6,561,938
20	-508,542	-3,911,859	-18,191,312	-13,064,426	-8,730,247	-6,901,859
40	-552,732	-4,251,780	-18,531,241	-13,404,355	-9,070,177	-7,241,780
60	-596,922	-4,591,709	-18,871,163	-13,744,277	-9,410,098	-7,581,709
80	-641,112	-4,931,631	-19,211,084	-14,084,198	-9,750,019	-7,921,631
100	-685,302	-5,271,552	-19,551,006	-14,424,120	-10,089,941	-8,261,552
120	-729,492	-5,611,474	-19,890,927	-14,764,041	-10,429,862	-8,601,474
140	-773,682	-5,951,403	-20,230,856	-15,103,970	-10,769,791	-8,941,403
160	-817,872	-6,291,324	-20,570,778	-15,443,891	-11,109,713	-9,281,324
180	-862,062	-6,631,245	-20,910,699	-15,783,813	-11,449,634	-9,621,245
200	-906,252	-6,971,167	-21,250,620	-16,123,734	-11,789,555	-9,961,167
220	-950,441	-7,311,088	-21,590,542	-16,463,656	-12,129,477	-10,301,088
240	-994,631	-7,651,010	-21,930,463	-16,803,577	-12,469,398	-10,641,010
260	-1,038,822	-7,990,939	-22,270,392	-17,143,506	-12,809,327	-10,980,939
280	-1,083,012	-8,330,860	-22,610,314	-17,483,427	-13,149,249	-11,320,860
300	-1,127,202	-8,670,781	-22,950,235	-17,823,349	-13,489,170	-11,660,781

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-49,553	-381,178	-14,660,631	-9,533,745	-5,199,566	-3,371,178
20	-93,743	-721,099	-15,000,553	-9,873,667	-5,539,488	-3,711,099
40	-137,933	-1,061,021	-15,340,474	-10,213,588	-5,879,409	-4,051,021
60	-182,122	-1,400,942	-15,680,396	-10,553,509	-6,219,331	-4,390,942
80	-226,313	-1,740,871	-16,020,325	-10,893,439	-6,559,260	-4,730,871
100	-270,503	-2,080,793	-16,360,246	-11,233,360	-6,899,181	-5,070,793
120	-314,693	-2,420,714	-16,700,167	-11,573,281	-7,239,103	-5,410,714
140	-358,883	-2,760,635	-17,040,089	-11,913,203	-7,579,024	-5,750,635
160	-403,072	-3,100,557	-17,380,010	-12,253,124	-7,918,945	-6,090,557
180	-447,263	-3,440,488	-17,719,939	-12,593,053	-8,258,874	-6,430,488
200	-491,453	-3,780,407	-18,059,861	-12,932,975	-8,598,796	-6,770,407
220	-535,643	-4,120,329	-18,399,782	-13,272,896	-8,938,717	-7,110,329
240	-579,833	-4,460,250	-18,739,704	-13,612,817	-9,278,639	-7,450,250
260	-624,022	-4,800,171	-19,079,625	-13,952,739	-9,618,560	-7,790,171
280	-668,212	-5,140,093	-19,419,546	-14,292,660	-9,958,481	-8,130,093
300	-712,403	-5,480,022	-19,759,475	-14,632,589	-10,298,410	-8,470,022

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	32,869	252,838	-14,026,615	-8,899,729	-4,565,551	-2,737,162
20	-10,783	-82,947	-14,362,401	-9,235,515	-4,901,336	-3,072,947
40	-54,973	-422,869	-14,702,322	-9,575,436	-5,241,257	-3,412,869
60	-99,163	-822,790	-15,042,244	-9,915,358	-5,581,178	-3,752,790
80	-143,354	-1,222,719	-15,382,173	-10,255,287	-5,921,108	-4,092,719
100	-187,543	-1,622,641	-15,722,094	-10,595,208	-6,261,029	-4,432,641
120	-231,733	-2,022,562	-16,062,016	-10,935,129	-6,600,951	-4,772,562
140	-275,923	-2,422,483	-16,401,937	-11,275,051	-6,940,872	-5,112,483
160	-320,113	-2,822,405	-16,741,858	-11,614,972	-7,280,793	-5,452,405
180	-364,302	-3,222,326	-17,081,780	-11,954,894	-7,620,715	-5,792,326
200	-408,493	-3,622,255	-17,421,709	-12,294,823	-7,960,644	-6,132,255
220	-452,683	-4,022,177	-17,761,630	-12,634,744	-8,300,565	-6,472,177
240	-496,873	-4,422,098	-18,101,552	-12,974,665	-8,640,487	-6,812,098
260	-541,063	-4,822,019	-18,441,473	-13,314,587	-8,980,408	-7,152,019
280	-585,252	-5,221,941	-18,781,394	-13,654,508	-9,320,329	-7,491,941
300	-629,443	-5,621,870	-19,121,323	-13,994,437	-9,660,259	-7,831,870

Maximum CIL rates (per square metre)

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

£4,844

Private values £4844 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	359,368	2,764,371	-11,515,083	-6,388,197	-2,054,018	-225,629
20	315,889	2,429,918	-11,849,536	-6,722,650	-2,388,471	-560,082
40	272,410	2,095,465	-12,183,989	-7,057,103	-2,722,924	-894,535
60	228,932	1,761,012	-12,518,442	-7,391,556	-3,057,377	-1,228,988
80	185,453	1,426,559	-12,852,895	-7,726,009	-3,391,830	-1,563,441
100	141,974	1,092,106	-13,187,348	-8,060,462	-3,726,283	-1,897,894
120	98,496	757,660	-13,521,793	-8,394,907	-4,060,728	-2,232,340
140	55,017	423,207	-13,856,246	-8,729,360	-4,395,181	-2,566,793
160	11,538	88,754	-14,190,699	-9,063,813	-4,729,634	-2,901,246
180	-32,463	-249,719	-14,525,172	-9,402,266	-5,068,107	-3,239,719
200	-76,653	-509,640	-14,869,093	-9,742,207	-5,408,028	-3,579,640
220	-120,844	-769,569	-15,209,023	-10,082,136	-5,747,956	-3,919,569
240	-165,034	-1,029,490	-15,548,944	-10,422,058	-6,087,879	-4,259,490
260	-209,224	-1,289,412	-15,888,865	-10,761,979	-6,427,800	-4,599,412
280	-253,413	-1,549,333	-16,228,787	-11,101,901	-6,767,722	-4,939,333
300	-297,603	-1,809,255	-16,568,708	-11,441,822	-7,107,643	-5,279,255

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 4

Flats	120 units
Density:	743 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	0.16 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

£4,144

Private values £4144 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	-4,194,073	-25,968,301	-40,247,755	-35,120,869	-30,786,690	-28,958,301
20	-4,280,278	-26,502,053	-40,781,507	-35,654,621	-31,320,442	-29,492,053
40	-4,366,482	-27,035,799	-41,315,252	-36,188,366	-31,854,187	-30,025,799
60	-4,452,685	-27,569,544	-41,848,998	-36,722,112	-32,387,933	-30,559,544
80	-4,538,889	-28,103,290	-42,382,743	-37,255,857	-32,921,678	-31,093,290
100	-4,625,094	-28,637,042	-42,916,495	-37,789,609	-33,455,430	-31,627,042
120	-4,711,298	-29,170,787	-43,450,241	-38,323,354	-33,989,176	-32,160,787
140	-4,797,502	-29,704,533	-43,983,986	-38,857,100	-34,522,921	-32,694,533
160	-4,883,707	-30,238,284	-44,517,738	-39,390,852	-35,056,673	-33,228,284
180	-4,969,911	-30,772,030	-45,051,483	-39,924,597	-35,590,418	-33,762,030
200	-5,056,114	-31,305,775	-45,585,229	-40,458,343	-36,124,164	-34,295,775
220	-5,142,319	-31,839,527	-46,118,981	-40,992,094	-36,657,916	-34,829,527
240	-5,228,523	-32,373,273	-46,652,726	-41,525,840	-37,191,661	-35,363,273
260	-5,314,727	-32,907,018	-47,186,472	-42,059,586	-37,725,407	-35,897,018
280	-5,400,932	-33,440,770	-47,720,223	-42,593,333	-38,259,158	-36,430,770
300	-5,487,136	-33,974,515	-48,253,969	-43,127,083	-38,792,904	-36,964,515

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-3,720,782	-23,037,843	-37,317,297	-32,190,411	-27,856,232	-26,027,843
20	-3,806,987	-23,571,595	-37,851,049	-32,724,162	-28,389,984	-26,561,595
40	-3,893,191	-24,105,341	-38,384,794	-33,257,908	-28,923,729	-27,095,341
60	-3,979,395	-24,639,086	-38,918,540	-33,791,653	-29,457,475	-27,629,086
80	-4,065,599	-25,172,832	-39,452,285	-34,325,399	-29,991,220	-28,162,832
100	-4,151,804	-25,706,578	-39,986,031	-34,859,151	-30,524,972	-28,696,578
120	-4,238,007	-26,240,329	-40,519,782	-35,392,896	-31,058,717	-29,230,329
140	-4,324,211	-26,774,074	-41,053,528	-35,926,642	-31,592,463	-29,764,074
160	-4,410,416	-27,307,826	-41,587,280	-36,460,394	-32,126,215	-30,297,826
180	-4,496,620	-27,841,572	-42,121,025	-36,994,139	-32,659,960	-30,831,572
200	-4,582,824	-28,375,317	-42,654,771	-37,527,885	-33,193,706	-31,365,317
220	-4,669,029	-28,909,069	-43,188,522	-38,061,636	-33,727,458	-31,899,069
240	-4,755,232	-29,442,814	-43,722,268	-38,595,382	-34,261,203	-32,432,814
260	-4,841,436	-29,976,560	-44,256,014	-39,129,127	-34,794,949	-32,966,560
280	-4,927,641	-30,510,312	-44,789,765	-39,662,879	-35,328,700	-33,500,312
300	-5,013,845	-31,044,057	-45,323,511	-40,196,625	-35,862,446	-34,034,057

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-2,931,965	-18,153,751	-32,433,204	-27,306,318	-22,972,139	-21,143,751
20	-3,018,169	-18,687,496	-32,966,950	-27,840,063	-23,505,885	-21,677,496
40	-3,104,373	-19,221,242	-33,500,695	-28,373,809	-24,039,630	-22,211,242
60	-3,190,578	-19,754,993	-34,034,447	-28,907,561	-24,573,382	-22,744,993
80	-3,276,782	-20,288,739	-34,568,192	-29,441,306	-25,107,127	-23,278,739
100	-3,362,985	-20,822,484	-35,101,938	-29,975,052	-25,640,873	-23,812,484
120	-3,449,190	-21,356,236	-35,635,690	-30,508,804	-26,174,625	-24,346,236
140	-3,535,394	-21,889,982	-36,169,435	-31,042,549	-26,708,370	-24,879,982
160	-3,621,598	-22,423,727	-36,703,181	-31,576,295	-27,242,116	-25,413,727
180	-3,707,802	-22,957,473	-37,236,926	-32,110,040	-27,775,861	-25,947,473
200	-3,794,007	-23,491,224	-37,770,678	-32,643,792	-28,309,613	-26,481,224
220	-3,880,210	-24,024,970	-38,304,424	-33,177,537	-28,843,359	-27,014,970
240	-3,966,414	-24,558,716	-38,838,169	-33,711,283	-29,377,104	-27,548,716
260	-4,052,619	-25,092,467	-39,371,921	-34,245,035	-29,910,856	-28,082,467
280	-4,138,823	-25,626,213	-39,905,666	-34,778,780	-30,444,601	-28,616,213
300	-4,225,027	-26,159,958	-40,439,412	-35,312,526	-30,978,347	-29,149,958

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	-2,774,201	-17,176,927	-31,456,381	-26,329,494	-21,995,316	-20,166,927
20	-2,860,406	-17,710,679	-31,990,132	-26,863,246	-22,529,067	-20,700,679
40	-2,946,610	-18,244,424	-32,523,878	-27,396,992	-23,062,813	-21,234,424
60	-3,032,813	-18,778,170	-33,057,623	-27,930,737	-23,596,559	-21,768,170
80	-3,119,018	-19,311,922	-33,591,375	-28,464,489	-24,130,310	-22,301,922
100	-3,205,222	-19,845,667	-34,125,121	-28,998,234	-24,664,056	-22,835,667
120	-3,291,426	-20,379,413	-34,658,866	-29,531,980	-25,197,801	-23,369,413
140	-3,377,630	-20,913,158	-35,192,612	-30,065,726	-25,731,547	-23,903,158
160	-3,463,835	-21,446,910	-35,726,363	-30,599,477	-26,265,298	-24,436,910
180	-3,550,039	-21,980,655	-36,260,109	-31,133,223	-26,799,044	-24,970,655
200	-3,636,242	-22,514,401	-36,793,854	-31,666,968	-27,332,790	-25,504,401
220	-3,722,447	-23,048,153	-37,327,606	-32,200,720	-27,866,541	-26,038,153
240	-3,808,651	-23,581,898	-37,861,352	-32,734,466	-28,400,287	-26,571,898
260	-3,894,855	-24,115,644	-38,395,097	-33,268,211	-28,934,032	-27,105,644
280	-3,981,060	-24,649,395	-38,928,849	-33,801,963	-29,467,784	-27,639,395
300	-4,067,264	-25,183,141	-39,462,595	-34,335,708	-30,001,530	-28,173,141

Maximum CIL rates (per square metre)

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

£4,844

Private values £4844 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	-2,143,147	-13,269,652	-27,549,105	-22,422,219	-18,088,040	-16,259,652
20	-2,229,351	-13,803,397	-28,082,851	-22,955,965	-18,621,786	-16,793,397
40	-2,315,556	-14,337,149	-28,616,602	-23,489,716	-19,155,537	-17,327,149
60	-2,401,760	-14,870,894	-29,150,348	-24,023,462	-19,689,283	-17,860,894
80	-2,487,963	-15,404,640	-29,684,093	-24,557,207	-20,223,028	-18,394,640
100	-2,574,168	-15,938,392	-30,217,845	-25,090,959	-20,756,780	-18,928,392
120	-2,660,372	-16,472,137	-30,751,591	-25,624,705	-21,290,526	-19,462,137
140	-2,746,576	-17,005,883	-31,285,336	-26,158,450	-21,824,271	-19,995,883
160	-2,832,781	-17,539,634	-31,819,088	-26,692,202	-22,358,023	-20,529,634
180	-2,918,985	-18,073,380	-32,352,833	-27,225,947	-22,891,769	-21,063,380
200	-3,005,189	-18,607,128	-32,886,579	-27,759,693	-23,425,514	-21,597,128
220	-3,091,392	-19,140,871	-33,420,325	-28,293,438	-23,959,260	-22,130,871
240	-3,177,597	-19,674,623	-33,954,076	-28,827,190	-24,493,011	-22,664,623
260	-3,263,801	-20,208,368	-34,487,822	-29,360,936	-25,026,757	-23,198,368
280	-3,350,005	-20,742,114	-35,021,567	-29,894,681	-25,560,502	-23,732,114
300	-3,436,210	-21,275,866	-35,555,319	-30,428,433	-26,094,254	-24,265,866

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1 Offices (higher) £14,279,453	BLV2 Offices (lower) £9,152,567	BLV3 Warehousing £4,818,389	BLV4 Community uses £2,990,000
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Site type 5

Flats	400 units
Density:	470 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	0.85 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

£4,144

Private values £4144 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	-9,162,421	-10,765,845	-25,045,298	-19,918,412	-15,584,233	-13,755,845
20	-9,464,199	-11,120,434	-25,399,888	-20,273,002	-15,938,823	-14,110,434
40	-9,765,976	-11,475,022	-25,754,476	-20,627,590	-16,293,411	-14,465,022
60	-10,067,754	-11,829,611	-26,109,064	-20,982,178	-16,647,999	-14,819,611
80	-10,369,531	-12,184,199	-26,463,652	-21,336,766	-17,002,587	-15,174,199
100	-10,671,309	-12,538,788	-26,818,242	-21,691,355	-17,357,177	-15,528,788
120	-10,973,086	-12,893,376	-27,172,830	-22,045,944	-17,711,765	-15,883,376
140	-11,274,863	-13,247,964	-27,527,418	-22,400,532	-18,066,353	-16,237,964
160	-11,576,640	-13,602,553	-27,882,006	-22,755,120	-18,420,941	-16,592,553
180	-11,878,418	-13,957,141	-28,236,594	-23,109,708	-18,775,529	-16,947,141
200	-12,180,196	-14,311,730	-28,591,184	-23,464,297	-19,130,119	-17,301,730
220	-12,481,973	-14,666,318	-28,945,772	-23,818,886	-19,484,707	-17,656,318
240	-12,783,750	-15,020,906	-29,300,360	-24,173,474	-19,839,295	-18,010,906
260	-13,085,527	-15,375,495	-29,654,948	-24,528,062	-20,193,883	-18,365,495
280	-13,387,304	-15,730,084	-30,009,537	-24,882,651	-20,548,472	-18,720,084
300	-13,689,083	-16,084,672	-30,364,126	-25,237,239	-20,903,061	-19,074,672

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-7,581,981	-8,908,828	-23,188,281	-18,061,395	-13,727,216	-11,898,828
20	-7,883,758	-9,263,416	-23,542,869	-18,415,983	-14,081,804	-12,253,416
40	-8,185,535	-9,618,004	-23,897,458	-18,770,571	-14,436,393	-12,608,004
60	-8,487,314	-9,972,593	-24,252,047	-19,125,161	-14,790,982	-12,962,593
80	-8,789,091	-10,327,182	-24,606,635	-19,479,749	-15,145,570	-13,317,182
100	-9,090,868	-10,681,770	-24,961,223	-19,834,337	-15,500,158	-13,671,770
120	-9,392,645	-11,036,358	-25,315,811	-20,188,925	-15,854,746	-14,026,358
140	-9,694,422	-11,390,946	-25,670,400	-20,543,513	-16,209,335	-14,380,946
160	-9,996,200	-11,745,535	-26,024,989	-20,898,103	-16,563,924	-14,735,535
180	-10,297,978	-12,100,124	-26,379,577	-21,252,691	-16,918,512	-15,090,124
200	-10,599,755	-12,454,712	-26,734,165	-21,607,279	-17,273,100	-15,444,712
220	-10,901,532	-12,809,300	-27,088,753	-21,961,867	-17,627,689	-15,799,300
240	-11,203,310	-13,163,889	-27,443,343	-22,316,455	-17,982,278	-16,153,889
260	-11,505,087	-13,518,477	-27,797,931	-22,671,045	-18,336,866	-16,508,477
280	-11,806,864	-13,873,066	-28,152,519	-23,025,633	-18,691,454	-16,863,066
300	-12,108,642	-14,227,654	-28,507,107	-23,380,221	-19,046,042	-17,217,654

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-4,947,913	-5,813,798	-20,093,251	-14,966,365	-10,823,186	-8,803,798
20	-5,249,691	-6,168,387	-20,447,841	-15,320,954	-10,986,776	-9,158,387
40	-5,551,468	-6,522,975	-20,802,429	-15,675,543	-11,341,364	-9,512,975
60	-5,853,245	-6,877,563	-21,157,017	-16,030,131	-11,695,952	-9,867,563
80	-6,155,023	-7,232,152	-21,511,605	-16,384,719	-12,050,540	-10,222,152
100	-6,456,801	-7,586,741	-21,866,194	-16,739,308	-12,405,129	-10,576,741
120	-6,758,578	-7,941,329	-22,220,783	-17,093,896	-12,759,718	-10,931,329
140	-7,060,355	-8,295,917	-22,575,371	-17,448,485	-13,114,306	-11,285,917
160	-7,362,132	-8,650,505	-22,929,959	-17,803,073	-13,468,894	-11,640,505
180	-7,663,909	-9,005,094	-23,284,547	-18,157,661	-13,823,482	-11,995,094
200	-7,965,686	-9,359,683	-23,639,136	-18,512,250	-14,178,071	-12,349,683
220	-8,267,463	-9,714,271	-23,993,725	-18,866,838	-14,532,660	-12,704,271
240	-8,569,240	-10,068,859	-24,348,313	-19,221,427	-14,887,248	-13,058,859
260	-8,871,017	-10,423,447	-24,702,901	-19,576,015	-15,241,836	-13,413,447
280	-9,172,794	-10,778,037	-25,057,490	-19,930,604	-15,596,425	-13,768,037
300	-9,474,574	-11,132,625	-25,412,078	-20,285,192	-15,951,013	-14,122,625

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	-4,421,100	-5,194,792	-19,474,246	-14,347,360	-10,013,181	-8,184,792
20	-4,722,877	-5,549,381	-19,828,834	-14,701,948	-10,367,769	-8,539,381
40	-5,024,654	-5,903,969	-20,183,422	-15,056,536	-10,722,357	-8,893,969
60	-5,326,432	-6,258,558	-20,538,012	-15,411,125	-11,076,947	-9,248,558
80	-5,628,210	-6,613,146	-20,892,600	-15,765,714	-11,431,535	-9,603,146
100	-5,929,987	-6,967,734	-21,247,188	-16,120,302	-11,786,123	-9,957,734
120	-6,231,764	-7,322,323	-21,601,776	-16,474,890	-12,140,711	-10,312,323
140	-6,533,541	-7,676,911	-21,956,364	-16,829,478	-12,495,299	-10,666,911
160	-6,835,319	-8,031,500	-22,310,954	-17,184,067	-12,849,889	-11,021,500
180	-7,137,096	-8,386,088	-22,665,542	-17,538,656	-13,204,477	-11,376,088
200	-7,438,874	-8,740,676	-23,020,130	-17,893,244	-13,559,065	-11,730,676
220	-7,740,651	-9,095,265	-23,374,718	-18,247,832	-13,913,653	-12,085,265
240	-8,042,429	-9,449,854	-23,729,307	-18,602,421	-14,268,242	-12,439,854
260	-8,344,206	-9,804,442	-24,083,896	-18,957,009	-14,622,831	-12,794,442
280	-8,645,983	-10,159,030	-24,438,484	-19,311,598	-14,977,419	-13,149,030
300	-8,947,760	-10,513,618	-24,793,072	-19,666,186	-15,332,007	-13,503,618

Maximum CIL rates (per square metre)

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

£4,844

Private values £4844 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	-2,313,846	-2,718,769	-16,998,222	-11,871,336	-7,537,157	-5,708,769
20	-2,615,623	-3,073,357	-17,352,810	-12,225,924	-7,891,745	-6,063,357
40	-2,917,400	-3,427,945	-17,707,399	-12,580,512	-8,246,334	-6,417,945
60	-3,219,178	-3,782,534	-18,061,988	-12,935,102	-8,600,923	-6,772,534
80	-3,520,955	-4,137,123	-18,416,576	-13,289,690	-8,955,511	-7,127,123
100	-3,822,733	-4,491,711	-18,771,164	-13,644,278	-9,310,099	-7,481,711
120	-4,124,510	-4,846,299	-19,125,752	-13,998,866	-9,664,687	-7,836,299
140	-4,426,288	-5,200,888	-19,480,342	-14,353,456	-10,019,277	-8,190,888
160	-4,728,065	-5,555,476	-19,834,930	-14,708,044	-10,373,865	-8,545,476
180	-5,029,842	-5,910,065	-20,189,518	-15,062,632	-10,728,453	-8,900,065
200	-5,331,619	-6,264,653	-20,544,106	-15,417,220	-11,083,041	-9,254,653
220	-5,633,397	-6,619,241	-20,898,694	-15,771,808	-11,437,630	-9,609,241
240	-5,935,175	-6,973,830	-21,253,284	-16,126,398	-11,792,219	-9,963,830
260	-6,236,952	-7,328,418	-21,607,872	-16,480,986	-12,146,807	-10,318,418
280	-6,538,729	-7,683,007	-21,962,460	-16,835,574	-12,501,395	-10,673,007
300	-6,840,506	-8,037,595	-22,317,048	-17,190,162	-12,855,983	-11,027,595

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 6	
Flats	640 units
Density:	492 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	1.30 ha
Net to gross	100%

Growth	
Sales	-5%
Build	0%

£4,144 Private values £4144 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	-12,933,462	-9,942,599	-24,222,052	-19,095,166	-14,760,987	-12,932,599
20	-13,361,482	-10,271,639	-24,551,093	-19,424,207	-15,090,028	-13,261,639
40	-13,789,503	-10,600,681	-24,880,134	-19,753,248	-15,419,069	-13,590,681
60	-14,217,524	-10,929,721	-25,209,175	-20,082,289	-15,748,110	-13,919,721
80	-14,645,544	-11,258,762	-25,538,216	-20,411,329	-16,077,151	-14,248,762
100	-15,073,566	-11,587,804	-25,867,257	-20,740,371	-16,406,192	-14,577,804
120	-15,501,586	-11,916,844	-26,196,298	-21,069,412	-16,735,233	-14,906,844
140	-15,929,606	-12,245,885	-26,525,338	-21,398,452	-17,064,273	-15,235,885
160	-16,357,627	-12,574,926	-26,854,379	-21,727,493	-17,393,314	-15,564,926
180	-16,785,648	-12,903,967	-27,183,421	-22,056,534	-17,722,356	-15,893,967
200	-17,213,669	-13,233,008	-27,512,461	-22,385,575	-18,051,396	-16,223,008
220	-17,641,689	-13,562,048	-27,841,502	-22,714,616	-18,380,437	-16,552,048
240	-18,069,710	-13,891,090	-28,170,543	-23,043,657	-18,709,478	-16,881,090
260	-18,497,731	-14,220,131	-28,499,584	-23,372,698	-19,038,519	-17,210,131
280	-18,925,751	-14,549,171	-28,828,625	-23,701,739	-19,367,560	-17,539,171
300	-19,353,772	-14,878,212	-29,157,665	-24,030,779	-19,696,600	-17,868,212

Maximum CIL rates (per square metre)

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

£4,306 Private values £4306 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	-10,692,747	-8,220,049	-22,499,503	-17,372,617	-13,038,438	-11,210,049
20	-11,120,769	-8,549,091	-22,828,544	-17,701,658	-13,367,479	-11,539,091
40	-11,548,789	-8,878,131	-23,157,585	-18,030,699	-13,696,520	-11,868,131
60	-11,976,809	-9,207,172	-23,486,626	-18,359,740	-14,025,561	-12,197,172
80	-12,404,831	-9,536,214	-23,815,667	-18,688,781	-14,354,602	-12,526,214
100	-12,832,851	-9,865,254	-24,144,708	-19,017,822	-14,683,643	-12,855,254
120	-13,260,872	-10,194,295	-24,473,748	-19,346,862	-15,012,684	-13,184,295
140	-13,688,892	-10,523,336	-24,802,789	-19,675,903	-15,341,724	-13,513,336
160	-14,116,913	-10,852,377	-25,131,831	-20,004,944	-15,670,766	-13,842,377
180	-14,544,934	-11,181,418	-25,460,871	-20,333,985	-15,999,806	-14,171,418
200	-14,972,954	-11,510,458	-25,789,912	-20,663,026	-16,328,847	-14,500,458
220	-15,400,976	-11,839,500	-26,118,953	-20,992,067	-16,657,888	-14,829,500
240	-15,828,996	-12,168,541	-26,447,994	-21,321,108	-16,986,929	-15,158,541
260	-16,257,016	-12,497,581	-26,777,035	-21,650,149	-17,315,970	-15,487,581
280	-16,685,037	-12,826,622	-27,106,075	-21,979,189	-17,645,011	-15,816,622
300	-17,113,058	-13,155,663	-27,435,117	-22,308,231	-17,974,052	-16,145,663

Maximum CIL rates (per square metre)

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

£4,575 Private values £4575 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	-6,958,224	-5,349,134	-19,628,588	-14,501,702	-10,167,523	-8,339,134
20	-7,386,245	-5,678,176	-19,957,629	-14,830,743	-10,496,564	-8,668,176
40	-7,814,265	-6,007,217	-20,286,670	-15,159,784	-10,825,605	-8,997,217
60	-8,242,286	-6,336,257	-20,615,711	-15,488,825	-11,154,646	-9,326,257
80	-8,670,306	-6,665,298	-20,944,751	-15,817,865	-11,483,686	-9,655,298
100	-9,098,328	-6,994,339	-21,273,793	-16,146,907	-11,812,728	-9,984,339
120	-9,526,348	-7,323,380	-21,602,834	-16,475,947	-12,141,769	-10,313,380
140	-9,954,368	-7,652,421	-21,931,874	-16,804,988	-12,470,809	-10,642,421
160	-10,382,389	-7,981,462	-22,260,916	-17,134,030	-12,799,851	-10,971,462
180	-10,810,410	-8,310,503	-22,589,956	-17,463,070	-13,128,891	-11,300,503
200	-11,238,431	-8,639,544	-22,918,997	-17,792,111	-13,457,932	-11,629,544
220	-11,666,451	-8,968,584	-23,248,038	-18,121,152	-13,786,973	-11,958,584
240	-12,094,472	-9,297,625	-23,577,079	-18,450,193	-14,116,014	-12,287,625
260	-12,522,493	-9,626,666	-23,906,120	-18,779,234	-14,445,055	-12,616,666
280	-12,950,513	-9,955,707	-24,235,161	-19,108,274	-14,774,096	-12,945,707
300	-13,378,535	-10,284,749	-24,564,202	-19,437,316	-15,103,137	-13,274,749

Maximum CIL rates (per square metre)

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

£4,629 Private values £4629 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	-6,211,319	-4,774,952	-19,054,405	-13,927,519	-9,593,340	-7,764,952
20	-6,639,340	-5,103,992	-19,383,446	-14,256,560	-9,922,381	-8,093,992
40	-7,067,361	-5,433,034	-19,712,487	-14,585,601	-10,251,422	-8,423,034
60	-7,495,381	-5,762,074	-20,041,528	-14,914,642	-10,580,463	-8,752,074
80	-7,923,402	-6,091,115	-20,370,569	-15,243,682	-10,909,504	-9,081,115
100	-8,351,423	-6,420,157	-20,699,610	-15,572,724	-11,238,545	-9,410,157
120	-8,779,444	-6,749,197	-21,028,651	-15,901,765	-11,567,586	-9,739,197
140	-9,207,464	-7,078,238	-21,357,691	-16,230,805	-11,896,626	-10,068,238
160	-9,635,484	-7,407,279	-21,686,732	-16,559,846	-12,225,667	-10,397,279
180	-10,063,506	-7,736,320	-22,015,774	-16,888,887	-12,554,709	-10,726,320
200	-10,491,526	-8,065,361	-22,344,814	-17,217,928	-12,883,749	-11,055,361
220	-10,919,547	-8,394,401	-22,673,855	-17,546,969	-13,212,790	-11,384,401
240	-11,347,568	-8,723,443	-23,002,896	-17,876,010	-13,541,831	-11,713,443
260	-11,775,588	-9,052,484	-23,331,937	-18,205,051	-13,870,872	-12,042,484
280	-12,203,609	-9,381,524	-23,660,978	-18,534,092	-14,199,913	-12,371,524
300	-12,631,629	-9,710,565	-23,990,018	-18,863,132	-14,528,953	-12,700,565

Maximum CIL rates (per square metre)

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

£4,844 Private values £4844 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	-3,223,700	-2,478,220	-16,757,673	-11,630,787	-7,296,608	-5,468,220
20	-3,651,721	-2,807,260	-17,086,714	-11,959,828	-7,625,649	-5,797,260
40	-4,079,742	-3,136,302	-17,415,755	-12,288,869	-7,954,690	-6,126,302
60	-4,507,762	-3,465,342	-17,744,796	-12,617,910	-8,283,731	-6,455,342
80	-4,935,783	-3,794,383	-18,073,837	-12,946,950	-8,612,772	-6,784,383
100	-5,363,804	-4,123,425	-18,402,878	-13,275,992	-8,941,813	-7,113,425
120	-5,791,825	-4,452,465	-18,731,919	-13,605,033	-9,270,854	-7,442,465
140	-6,219,845	-4,781,506	-19,060,959	-13,934,073	-9,599,894	-7,771,506
160	-6,647,865	-5,110,547	-19,390,000	-14,263,114	-9,928,935	-8,100,547
180	-7,075,887	-5,439,588	-19,719,042	-14,592,155	-10,257,977	-8,429,588
200	-7,503,907	-5,768,629	-20,048,082	-14,921,196	-10,587,017	-8,758,629
220	-7,931,928	-6,097,669	-20,377,123	-15,250,237	-10,916,058	-9,087,669
240	-8,359,949	-6,426,711	-20,706,164	-15,579,278	-11,245,099	-9,416,711
260	-8,787,969	-6,755,752	-21,035,205	-15,908,319	-11,574,140	-9,745,752
280	-9,215,990	-7,084,792	-21,364,246	-16,237,360	-11,903,181	-10,074,792
300	-9,644,010	-7,413,833	-21,693,286	-16,566,400	-12,232,221	-10,403,833

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1 Offices (higher) £14,279,453	BLV2 Offices (lower) £9,152,567	BLV3 Warehousing £4,818,389	BLV4 Community uses £2,990,000
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Site type 7

Flats & Houses
No of units 1100 units
Density: 219 dph
CSH level: 4 private
Affordable

Affordable %	35%
% rented	70%
% intermed	30%

Site area	6.28 ha
Net to gross	80%

Growth	
Sales	-5%
Build	0%

£4,144

Private values £4144 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	21,224,010	3,380,406	-10,899,048	-5,772,161	-1,437,983	390,406
20	20,547,595	3,272,671	-11,006,782	-5,879,896	-1,545,717	282,671
40	19,868,942	3,164,581	-11,114,873	-5,987,987	-1,653,808	174,581
60	19,181,465	3,055,084	-11,224,369	-6,097,483	-1,763,304	65,084
80	18,493,987	2,945,588	-11,333,866	-6,206,980	-1,872,801	-44,412
100	17,803,226	2,835,568	-11,443,885	-6,316,999	-1,982,820	-154,432
120	17,104,505	2,724,281	-11,555,172	-6,428,286	-2,094,107	-265,719
140	16,405,784	2,612,994	-11,666,460	-6,539,573	-2,205,395	-377,006
160	15,702,166	2,500,927	-11,778,527	-6,651,640	-2,317,462	-489,073
180	14,992,018	2,387,820	-11,891,634	-6,764,748	-2,430,569	-602,180
200	14,281,869	2,274,712	-12,004,741	-6,877,855	-2,543,676	-715,288
220	13,564,623	2,160,475	-12,118,979	-6,992,093	-2,657,914	-829,525
240	12,842,860	2,045,517	-12,233,936	-7,107,050	-2,772,871	-944,483
260	12,121,096	1,930,560	-12,348,893	-7,222,007	-2,887,829	-1,059,440
280	11,399,190	1,814,028	-12,465,428	-7,338,542	-3,004,363	-1,175,974
300	10,655,862	1,697,188	-12,582,265	-7,455,379	-3,121,200	-1,292,812

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	24,560,374	3,911,798	-10,367,656	-5,240,770	-906,591	921,798
20	23,894,845	3,805,797	-10,473,656	-5,346,770	-1,012,591	815,797
40	23,229,315	3,699,796	-10,579,657	-5,452,771	-1,118,592	709,796
60	22,558,981	3,593,030	-10,686,423	-5,559,537	-1,225,358	603,030
80	21,882,567	3,485,296	-10,794,157	-5,667,271	-1,333,092	495,296
100	21,206,152	3,377,562	-10,901,892	-5,775,006	-1,440,827	387,562
120	20,525,652	3,269,177	-11,010,277	-5,883,391	-1,549,212	279,177
140	19,838,174	3,159,680	-11,119,773	-5,992,887	-1,658,709	169,680
160	19,150,697	3,050,184	-11,229,270	-6,102,384	-1,768,205	60,184
180	18,459,320	2,940,066	-11,339,387	-6,212,501	-1,878,322	-49,934
200	17,760,599	2,828,779	-11,450,674	-6,323,788	-1,989,609	-161,221
220	17,061,878	2,717,492	-11,561,962	-6,435,075	-2,100,897	-272,508
240	16,358,896	2,605,526	-11,673,928	-6,547,041	-2,212,863	-384,474
260	15,648,748	2,492,419	-11,787,035	-6,660,149	-2,325,970	-497,581
280	14,938,599	2,379,311	-11,900,142	-6,773,256	-2,439,077	-610,689
300	14,223,261	2,265,378	-12,014,076	-6,887,190	-2,553,011	-724,622

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£160

£4,575

Private values £4575 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	30,019,826	4,781,339	-9,498,114	-4,371,228	-37,049	1,791,339
20	29,375,543	4,678,723	-9,600,731	-4,473,845	-139,666	1,688,723
40	28,731,260	4,576,106	-9,703,347	-4,576,461	-242,282	1,586,106
60	28,077,195	4,471,931	-9,807,522	-4,680,636	-346,457	1,481,931
80	27,422,375	4,367,637	-9,911,817	-4,784,931	-450,752	1,377,637
100	26,767,555	4,263,342	-10,016,112	-4,889,226	-555,047	1,273,342
120	26,106,754	4,158,094	-10,121,360	-4,994,473	-660,295	1,168,094
140	25,441,224	4,052,093	-10,227,360	-5,100,474	-766,295	1,062,093
160	24,775,695	3,946,092	-10,333,361	-5,206,475	-872,296	956,092
180	24,107,519	3,839,670	-10,439,783	-5,312,897	-978,718	849,670
200	23,431,105	3,731,936	-10,547,518	-5,420,631	-1,086,453	741,936
220	22,759,890	3,624,201	-10,655,252	-5,528,366	-1,194,187	634,201
240	22,078,276	3,516,467	-10,762,986	-5,636,100	-1,301,921	526,467
260	21,391,009	3,407,004	-10,872,449	-5,745,563	-1,411,384	417,004
280	20,703,531	3,297,508	-10,981,946	-5,855,060	-1,520,881	307,508
300	20,016,054	3,188,011	-11,091,442	-5,964,556	-1,630,377	198,011

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£300

£4,629

Private values £4629 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	31,102,633	4,953,801	-9,325,652	-4,198,786	135,413	1,963,801
20	30,458,350	4,851,184	-9,428,269	-4,301,383	32,796	1,861,184
40	29,814,067	4,748,568	-9,530,886	-4,404,000	-89,821	1,758,568
60	29,169,784	4,645,951	-9,633,502	-4,506,616	-172,437	1,655,951
80	28,517,425	4,542,048	-9,737,405	-4,610,519	-276,341	1,552,048
100	27,862,605	4,437,753	-9,841,700	-4,714,814	-380,636	1,447,753
120	27,207,785	4,333,458	-9,945,995	-4,819,109	-484,930	1,343,458
140	26,549,136	4,228,553	-10,050,900	-4,924,014	-589,835	1,238,553
160	25,883,606	4,122,552	-10,156,901	-5,030,015	-695,836	1,132,552
180	25,218,077	4,016,552	-10,262,902	-5,136,016	-801,837	1,026,552
200	24,552,508	3,910,545	-10,368,909	-5,242,022	-907,844	920,545
220	23,876,094	3,802,811	-10,476,643	-5,349,757	-1,015,578	812,811
240	23,199,680	3,695,076	-10,584,377	-5,457,491	-1,123,312	705,076
260	22,523,265	3,587,342	-10,692,112	-5,565,225	-1,231,047	597,342
280	21,839,070	3,478,368	-10,801,085	-5,674,199	-1,340,020	488,368
300	21,151,593	3,368,872	-10,910,582	-5,783,695	-1,449,517	378,872

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20 £300

£4,844

Private values £4844 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	35,383,898	5,635,690	-8,643,764	-3,516,877	817,301	2,645,690
20	34,755,821	5,535,654	-8,743,799	-3,616,913	717,266	2,545,654
40	34,121,906	5,434,689	-8,844,764	-3,717,878	616,301	2,444,689
60	33,487,992	5,333,724	-8,945,730	-3,818,844	515,335	2,343,724
80	32,854,077	5,232,758	-9,046,695	-3,919,809	414,370	2,242,758
100	32,212,448	5,130,564	-9,148,889	-4,022,003	312,176	2,140,564
120	31,568,166	5,027,948	-9,251,506	-4,124,620	209,559	2,037,948
140	30,923,884	4,925,331	-9,354,122	-4,227,236	106,943	1,935,331
160	30,278,340	4,822,514	-9,456,940	-4,330,054	4,125	1,832,514
180	29,623,520	4,718,219	-9,561,235	-4,434,348	-100,170	1,728,219
200	28,968,700	4,613,924	-9,666,530	-4,538,643	-204,465	1,623,924
220	28,313,881	4,509,629	-9,769,825	-4,642,938	-308,760	1,519,629
240	27,653,133	4,404,390	-9,875,064	-4,748,178	-413,999	1,414,390
260	26,987,604	4,298,389	-9,981,064	-4,854,178	-519,999	1,308,389
280	26,322,074	4,192,388	-10,087,065	-4,960,179	-626,000	1,202,388
300	25,656,056	4,086,310	-10,193,143	-5,066,257	-732,078	1,096,310

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£160 £300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 8	
Flats & Houses	
No of units	1200 units
Density:	114 dph
CSH level:	4 private
Affordable	

Affordable %	35%
% rented	70%
% intermed	30%

Site area	13.16 ha
Net to gross	80%

Growth	
Sales	-5%
Build	0%

£4,144

Private values £4144 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	17,462,453	1,327,146	-12,952,307	-7,825,421	-3,491,242	-1,662,854
20	16,792,762	1,276,250	-13,003,204	-7,876,317	-3,542,139	-1,713,750
40	16,122,057	1,225,276	-13,054,177	-7,927,291	-3,593,112	-1,764,724
60	15,447,932	1,174,043	-13,105,411	-7,978,525	-3,644,346	-1,815,957
80	14,766,258	1,122,236	-13,157,218	-8,030,332	-3,696,153	-1,867,764
100	14,084,583	1,070,428	-13,209,025	-8,082,139	-3,747,960	-1,919,572
120	13,394,445	1,017,978	-13,261,476	-8,134,589	-3,800,411	-1,972,022
140	12,701,622	965,323	-13,314,130	-8,187,244	-3,853,065	-2,024,677
160	12,005,993	912,456	-13,366,998	-8,240,112	-3,905,933	-2,077,544
180	11,301,838	858,940	-13,420,514	-8,293,628	-3,959,449	-2,131,060
200	10,597,684	805,424	-13,474,030	-8,347,143	-4,012,965	-2,184,576
220	9,884,587	751,229	-13,528,225	-8,401,339	-4,067,160	-2,238,771
240	9,168,916	696,838	-13,582,616	-8,455,730	-4,121,551	-2,293,162
260	8,449,204	642,140	-13,637,314	-8,510,428	-4,176,249	-2,347,860
280	7,721,828	586,859	-13,692,595	-8,565,708	-4,231,530	-2,403,141
300	6,994,452	531,578	-13,747,875	-8,620,989	-4,286,810	-2,458,422

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	20,685,516	1,572,099	-12,707,354	-7,580,468	-3,246,289	-1,417,901
20	20,036,223	1,522,753	-12,756,701	-7,629,814	-3,295,636	-1,467,247
40	19,378,913	1,472,797	-12,806,656	-7,679,770	-3,345,591	-1,517,203
60	18,719,002	1,422,644	-12,856,809	-7,729,923	-3,395,744	-1,567,356
80	18,058,910	1,372,477	-12,906,976	-7,780,090	-3,445,911	-1,617,523
100	17,388,205	1,321,504	-12,957,950	-7,831,064	-3,496,885	-1,668,496
120	16,717,500	1,270,530	-13,008,924	-7,882,037	-3,547,859	-1,719,470
140	16,043,258	1,219,288	-13,060,166	-7,933,280	-3,599,101	-1,770,712
160	15,361,583	1,167,480	-13,111,973	-7,985,087	-3,650,908	-1,822,520
180	14,679,908	1,115,673	-13,163,780	-8,036,894	-3,702,716	-1,874,327
200	13,990,745	1,063,297	-13,216,157	-8,089,271	-3,755,092	-1,926,703
220	13,297,922	1,010,642	-13,268,811	-8,141,925	-3,807,746	-1,979,358
240	12,604,380	957,933	-13,321,521	-8,194,635	-3,860,456	-2,032,067
260	11,900,225	904,417	-13,375,036	-8,248,150	-3,913,971	-2,085,583
280	11,196,070	850,901	-13,428,552	-8,301,666	-3,967,487	-2,139,099
300	10,486,190	796,950	-13,482,503	-8,355,617	-4,021,438	-2,193,050

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	25,947,733	1,972,028	-12,307,426	-7,180,540	-2,846,361	-1,017,972
20	25,319,168	1,924,257	-12,355,197	-7,228,311	-2,894,132	-1,065,743
40	24,686,494	1,876,174	-12,403,280	-7,276,394	-2,942,215	-1,113,826
60	24,047,649	1,827,621	-12,451,832	-7,324,946	-2,990,767	-1,162,379
80	23,408,805	1,779,069	-12,500,384	-7,373,498	-3,039,319	-1,210,931
100	22,765,817	1,730,202	-12,549,251	-7,422,365	-3,088,186	-1,259,798
120	22,116,524	1,680,856	-12,598,598	-7,471,712	-3,137,533	-1,309,144
140	21,467,231	1,631,510	-12,647,944	-7,521,058	-3,186,879	-1,358,490
160	20,813,249	1,581,807	-12,697,647	-7,570,760	-3,236,582	-1,408,193
180	20,153,336	1,531,654	-12,747,800	-7,620,914	-3,286,735	-1,458,346
200	19,493,424	1,481,500	-12,797,953	-7,671,067	-3,336,888	-1,508,500
220	18,827,746	1,430,909	-12,848,545	-7,721,659	-3,387,480	-1,559,091
240	18,157,041	1,379,935	-12,899,518	-7,772,632	-3,438,453	-1,610,065
260	17,486,336	1,328,962	-12,950,492	-7,823,606	-3,489,427	-1,661,038
280	16,808,241	1,277,426	-13,002,027	-7,875,141	-3,540,962	-1,712,574
300	16,126,565	1,225,619	-13,053,835	-7,926,948	-3,592,770	-1,764,381

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	26,987,984	2,051,087	-12,228,367	-7,101,481	-2,767,302	-938,913
20	26,359,420	2,003,316	-12,276,138	-7,149,251	-2,815,073	-986,684
40	25,730,855	1,955,545	-12,323,908	-7,197,022	-2,862,844	-1,034,455
60	25,100,169	1,907,613	-12,371,841	-7,244,955	-2,910,776	-1,082,387
80	24,461,325	1,859,061	-12,420,393	-7,293,507	-2,959,328	-1,130,939
100	23,822,480	1,810,508	-12,468,945	-7,342,059	-3,007,880	-1,179,492
120	23,181,877	1,761,823	-12,517,631	-7,390,745	-3,056,566	-1,228,177
140	22,532,584	1,712,476	-12,566,977	-7,440,091	-3,105,912	-1,277,524
160	21,883,291	1,663,130	-12,616,323	-7,489,437	-3,155,258	-1,326,870
180	21,232,098	1,613,639	-12,666,814	-7,538,928	-3,204,749	-1,376,361
200	20,572,185	1,563,486	-12,715,967	-7,589,011	-3,254,902	-1,426,514
220	19,912,274	1,513,333	-12,766,121	-7,639,235	-3,305,056	-1,476,667
240	19,249,794	1,462,984	-12,816,469	-7,689,583	-3,355,404	-1,527,016
260	18,579,090	1,412,011	-12,867,443	-7,740,557	-3,406,378	-1,577,999
280	17,908,385	1,361,037	-12,918,416	-7,791,530	-3,457,351	-1,628,963
300	17,233,907	1,309,777	-12,969,677	-7,842,790	-3,508,612	-1,680,223

Maximum CIL rates (per square metre)

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

Site type 8

£4,844

Private values £4844 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	31,094,632	2,363,192	-11,916,261	-6,789,375	-2,455,197	-626,808
20	30,486,134	2,316,946	-11,962,507	-6,835,621	-2,501,442	-673,054
40	29,868,225	2,269,985	-12,009,468	-6,882,582	-2,548,403	-720,015
60	29,249,775	2,222,983	-12,056,471	-6,929,584	-2,595,406	-767,017
80	28,631,326	2,175,981	-12,103,473	-6,976,587	-2,642,408	-814,019
100	28,006,170	2,128,469	-12,150,985	-7,024,098	-2,689,920	-861,531
120	27,377,606	2,080,698	-12,198,755	-7,071,869	-2,737,691	-909,302
140	26,749,041	2,032,927	-12,246,526	-7,119,640	-2,785,461	-957,073
160	26,116,025	1,984,818	-12,294,636	-7,167,749	-2,833,571	-1,005,182
180	25,477,180	1,936,266	-12,343,188	-7,216,302	-2,882,123	-1,053,734
200	24,838,336	1,887,714	-12,391,740	-7,264,854	-2,930,675	-1,102,286
220	24,196,825	1,838,959	-12,440,495	-7,313,609	-2,979,430	-1,151,041
240	23,547,532	1,789,612	-12,489,841	-7,362,955	-3,028,776	-1,200,388
260	22,898,240	1,740,266	-12,539,187	-7,412,301	-3,078,122	-1,249,734
280	22,247,583	1,690,816	-12,588,637	-7,461,751	-3,127,572	-1,299,184
300	21,587,671	1,640,663	-12,638,790	-7,511,904	-3,177,726	-1,349,337

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy Viability
London Legacy Development Corporation
Results summary 35% AH (60:40)**

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

Site type		site type 1			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	300
£4,306		#N/A	#N/A	80	300
£4,575		#N/A	#N/A	280	300
£4,629		#N/A	#N/A	300	300
£4,844		#N/A	#N/A	300	300
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 2			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	80
£4,629		#N/A	#N/A	20	120
£4,844		#N/A	#N/A	180	280
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 3			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	20
£4,629		#N/A	#N/A	#N/A	60
£4,844		#N/A	#N/A	120	220
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 4			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 5			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy Viability
London Legacy Development Corporation
Results summary 35% AH (60:40)**

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

Site type		site type 6			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 7			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	260
£4,306		#N/A	#N/A	20	300
£4,575		#N/A	#N/A	200	300
£4,629		#N/A	#N/A	240	300
£4,844		#N/A	#N/A	300	300
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 8			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 1	
Flats	
No of units	3 units
Density:	91 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.03 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	158,118	4,796,257	-9,483,197	-4,356,311	-22,132	1,806,257
20	152,978	4,640,336	-9,639,117	-4,512,231	-178,052	1,650,336
40	150,557	4,566,890	-9,712,564	-4,585,677	-251,499	1,576,890
60	148,136	4,493,444	-9,786,010	-4,659,124	-324,945	1,503,444
80	145,714	4,419,997	-9,859,456	-4,732,570	-398,391	1,429,997
100	143,293	4,346,551	-9,932,902	-4,806,016	-471,837	1,356,551
120	140,872	4,273,105	-10,006,349	-4,879,463	-545,284	1,283,105
140	138,450	4,199,659	-10,079,795	-4,952,909	-618,730	1,209,659
160	136,030	4,126,213	-10,153,241	-5,026,355	-692,176	1,136,213
180	133,609	4,052,766	-10,226,687	-5,099,801	-765,622	1,062,766
200	131,187	3,979,320	-10,300,133	-5,173,247	-839,068	989,320
220	128,766	3,905,874	-10,373,579	-5,246,693	-912,514	915,874
240	126,345	3,832,428	-10,446,996	-5,320,139	-985,960	842,428
260	123,923	3,758,982	-10,520,442	-5,393,586	-1,059,406	769,011
280	121,502	3,685,536	-10,593,888	-5,467,002	-1,132,852	695,565
300	119,081	3,612,090	-10,667,335	-5,540,449	-1,206,298	622,119

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£300

£4,306

Private values £4306 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	£172,967	5,246,656	-9,032,798	-3,905,912	428,267	2,256,656
20	167,570	5,082,967	-9,196,487	-4,069,600	264,578	2,092,967
40	166,150	5,009,551	-9,269,903	-4,143,016	191,162	2,019,551
60	162,729	4,936,105	-9,343,349	-4,216,463	117,716	1,946,105
80	160,307	4,862,658	-9,416,795	-4,289,909	44,270	1,872,658
100	157,886	4,789,212	-9,490,241	-4,363,355	-29,176	1,799,212
120	155,465	4,715,766	-9,563,688	-4,436,801	-102,623	1,725,766
140	153,044	4,642,320	-9,637,134	-4,510,248	-176,069	1,652,320
160	150,622	4,568,873	-9,710,580	-4,583,694	-249,515	1,578,873
180	148,201	4,495,427	-9,784,026	-4,657,140	-322,961	1,505,427
200	145,780	4,421,981	-9,857,473	-4,730,586	-396,408	1,431,981
220	143,358	4,348,535	-9,930,919	-4,804,033	-469,854	1,358,535
240	140,937	4,275,088	-10,004,365	-4,877,479	-543,300	1,285,088
260	138,516	4,201,642	-10,077,811	-4,950,925	-616,746	1,211,642
280	136,094	4,128,196	-10,151,258	-5,024,372	-690,193	1,138,196
300	133,674	4,054,750	-10,224,704	-5,097,818	-763,639	1,064,750

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£300

£4,575

Private values £4575 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	197,714	5,997,331	-8,282,123	-3,155,237	1,178,942	3,007,331
20	191,892	5,820,725	-8,458,728	-3,331,842	1,002,332	2,830,725
40	189,471	5,747,279	-8,532,174	-3,405,288	928,890	2,757,279
60	187,049	5,673,833	-8,605,621	-3,478,735	855,444	2,683,833
80	184,628	5,600,386	-8,679,067	-3,552,181	781,998	2,610,386
100	182,207	5,526,940	-8,752,513	-3,625,627	708,552	2,536,940
120	179,786	5,453,494	-8,825,960	-3,699,073	635,105	2,463,494
140	177,364	5,380,048	-8,899,406	-3,772,520	561,659	2,390,048
160	174,944	5,306,602	-8,972,852	-3,845,966	488,213	2,316,602
180	172,523	5,233,156	-9,046,298	-3,919,412	414,767	2,243,156
200	170,101	5,159,710	-9,119,744	-3,992,858	341,321	2,169,710
220	167,680	5,086,264	-9,193,190	-4,066,304	267,875	2,096,264
240	165,259	5,012,818	-9,266,636	-4,139,750	194,429	2,022,818
260	162,837	4,939,372	-9,340,082	-4,213,196	121,012	1,949,372
280	160,416	4,865,926	-9,413,528	-4,286,642	47,566	1,875,926
300	157,995	4,792,480	-9,486,974	-4,360,088	-25,881	1,802,480

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£280	£300

£4,629

Private values £4629 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	202,663	6,147,454	-8,132,000	-3,005,114	1,329,065	3,157,454
20	196,756	5,968,259	-8,311,195	-3,184,309	1,149,870	2,978,259
40	194,335	5,894,843	-8,384,611	-3,257,725	1,076,454	2,904,843
60	191,914	5,821,397	-8,458,057	-3,331,171	1,003,008	2,831,397
80	189,493	5,747,950	-8,531,503	-3,404,617	929,562	2,757,950
100	187,072	5,674,504	-8,604,949	-3,478,063	856,115	2,684,504
120	184,650	5,601,058	-8,678,396	-3,551,510	782,669	2,611,058
140	182,229	5,527,612	-8,751,842	-3,624,956	709,223	2,537,612
160	179,808	5,454,165	-8,825,288	-3,698,402	635,777	2,464,165
180	177,386	5,380,719	-8,898,735	-3,771,848	562,330	2,390,719
200	174,965	5,307,273	-8,972,181	-3,845,295	488,884	2,317,273
220	172,544	5,233,826	-9,045,627	-3,918,741	415,438	2,243,826
240	170,122	5,160,380	-9,119,073	-3,992,187	341,992	2,170,380
260	167,701	5,086,934	-9,192,520	-4,065,633	268,545	2,096,934
280	165,281	5,013,488	-9,265,966	-4,139,079	195,129	2,023,488
300	162,860	4,940,042	-9,339,412	-4,212,526	121,683	1,950,042

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

Site type 1

£4,844

Private values £4844 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	222,461	6,747,976	-7,531,478	-2,404,592	1,929,587	3,757,976
20	216,214	6,558,484	-7,720,970	-2,594,084	1,740,095	3,568,484
40	213,792	6,485,037	-7,794,416	-2,667,530	1,666,649	3,495,037
60	211,371	6,411,591	-7,867,862	-2,740,976	1,593,203	3,421,591
80	208,950	6,338,145	-7,941,309	-2,814,422	1,519,756	3,348,145
100	206,529	6,264,699	-8,014,755	-2,887,869	1,446,310	3,274,699
120	204,107	6,191,252	-8,088,201	-2,961,315	1,372,864	3,201,252
140	201,686	6,117,806	-8,161,647	-3,034,761	1,299,418	3,127,806
160	199,265	6,044,360	-8,235,094	-3,108,208	1,225,971	3,054,360
180	196,843	5,970,914	-8,308,540	-3,181,654	1,152,525	2,980,914
200	194,422	5,897,467	-8,381,986	-3,255,100	1,079,079	2,907,467
220	192,001	5,824,021	-8,455,432	-3,328,546	1,005,632	2,834,021
240	189,579	5,750,575	-8,528,879	-3,401,993	932,186	2,760,575
260	187,158	5,677,128	-8,602,325	-3,475,439	858,740	2,687,128
280	184,738	5,603,682	-8,675,771	-3,548,885	785,294	2,613,682
300	182,316	5,530,236	-8,749,217	-3,622,331	711,848	2,540,236

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type	2
Flats	
No of units	10 units
Density:	458 dph
CSH level:	4 private
Affordable	

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-20,017	-916,783	-15,196,237	-10,069,351	-5,735,172	-3,906,783
20	-27,517	-1,260,257	-15,539,710	-10,412,824	-6,078,645	-4,250,257
40	-36,016	-1,603,731	-15,883,184	-10,756,298	-6,422,119	-4,593,731
60	-42,515	-1,947,204	-16,226,658	-11,099,772	-6,765,593	-4,937,204
80	-50,016	-2,290,724	-16,570,177	-11,443,291	-7,109,112	-5,280,724
100	-57,515	-2,634,198	-16,913,651	-11,786,765	-7,452,586	-5,624,198
120	-65,015	-2,977,671	-17,257,125	-12,130,239	-7,796,060	-5,967,671
140	-72,514	-3,321,145	-17,600,599	-12,473,712	-8,139,534	-6,311,145
160	-80,014	-3,664,619	-17,944,072	-12,817,186	-8,483,007	-6,654,619
180	-87,514	-4,008,138	-18,287,592	-13,160,706	-8,826,527	-6,998,138
200	-95,013	-4,351,612	-18,631,066	-13,504,180	-9,170,001	-7,341,612
220	-102,513	-4,695,086	-18,974,539	-13,847,653	-9,513,474	-7,685,086
240	-110,012	-5,038,560	-19,318,013	-14,191,127	-9,856,948	-8,028,560
260	-117,513	-5,382,079	-19,661,533	-14,534,647	-10,200,468	-8,372,079
280	-125,012	-5,725,553	-20,005,006	-14,878,120	-10,543,941	-8,715,553
300	-132,511	-6,069,027	-20,348,480	-15,221,594	-10,887,415	-9,059,027

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	24,778	1,134,841	-13,144,613	-8,017,726	-3,683,548	-1,855,159
20	17,400	796,914	-13,482,539	-8,355,653	-4,021,474	-2,193,086
40	10,021	458,942	-13,820,512	-8,693,626	-4,359,447	-2,531,058
60	2,641	120,969	-14,158,484	-9,031,598	-4,697,419	-2,869,031
80	-4,815	-220,541	-14,499,995	-9,373,109	-5,038,930	-3,210,541
100	-12,315	-564,015	-14,843,469	-9,716,582	-5,382,404	-3,554,015
120	-19,814	-907,489	-15,186,942	-10,060,056	-5,725,877	-3,897,489
140	-27,314	-1,250,963	-15,530,416	-10,403,530	-6,069,351	-4,240,963
160	-34,813	-1,594,436	-15,873,890	-10,747,004	-6,412,825	-4,584,436
180	-42,313	-1,937,956	-16,217,409	-11,090,523	-6,756,344	-4,927,956
200	-49,813	-2,281,430	-16,560,883	-11,433,997	-7,099,818	-5,271,430
220	-57,312	-2,624,903	-16,904,357	-11,777,471	-7,443,292	-5,614,903
240	-64,812	-2,968,377	-17,247,831	-12,120,944	-7,786,766	-5,958,377
260	-72,312	-3,311,897	-17,591,350	-12,464,464	-8,130,285	-6,301,897
280	-79,812	-3,655,370	-17,934,824	-12,807,938	-8,473,759	-6,645,370
300	-87,311	-3,998,844	-18,278,298	-13,151,411	-8,817,233	-6,988,844

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	98,901	4,529,655	-9,749,799	-4,622,913	-288,734	1,539,655
20	91,521	4,191,682	-10,087,771	-4,960,885	-626,706	1,201,682
40	84,142	3,853,710	-10,425,744	-5,298,857	-964,679	863,710
60	76,764	3,515,738	-10,763,670	-5,636,784	-1,302,605	525,738
80	69,385	3,177,811	-11,101,643	-5,974,757	-1,640,578	187,811
100	62,005	2,839,838	-11,439,615	-6,312,729	-1,978,550	-150,162
120	54,627	2,501,912	-11,777,542	-6,650,656	-2,316,477	-488,088
140	47,248	2,163,939	-12,115,514	-6,988,628	-2,654,449	-826,061
160	39,868	1,825,967	-12,453,487	-7,326,601	-2,992,422	-1,164,033
180	32,490	1,488,040	-12,791,414	-7,664,577	-3,330,349	-1,501,960
200	25,111	1,150,067	-13,129,386	-8,002,520	-3,668,321	-1,839,933
220	17,731	812,095	-13,467,359	-8,340,472	-4,006,294	-2,177,905
240	10,353	474,168	-13,805,285	-8,678,399	-4,344,220	-2,515,832
260	2,974	136,196	-14,143,258	-9,016,372	-4,682,193	-2,853,804
280	-4,477	-205,051	-14,484,504	-9,357,618	-5,023,439	-3,195,051
300	-11,978	-548,570	-14,828,024	-9,701,138	-5,366,959	-3,538,570

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£80

£4,629

Private values £4629 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	113,725	5,208,599	-9,070,854	-3,943,968	390,211	2,218,599
20	106,346	4,870,627	-9,408,827	-4,281,941	52,238	1,880,627
40	98,967	4,532,700	-9,746,753	-4,619,867	-285,688	1,542,700
60	91,588	4,194,728	-10,084,726	-4,957,840	-623,661	1,204,728
80	84,209	3,856,755	-10,422,698	-5,295,812	-961,633	866,755
100	76,830	3,518,782	-10,760,625	-5,633,739	-1,299,560	528,782
120	69,451	3,180,856	-11,098,597	-5,971,711	-1,637,533	190,856
140	62,072	2,842,884	-11,436,570	-6,309,684	-1,975,505	-147,116
160	54,692	2,504,911	-11,774,542	-6,647,656	-2,313,477	-485,089
180	47,314	2,166,938	-12,112,469	-6,985,583	-2,651,404	-823,016
200	39,935	1,829,012	-12,450,442	-7,323,555	-2,989,377	-1,160,988
220	32,555	1,491,039	-12,788,414	-7,661,528	-3,327,349	-1,498,961
240	25,177	1,153,113	-13,126,341	-7,999,455	-3,665,276	-1,836,887
260	17,798	815,140	-13,464,313	-8,337,427	-4,003,248	-2,174,860
280	10,419	477,168	-13,802,286	-8,675,400	-4,341,221	-2,512,832
300	3,040	139,241	-14,140,212	-9,013,326	-4,679,147	-2,850,759

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£120

Site type 2

£4,844

Private values £4844 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	173,022	7,924,423	-6,355,031	-1,228,144	3,106,034	4,934,423
20	165,643	7,586,450	-6,693,003	-1,566,117	2,768,062	4,596,450
40	158,264	7,248,478	-7,030,975	-1,904,089	2,430,089	4,258,478
60	150,885	6,910,551	-7,368,902	-2,242,016	2,092,163	3,920,551
80	143,506	6,572,579	-7,706,875	-2,579,988	1,754,190	3,582,579
100	136,127	6,234,606	-8,044,847	-2,917,961	1,416,218	3,244,606
120	128,748	5,896,680	-8,382,774	-3,255,888	1,078,291	2,906,680
140	121,369	5,558,707	-8,720,746	-3,593,860	740,319	2,568,707
160	113,990	5,220,735	-9,058,719	-3,931,833	402,346	2,230,735
180	106,612	4,882,808	-9,396,645	-4,269,759	64,420	1,892,808
200	99,232	4,544,836	-9,734,618	-4,607,732	-273,553	1,554,836
220	91,853	4,206,863	-10,072,590	-4,945,704	-611,525	1,216,863
240	84,475	3,868,936	-10,410,517	-5,283,631	-949,452	878,936
260	77,095	3,530,964	-10,748,490	-5,621,603	-1,287,425	540,964
280	69,716	3,192,991	-11,086,462	-5,959,576	-1,625,397	202,991
300	62,338	2,855,065	-11,424,389	-6,297,503	-1,963,324	-134,935

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£160	£280

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 3

Flats	
No of units	65 units
Density:	500 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-228,804	-1,760,033	-16,039,486	-10,912,600	-6,578,421	-4,750,033
20	-272,994	-2,099,954	-16,379,408	-11,252,522	-6,918,343	-5,089,954
40	-317,185	-2,439,883	-16,719,337	-11,592,451	-7,258,272	-5,429,883
60	-361,375	-2,779,805	-17,059,258	-11,932,372	-7,598,193	-5,769,805
80	-405,564	-3,119,726	-17,399,180	-12,272,294	-7,938,115	-6,109,726
100	-449,754	-3,459,648	-17,739,101	-12,612,215	-8,278,036	-6,449,648
120	-493,944	-3,799,569	-18,079,022	-12,952,136	-8,617,957	-6,789,569
140	-538,134	-4,139,490	-18,418,944	-13,292,058	-8,957,879	-7,129,490
160	-582,325	-4,479,419	-18,758,873	-13,631,987	-9,297,808	-7,469,419
180	-626,514	-4,819,341	-19,098,794	-13,971,908	-9,637,729	-7,809,341
200	-670,704	-5,159,262	-19,438,716	-14,311,830	-9,977,651	-8,149,262
220	-714,894	-5,499,184	-19,778,637	-14,651,751	-10,317,572	-8,489,184
240	-759,084	-5,839,105	-20,118,558	-14,991,672	-10,657,494	-8,829,105
260	-803,274	-6,179,034	-20,458,488	-15,331,601	-10,997,423	-9,169,034
280	-847,464	-6,518,955	-20,798,409	-15,671,523	-11,337,344	-9,508,955
300	-891,654	-6,858,877	-21,138,330	-16,011,444	-11,677,265	-9,848,877

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	32,640	251,075	-14,028,379	-8,901,493	-4,567,314	-2,738,925
20	-11,016	-84,741	-14,364,195	-9,237,309	-4,903,130	-3,074,741
40	-55,206	-424,663	-14,704,116	-9,577,230	-5,243,051	-3,414,663
60	-99,396	-764,584	-15,044,038	-9,917,151	-5,582,973	-3,754,584
80	-143,586	-1,104,506	-15,383,959	-10,257,073	-5,922,894	-4,094,506
100	-187,775	-1,444,427	-15,723,880	-10,596,994	-6,262,815	-4,434,427
120	-231,966	-1,784,356	-16,063,809	-10,936,923	-6,602,745	-4,774,356
140	-276,156	-2,124,277	-16,403,731	-11,276,845	-6,942,666	-5,114,277
160	-320,346	-2,464,199	-16,743,652	-11,616,766	-7,282,587	-5,454,199
180	-364,536	-2,804,120	-17,083,574	-11,956,688	-7,622,509	-5,794,120
200	-408,725	-3,144,042	-17,423,495	-12,296,609	-7,962,430	-6,134,042
220	-452,915	-3,483,963	-17,763,416	-12,636,530	-8,302,351	-6,473,963
240	-497,106	-3,823,882	-18,103,346	-12,976,451	-8,642,281	-6,813,882
260	-541,296	-4,163,813	-18,443,267	-13,316,381	-8,982,202	-7,153,813
280	-585,486	-4,503,735	-18,783,188	-13,656,302	-9,322,123	-7,493,735
300	-629,675	-4,843,656	-19,123,110	-13,996,224	-9,662,045	-7,833,656

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	462,244	3,555,726	-10,723,728	-5,596,842	-1,262,663	565,726
20	418,765	3,221,273	-11,058,181	-5,931,295	-1,597,116	231,273
40	375,287	2,886,819	-11,392,634	-6,265,748	-1,931,569	-103,181
60	331,808	2,552,366	-11,727,087	-6,600,201	-2,266,022	-437,634
80	288,329	2,217,913	-12,061,540	-6,934,654	-2,600,475	-772,087
100	244,850	1,883,460	-12,395,993	-7,269,107	-2,934,928	-1,106,540
120	201,371	1,549,007	-12,730,446	-7,603,560	-3,269,381	-1,440,993
140	157,892	1,214,554	-13,064,899	-7,938,013	-3,603,834	-1,775,446
160	114,413	880,101	-13,399,352	-8,272,466	-3,938,287	-2,109,899
180	70,934	545,648	-13,733,805	-8,606,919	-4,272,740	-2,444,352
200	27,456	211,203	-14,068,251	-8,941,364	-4,607,186	-2,778,797
220	-16,285	-125,267	-14,404,721	-9,277,834	-4,943,656	-3,115,267
240	-60,474	-465,188	-14,744,642	-9,617,756	-5,283,577	-3,455,188
260	-104,665	-805,117	-15,084,571	-9,957,685	-5,623,506	-3,795,117
280	-148,855	-1,145,039	-15,424,492	-10,297,606	-5,963,427	-4,135,039
300	-193,045	-1,484,960	-15,764,414	-10,637,528	-6,303,349	-4,474,960

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

£4,629

Private values £4629 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	548,165	4,216,657	-10,062,796	-4,935,910	-601,731	1,226,657
20	504,687	3,882,204	-10,397,249	-5,270,363	-936,184	892,204
40	461,208	3,547,751	-10,731,702	-5,604,816	-1,270,637	557,751
60	417,729	3,213,298	-11,066,155	-5,939,269	-1,605,090	223,298
80	374,250	2,878,845	-11,400,608	-6,273,722	-1,939,543	-111,155
100	330,771	2,544,392	-11,735,061	-6,608,175	-2,273,996	-445,608
120	287,292	2,209,939	-12,069,514	-6,942,628	-2,608,449	-780,061
140	243,813	1,875,486	-12,403,967	-7,277,081	-2,942,903	-1,114,514
160	200,334	1,541,033	-12,738,421	-7,611,534	-3,277,356	-1,448,967
180	156,855	1,206,580	-13,072,874	-7,945,987	-3,611,809	-1,783,420
200	113,376	872,127	-13,407,327	-8,280,440	-3,946,262	-2,117,873
220	69,898	537,674	-13,741,780	-8,614,893	-4,280,715	-2,452,326
240	26,419	203,221	-14,076,233	-8,949,347	-4,615,168	-2,786,779
260	-17,338	-133,372	-14,412,686	-9,285,940	-4,951,761	-3,123,372
280	-61,529	-473,301	-14,752,755	-9,625,989	-5,291,690	-3,463,301
300	-105,719	-813,223	-15,092,676	-9,965,790	-5,631,611	-3,803,223

Maximum CIL rates (per square metre)

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

Site type 3

£4,844

Private values £4844 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	891,849	6,860,376	-7,419,077	-2,292,191	2,041,988	3,870,376
20	848,370	6,525,923	-7,753,530	-2,626,644	1,707,535	3,535,923
40	804,891	6,191,470	-8,087,983	-2,961,097	1,373,082	3,201,470
60	761,412	5,857,017	-8,422,436	-3,295,550	1,038,629	2,867,017
80	717,933	5,522,564	-8,756,889	-3,630,003	704,176	2,532,564
100	674,454	5,188,111	-9,091,342	-3,964,456	369,723	2,198,111
120	630,976	4,853,658	-9,425,795	-4,298,909	35,270	1,863,658
140	587,497	4,519,205	-9,760,248	-4,633,362	-299,183	1,529,205
160	544,018	4,184,752	-10,094,701	-4,967,815	-633,636	1,194,752
180	500,539	3,850,299	-10,429,154	-5,302,268	-968,089	860,299
200	457,060	3,515,846	-10,763,607	-5,636,721	-1,302,542	525,846
220	413,581	3,181,393	-11,098,060	-5,971,174	-1,636,995	191,393
240	370,102	2,846,940	-11,432,513	-6,305,627	-1,971,449	-143,060
260	326,623	2,512,487	-11,766,967	-6,640,080	-2,305,902	-477,513
280	283,144	2,178,034	-12,101,420	-6,974,533	-2,640,355	-811,966
300	239,666	1,843,581	-12,435,873	-7,308,986	-2,974,808	-1,146,419

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£220

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 4

Flats	
No of units	120 units
Density:	743 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.16 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-3,261,213	-20,192,343	-34,471,796	-29,344,910	-25,010,731	-23,182,343
20	-3,347,418	-20,726,095	-35,005,548	-29,878,662	-25,544,483	-23,716,095
40	-3,433,622	-21,259,840	-35,539,294	-30,412,407	-26,078,229	-24,249,840
60	-3,519,825	-21,793,586	-36,073,039	-30,946,153	-26,611,974	-24,783,586
80	-3,606,030	-22,327,337	-36,606,791	-31,479,905	-27,145,726	-25,317,337
100	-3,692,234	-22,861,083	-37,140,536	-32,013,650	-27,679,471	-25,851,083
120	-3,778,438	-23,394,828	-37,674,282	-32,547,396	-28,213,217	-26,384,828
140	-3,864,643	-23,928,580	-38,208,034	-33,081,147	-28,746,969	-26,918,580
160	-3,950,847	-24,462,326	-38,741,779	-33,614,893	-29,280,714	-27,452,326
180	-4,037,051	-24,996,071	-39,275,525	-34,148,639	-29,814,460	-27,986,071
200	-4,123,255	-25,529,823	-39,809,276	-34,682,390	-30,348,211	-28,519,823
220	-4,209,459	-26,063,568	-40,343,022	-35,216,136	-30,881,957	-29,053,568
240	-4,295,663	-26,597,314	-40,876,767	-35,749,881	-31,415,703	-29,587,314
260	-4,381,867	-27,131,060	-41,410,513	-36,283,627	-31,949,448	-30,121,060
280	-4,468,072	-27,664,811	-41,944,265	-36,817,379	-32,483,200	-30,654,811
300	-4,554,276	-28,198,557	-42,478,010	-37,351,124	-33,016,945	-31,188,557

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-2,763,012	-17,107,652	-31,387,105	-26,260,219	-21,926,040	-20,097,652
20	-2,849,217	-17,641,403	-31,920,857	-26,793,971	-22,459,792	-20,631,403
40	-2,935,421	-18,175,149	-32,454,602	-27,327,716	-22,993,537	-21,165,149
60	-3,021,625	-18,708,894	-32,988,348	-27,861,462	-23,527,283	-21,698,894
80	-3,107,829	-19,242,640	-33,522,093	-28,395,207	-24,061,029	-22,232,640
100	-3,194,034	-19,776,392	-34,055,845	-28,928,959	-24,594,780	-22,766,392
120	-3,280,238	-20,310,137	-34,589,591	-29,462,705	-25,128,526	-23,300,137
140	-3,366,441	-20,843,883	-35,123,336	-29,996,450	-25,662,271	-23,833,883
160	-3,452,646	-21,377,635	-35,657,088	-30,530,202	-26,196,023	-24,367,635
180	-3,538,850	-21,911,380	-36,190,834	-31,063,947	-26,729,769	-24,901,380
200	-3,625,054	-22,445,126	-36,724,579	-31,597,693	-27,263,514	-25,435,126
220	-3,711,259	-22,978,877	-37,258,331	-32,131,445	-27,797,266	-25,968,877
240	-3,797,463	-23,512,623	-37,792,076	-32,665,190	-28,331,011	-26,502,623
260	-3,883,666	-24,046,368	-38,325,822	-33,198,936	-28,864,757	-27,036,368
280	-3,969,871	-24,580,120	-38,859,574	-33,732,687	-29,398,509	-27,570,120
300	-4,056,075	-25,113,866	-39,393,319	-34,266,433	-29,932,254	-28,103,866

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-1,932,678	-11,986,500	-26,245,953	-21,119,067	-16,784,888	-14,956,500
20	-2,018,882	-12,520,245	-26,779,699	-21,652,813	-17,318,634	-15,490,245
40	-2,105,086	-13,053,991	-27,313,444	-22,186,558	-17,852,379	-16,023,991
60	-2,191,291	-13,587,733	-27,847,196	-22,720,310	-18,386,131	-16,557,743
80	-2,277,495	-14,121,488	-28,380,942	-23,254,055	-18,919,877	-17,091,488
100	-2,363,699	-14,655,234	-28,914,687	-23,787,801	-19,453,622	-17,625,234
120	-2,449,903	-15,188,985	-29,448,439	-24,321,553	-19,987,374	-18,158,985
140	-2,536,107	-15,722,731	-29,982,184	-24,855,298	-20,521,119	-18,692,731
160	-2,622,311	-16,256,476	-30,515,930	-25,389,044	-21,054,865	-19,226,476
180	-2,708,516	-16,790,228	-31,049,682	-25,922,795	-21,588,617	-19,760,228
200	-2,794,720	-17,323,974	-31,583,427	-26,456,541	-22,122,362	-20,293,974
220	-2,880,924	-17,857,719	-32,117,173	-26,990,287	-22,656,108	-20,827,719
240	-2,967,129	-18,391,471	-32,650,924	-27,524,038	-23,189,859	-21,361,471
260	-3,053,332	-18,925,216	-33,184,670	-28,057,784	-23,723,605	-21,895,216
280	-3,139,536	-19,458,962	-33,718,415	-28,591,529	-24,257,351	-22,428,962
300	-3,225,741	-19,992,714	-34,252,167	-29,125,281	-24,791,102	-22,962,714

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	-1,766,611	-10,938,269	-25,217,723	-20,090,837	-15,756,658	-13,928,269
20	-1,852,815	-11,472,015	-25,751,468	-20,624,582	-16,290,403	-14,462,015
40	-1,939,019	-12,005,760	-26,285,214	-21,158,328	-16,824,149	-14,995,760
60	-2,025,224	-12,539,512	-26,818,966	-21,692,080	-17,357,901	-15,529,512
80	-2,111,428	-13,073,258	-27,352,711	-22,225,825	-17,891,646	-16,063,258
100	-2,197,632	-13,607,003	-27,886,457	-22,759,571	-18,425,392	-16,597,003
120	-2,283,837	-14,140,755	-28,420,208	-23,293,322	-18,959,144	-17,130,755
140	-2,370,040	-14,674,501	-28,953,954	-23,827,068	-19,492,889	-17,664,501
160	-2,456,244	-15,208,246	-29,487,700	-24,360,813	-20,026,635	-18,198,246
180	-2,542,449	-15,741,998	-30,021,451	-24,894,565	-20,560,386	-18,731,998
200	-2,628,653	-16,275,743	-30,555,197	-25,428,311	-21,094,132	-19,265,743
220	-2,714,857	-16,809,489	-31,088,942	-25,962,056	-21,627,877	-19,799,489
240	-2,801,062	-17,343,241	-31,622,694	-26,495,808	-22,161,629	-20,333,241
260	-2,887,266	-17,876,996	-32,156,440	-27,029,553	-22,695,375	-20,866,996
280	-2,973,469	-18,410,732	-32,690,185	-27,563,299	-23,229,120	-21,400,732
300	-3,059,673	-18,944,477	-33,223,931	-28,097,045	-23,762,866	-21,934,477

Maximum CIL rates (per square metre)

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

Site type 4

£4,844

Private values £4844 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	-1,102,343	-6,825,342	-21,104,795	-15,977,909	-11,843,730	-9,815,342
20	-1,188,548	-7,359,093	-21,638,547	-16,511,661	-12,177,482	-10,349,093
40	-1,274,752	-7,892,839	-22,172,292	-17,045,406	-12,711,227	-10,882,839
60	-1,360,956	-8,426,584	-22,706,038	-17,579,152	-13,244,973	-11,416,584
80	-1,447,161	-8,960,336	-23,239,790	-18,112,904	-13,778,725	-11,950,336
100	-1,533,364	-9,494,082	-23,773,535	-18,646,649	-14,312,470	-12,484,082
120	-1,619,568	-10,027,827	-24,307,281	-19,180,395	-14,846,216	-13,017,827
140	-1,705,773	-10,561,579	-24,841,032	-19,714,146	-15,379,968	-13,551,579
160	-1,791,977	-11,095,325	-25,374,778	-20,247,892	-15,913,713	-14,085,325
180	-1,878,181	-11,629,070	-25,908,524	-20,781,637	-16,447,459	-14,619,070
200	-1,964,386	-12,162,822	-26,442,275	-21,315,389	-16,981,210	-15,152,822
220	-2,050,590	-12,696,567	-26,976,021	-21,849,135	-17,514,956	-15,686,567
240	-2,136,793	-13,230,313	-27,509,766	-22,382,880	-18,048,701	-16,220,313
260	-2,222,998	-13,764,065	-28,043,518	-22,916,632	-18,582,453	-16,754,065
280	-2,309,202	-14,297,810	-28,577,264	-23,450,377	-19,116,199	-17,287,810
300	-2,395,406	-14,831,556	-29,111,009	-23,984,123	-19,649,944	-17,821,556

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 5	
Flats	
No of units	400 units
Density:	470 dph
CSH level:	4 private
Affordable	

Affordable %	35%
% rented	60%
% intermed	40%

Site area	0.85 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-6,016,104	-7,068,922	-21,348,375	-16,221,489	-11,887,310	-10,058,922
20	-6,317,881	-7,423,510	-21,702,964	-16,576,077	-12,241,899	-10,413,510
40	-6,619,658	-7,778,098	-22,057,552	-16,930,666	-12,596,487	-10,768,098
60	-6,921,435	-8,132,686	-22,412,140	-17,285,254	-12,951,075	-11,122,686
80	-7,223,213	-8,487,276	-22,766,729	-17,639,843	-13,305,664	-11,477,276
100	-7,524,991	-8,841,864	-23,121,317	-17,994,431	-13,660,252	-11,831,864
120	-7,826,768	-9,196,452	-23,475,906	-18,349,019	-14,014,841	-12,186,452
140	-8,128,545	-9,551,040	-23,830,494	-18,703,608	-14,369,429	-12,541,040
160	-8,430,323	-9,905,630	-24,185,083	-19,058,197	-14,724,018	-12,895,630
180	-8,732,100	-10,260,218	-24,539,671	-19,412,785	-15,078,606	-13,250,218
200	-9,033,877	-10,614,806	-24,894,259	-19,767,373	-15,433,194	-13,604,806
220	-9,335,655	-10,969,394	-25,248,848	-20,121,961	-15,787,783	-13,959,394
240	-9,637,432	-11,323,982	-25,603,436	-20,476,550	-16,142,371	-14,313,982
260	-9,939,210	-11,678,572	-25,958,025	-20,831,139	-16,496,960	-14,668,572
280	-10,240,987	-12,033,160	-26,312,613	-21,185,727	-16,851,548	-15,023,160
300	-10,542,764	-12,387,748	-26,667,201	-21,540,315	-17,206,137	-15,377,748

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-4,352,482	-5,114,166	-19,393,620	-14,266,734	-9,932,555	-8,104,166
20	-4,654,259	-5,468,755	-19,748,208	-14,621,322	-10,287,143	-8,458,755
40	-4,956,036	-5,823,343	-20,102,796	-14,975,910	-10,641,731	-8,813,343
60	-5,257,814	-6,177,931	-20,457,384	-15,330,498	-10,996,319	-9,167,931
80	-5,559,592	-6,532,520	-20,811,974	-15,685,086	-11,350,909	-9,522,520
100	-5,861,369	-6,887,108	-21,166,562	-16,039,674	-11,705,497	-9,877,108
120	-6,163,146	-7,241,697	-21,521,150	-16,394,262	-12,060,085	-10,231,697
140	-6,464,923	-7,596,285	-21,875,738	-16,748,850	-12,414,673	-10,586,285
160	-6,766,701	-7,950,874	-22,230,326	-17,103,441	-12,769,263	-10,940,874
180	-7,068,478	-8,305,462	-22,584,914	-17,458,030	-13,123,851	-11,295,462
200	-7,370,255	-8,660,050	-22,939,504	-17,812,618	-13,478,439	-11,650,050
220	-7,672,033	-9,014,639	-23,294,092	-18,167,206	-13,833,027	-12,004,639
240	-7,973,811	-9,369,228	-23,648,681	-18,521,795	-14,187,616	-12,359,228
260	-8,275,588	-9,723,816	-24,003,270	-18,876,383	-14,542,205	-12,713,816
280	-8,577,365	-10,078,404	-24,357,858	-19,230,972	-14,896,793	-13,068,404
300	-8,879,142	-10,432,992	-24,712,446	-19,585,560	-15,251,381	-13,422,992

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-1,579,779	-1,856,240	-16,135,694	-11,008,807	-6,674,629	-4,846,240
20	-1,881,556	-2,210,828	-16,490,282	-11,363,396	-7,029,217	-5,200,828
40	-2,183,334	-2,565,418	-16,844,871	-11,717,985	-7,383,806	-5,555,418
60	-2,485,111	-2,920,006	-17,199,459	-12,072,573	-7,738,394	-5,910,006
80	-2,786,888	-3,274,594	-17,554,047	-12,427,161	-8,092,982	-6,264,594
100	-3,088,666	-3,629,182	-17,908,636	-12,781,749	-8,447,571	-6,619,182
120	-3,390,444	-3,983,771	-18,263,225	-13,136,339	-8,802,160	-6,973,771
140	-3,692,221	-4,338,360	-18,617,813	-13,490,927	-9,156,748	-7,328,360
160	-3,993,998	-4,692,948	-18,972,401	-13,845,515	-9,511,336	-7,682,948
180	-4,295,775	-5,047,536	-19,326,989	-14,200,103	-9,865,925	-8,037,536
200	-4,597,552	-5,402,124	-19,681,578	-14,554,691	-10,220,513	-8,392,124
220	-4,899,331	-5,756,713	-20,036,167	-14,909,281	-10,575,102	-8,746,713
240	-5,201,108	-6,111,302	-20,390,755	-15,263,869	-10,929,690	-9,101,302
260	-5,502,885	-6,465,890	-20,745,343	-15,618,457	-11,284,278	-9,455,890
280	-5,804,662	-6,820,478	-21,099,931	-15,973,045	-11,638,867	-9,810,478
300	-6,106,440	-7,175,067	-21,454,521	-16,327,635	-11,993,456	-10,165,067

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	-1,025,239	-1,204,655	-15,484,109	-10,357,223	-6,023,044	-4,194,655
20	-1,327,016	-1,559,243	-15,838,697	-10,711,811	-6,377,632	-4,549,243
40	-1,628,793	-1,913,832	-16,193,285	-11,066,399	-6,732,220	-4,903,832
60	-1,930,571	-2,268,421	-16,547,874	-11,420,988	-7,086,810	-5,258,421
80	-2,232,348	-2,623,009	-16,902,463	-11,775,577	-7,441,398	-5,613,009
100	-2,534,125	-2,977,597	-17,257,051	-12,130,165	-7,795,986	-5,967,597
120	-2,835,903	-3,332,185	-17,611,639	-12,484,753	-8,150,574	-6,322,185
140	-3,137,680	-3,686,774	-17,966,227	-12,839,341	-8,505,162	-6,676,774
160	-3,439,458	-4,041,363	-18,320,816	-13,193,930	-8,859,752	-7,031,363
180	-3,741,235	-4,395,951	-18,675,405	-13,548,519	-9,214,340	-7,385,951
200	-4,043,012	-4,750,539	-19,029,993	-13,903,107	-9,568,928	-7,740,539
220	-4,344,789	-5,105,128	-19,384,581	-14,257,695	-9,923,516	-8,095,128
240	-4,646,566	-5,459,717	-19,739,170	-14,612,284	-10,278,105	-8,449,717
260	-4,948,345	-5,814,305	-20,093,759	-14,966,872	-10,632,694	-8,804,305
280	-5,250,122	-6,168,893	-20,448,347	-15,321,461	-10,987,282	-9,158,893
300	-5,551,899	-6,523,481	-20,802,935	-15,676,049	-11,341,870	-9,513,481

Maximum CIL rates (per square metre)

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

Site type 5

£4,844

Private values £4844 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	1,173,727	1,379,129	-12,900,324	-7,773,438	-3,439,259	-1,610,871
20	876,806	1,030,247	-13,249,206	-8,122,320	-3,788,141	-1,959,753
40	579,885	681,365	-13,598,089	-8,471,202	-4,137,024	-2,308,635
60	282,964	332,483	-13,946,971	-8,820,085	-4,485,906	-2,657,517
80	-14,186	-16,669	-14,296,122	-9,169,236	-4,835,057	-3,006,669
100	-315,963	-371,257	-14,650,710	-9,523,824	-5,189,646	-3,361,257
120	-617,741	-725,845	-15,005,299	-9,878,413	-5,544,234	-3,715,845
140	-919,518	-1,080,433	-15,359,887	-10,233,001	-5,898,822	-4,070,433
160	-1,221,295	-1,435,022	-15,714,475	-10,587,589	-6,253,410	-4,425,022
180	-1,523,073	-1,789,611	-16,069,064	-10,942,178	-6,607,999	-4,779,611
200	-1,824,850	-2,144,199	-16,423,653	-11,296,766	-6,962,588	-5,134,199
220	-2,126,627	-2,498,787	-16,778,241	-11,651,355	-7,317,176	-5,488,787
240	-2,428,405	-2,853,375	-17,132,829	-12,005,943	-7,671,764	-5,843,375
260	-2,730,183	-3,207,965	-17,487,418	-12,360,532	-8,026,353	-6,197,965
280	-3,031,960	-3,562,553	-17,842,006	-12,715,120	-8,380,941	-6,552,553
300	-3,333,737	-3,917,141	-18,196,595	-13,069,708	-8,735,530	-6,907,141

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 6	
Flats	
No of units	640 units
Density:	492 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	60%
% intermed	40%

Site area	1.30 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-8,472,932	-6,513,566	-20,793,020	-15,666,134	-11,331,955	-9,503,566
20	-8,900,952	-6,842,607	-21,122,060	-15,995,174	-11,660,995	-9,832,607
40	-9,328,973	-7,171,648	-21,451,102	-16,324,216	-11,990,037	-10,161,648
60	-9,756,994	-7,500,689	-21,780,143	-16,653,256	-12,319,078	-10,490,689
80	-10,185,014	-7,829,730	-22,109,183	-16,982,297	-12,648,118	-10,819,730
100	-10,613,035	-8,158,770	-22,438,224	-17,311,338	-12,977,159	-11,148,770
120	-11,041,056	-8,487,812	-22,767,265	-17,640,379	-13,306,200	-11,477,812
140	-11,469,076	-8,816,853	-23,096,306	-17,969,420	-13,635,241	-11,806,853
160	-11,897,097	-9,145,893	-23,425,347	-18,298,461	-13,964,282	-12,135,893
180	-12,325,118	-9,474,935	-23,754,388	-18,627,502	-14,293,323	-12,464,935
200	-12,753,139	-9,803,975	-24,083,429	-18,956,543	-14,622,364	-12,793,975
220	-13,181,159	-10,133,016	-24,412,470	-19,285,583	-14,951,405	-13,123,016
240	-13,609,179	-10,462,057	-24,741,510	-19,614,624	-15,280,445	-13,452,057
260	-14,037,201	-10,791,098	-25,070,552	-19,943,665	-15,609,487	-13,781,098
280	-14,465,221	-11,120,139	-25,399,592	-20,272,706	-15,938,527	-14,110,139
300	-14,893,242	-11,449,180	-25,728,633	-20,601,747	-16,267,568	-14,439,180

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-6,114,286	-4,700,357	-18,979,811	-13,852,924	-9,518,746	-7,690,357
20	-6,542,306	-5,029,398	-19,308,851	-14,181,965	-9,847,786	-8,019,398
40	-6,970,326	-5,358,438	-19,637,892	-14,511,006	-10,176,827	-8,348,438
60	-7,398,347	-5,687,479	-19,966,933	-14,840,046	-10,505,868	-8,677,479
80	-7,826,368	-6,016,521	-20,295,974	-15,169,088	-10,834,909	-9,006,521
100	-8,254,389	-6,345,561	-20,625,015	-15,498,129	-11,163,950	-9,335,561
120	-8,682,409	-6,674,602	-20,954,055	-15,827,169	-11,492,990	-9,664,602
140	-9,110,430	-7,003,643	-21,283,097	-16,156,211	-11,822,032	-9,993,643
160	-9,538,451	-7,332,684	-21,612,138	-16,485,251	-12,151,073	-10,322,684
180	-9,966,471	-7,661,725	-21,941,178	-16,814,292	-12,480,113	-10,651,725
200	-10,394,492	-7,990,765	-22,270,219	-17,143,333	-12,809,154	-10,980,765
220	-10,822,513	-8,319,807	-22,599,260	-17,472,374	-13,138,195	-11,309,807
240	-11,250,533	-8,648,848	-22,928,301	-17,801,415	-13,467,236	-11,638,848
260	-11,678,554	-8,977,888	-23,257,342	-18,130,456	-13,796,277	-11,967,888
280	-12,106,575	-9,306,930	-23,586,383	-18,459,497	-14,125,318	-12,296,930
300	-12,534,596	-9,635,970	-23,915,424	-18,788,538	-14,454,359	-12,625,970

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-2,183,207	-1,678,341	-15,957,794	-10,830,908	-6,496,729	-4,668,341
20	-2,611,229	-2,007,382	-16,286,836	-11,159,949	-6,825,771	-4,997,382
40	-3,039,249	-2,336,423	-16,615,876	-11,488,990	-7,154,811	-5,326,423
60	-3,467,269	-2,665,463	-16,944,917	-11,818,031	-7,483,852	-5,655,463
80	-3,895,291	-2,994,505	-17,273,958	-12,147,072	-7,812,893	-5,984,505
100	-4,323,311	-3,323,546	-17,602,999	-12,476,113	-8,141,934	-6,313,546
120	-4,751,332	-3,652,586	-17,932,040	-12,805,154	-8,470,975	-6,642,586
140	-5,179,352	-3,981,627	-18,261,080	-13,134,194	-8,800,015	-6,971,627
160	-5,607,373	-4,310,668	-18,590,122	-13,463,236	-9,129,057	-7,300,668
180	-6,035,394	-4,639,709	-18,919,163	-13,792,276	-9,458,098	-7,629,709
200	-6,463,414	-4,968,750	-19,248,203	-14,121,317	-9,787,138	-7,958,750
220	-6,891,436	-5,297,791	-19,577,245	-14,450,359	-10,116,180	-8,287,791
240	-7,319,456	-5,626,832	-19,906,285	-14,779,399	-10,445,220	-8,616,832
260	-7,747,476	-5,955,873	-20,235,326	-15,108,440	-10,774,261	-8,945,873
280	-8,175,497	-6,284,913	-20,564,367	-15,437,481	-11,103,302	-9,274,913
300	-8,603,518	-6,613,955	-20,893,408	-15,766,522	-11,432,343	-9,603,955

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	-1,396,993	-1,073,938	-15,353,392	-10,226,505	-5,892,327	-4,063,938
20	-1,825,013	-1,402,979	-15,682,432	-10,555,546	-6,221,367	-4,392,979
40	-2,253,033	-1,732,019	-16,011,473	-10,884,587	-6,550,408	-4,722,019
60	-2,681,054	-2,061,060	-16,340,514	-11,213,627	-6,879,449	-5,051,060
80	-3,109,075	-2,390,102	-16,669,555	-11,542,669	-7,208,490	-5,380,102
100	-3,537,096	-2,719,142	-16,998,596	-11,871,710	-7,537,531	-5,709,142
120	-3,965,116	-3,048,183	-17,327,636	-12,200,750	-7,866,571	-6,038,183
140	-4,393,137	-3,377,224	-17,656,678	-12,529,792	-8,195,613	-6,367,224
160	-4,821,158	-3,706,265	-17,985,719	-12,858,832	-8,524,654	-6,696,265
180	-5,249,178	-4,035,306	-18,314,759	-13,187,873	-8,853,694	-7,025,306
200	-5,677,199	-4,364,346	-18,643,800	-13,516,914	-9,182,735	-7,354,346
220	-6,105,220	-4,693,388	-18,972,841	-13,845,955	-9,511,776	-7,683,388
240	-6,533,240	-5,022,429	-19,301,882	-14,174,996	-9,840,817	-8,012,429
260	-6,961,261	-5,351,469	-19,630,923	-14,504,037	-10,169,858	-8,341,469
280	-7,389,282	-5,680,511	-19,959,964	-14,833,078	-10,498,899	-8,670,511
300	-7,817,303	-6,009,551	-20,289,005	-15,162,119	-10,827,940	-8,999,551

Maximum CIL rates (per square metre)

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

Site type 6

£4,844

Private values £4844 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	1,719,743	1,322,052	-12,957,401	-7,830,515	-3,496,336	-1,667,948
20	1,298,610	998,306	-13,281,147	-8,154,261	-3,820,082	-1,991,694
40	877,477	674,561	-13,604,893	-8,478,007	-4,143,828	-2,315,439
60	456,344	350,814	-13,928,639	-8,801,753	-4,467,574	-2,639,186
80	35,211	27,069	-14,252,385	-9,125,499	-4,791,320	-2,962,931
100	-392,234	-301,530	-14,580,983	-9,454,097	-5,119,918	-3,291,530
120	-820,254	-630,570	-14,910,024	-9,783,138	-5,448,959	-3,620,570
140	-1,248,275	-959,611	-15,239,065	-10,112,179	-5,778,000	-3,949,611
160	-1,676,296	-1,288,653	-15,568,106	-10,441,220	-6,107,041	-4,278,653
180	-2,104,317	-1,617,693	-15,897,147	-10,770,261	-6,436,082	-4,607,693
200	-2,532,337	-1,946,734	-16,226,187	-11,099,301	-6,765,123	-4,936,734
220	-2,960,357	-2,275,775	-16,555,228	-11,428,342	-7,094,163	-5,265,775
240	-3,388,379	-2,604,816	-16,884,270	-11,757,383	-7,423,205	-5,594,816
260	-3,816,399	-2,933,857	-17,213,310	-12,086,424	-7,752,245	-5,923,857
280	-4,244,420	-3,262,897	-17,542,351	-12,415,465	-8,081,286	-6,252,897
300	-4,672,441	-3,591,939	-17,871,392	-12,744,506	-8,410,327	-6,581,939

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 7	
Flats & Houses	
No of units	1100 units
Density:	219 dph
CSH level:	4 private
	Affordable

Affordable %	35%
% rented	60%
% intermed	40%

Site area	6.28 ha
Net to gross	80%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	27,892,334	4,442,488	-9,836,965	-4,710,079	-375,900	1,452,488
20	27,246,132	4,339,566	-9,939,888	-4,813,022	-478,823	1,349,566
40	26,591,312	4,235,271	-10,044,183	-4,917,297	-583,118	1,245,271
60	25,936,492	4,130,976	-10,148,478	-5,021,592	-687,413	1,140,976
80	25,281,672	4,026,681	-10,252,773	-5,125,886	-791,708	1,036,681
100	24,618,491	3,920,736	-10,358,718	-5,231,832	-897,653	930,736
120	23,950,961	3,814,735	-10,464,719	-5,337,832	-1,003,654	824,735
140	23,285,432	3,708,734	-10,570,719	-5,443,833	-1,109,654	718,734
160	22,611,145	3,601,339	-10,678,115	-5,551,229	-1,217,050	611,339
180	21,934,731	3,493,604	-10,785,849	-5,658,963	-1,324,784	503,604
200	21,258,317	3,385,870	-10,893,583	-5,766,897	-1,432,518	395,870
220	20,574,242	3,276,916	-11,002,538	-5,875,652	-1,541,473	286,916
240	19,886,765	3,167,419	-11,112,034	-5,985,148	-1,650,969	177,419
260	19,199,287	3,057,923	-11,221,531	-6,094,645	-1,760,466	67,923
280	18,504,721	2,947,297	-11,332,156	-6,205,270	-1,871,091	-42,703
300	17,806,000	2,836,010	-11,443,443	-6,316,557	-1,982,378	-153,990

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£260

£4,306

Private values £4306 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	31,300,390	4,985,299	-9,294,155	-4,167,269	166,910	1,995,299
20	30,666,476	4,884,333	-9,395,120	-4,268,234	65,945	1,894,333
40	30,023,159	4,781,870	-9,497,583	-4,370,697	-36,518	1,791,870
60	29,378,877	4,679,254	-9,600,200	-4,473,314	-139,135	1,689,254
80	28,734,595	4,576,637	-9,702,816	-4,575,930	-241,751	1,586,637
100	28,084,901	4,473,159	-9,806,295	-4,679,409	-345,230	1,483,159
120	27,430,081	4,368,864	-9,910,590	-4,783,703	-449,525	1,378,864
140	26,775,262	4,264,569	-10,014,885	-4,887,998	-553,820	1,274,569
160	26,118,570	4,159,976	-10,119,478	-4,992,592	-658,413	1,169,976
180	25,453,041	4,053,975	-10,225,478	-5,098,592	-764,413	1,063,975
200	24,787,511	3,947,974	-10,331,479	-5,204,593	-870,414	957,974
220	24,121,981	3,841,974	-10,437,480	-5,310,594	-976,415	851,974
240	23,446,766	3,734,430	-10,545,023	-5,418,137	-1,083,958	744,430
260	22,770,352	3,626,696	-10,652,757	-5,525,871	-1,191,692	636,696
280	22,093,937	3,518,962	-10,760,492	-5,633,606	-1,299,427	528,962
300	21,410,247	3,410,068	-10,869,385	-5,742,499	-1,408,320	420,068

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£300

£4,575

Private values £4575 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	36,904,138	5,877,823	-8,401,631	-3,274,745	1,059,434	2,887,823
20	36,280,424	5,778,482	-8,500,971	-3,374,085	960,093	2,788,482
40	35,656,710	5,679,141	-8,600,312	-3,473,426	860,753	2,689,141
60	35,032,996	5,579,801	-8,699,653	-3,572,766	761,412	2,589,801
80	34,402,501	5,479,380	-8,800,073	-3,673,187	660,992	2,489,380
100	33,768,587	5,378,415	-8,901,039	-3,774,152	560,026	2,388,415
120	33,134,672	5,277,450	-9,002,004	-3,875,118	459,061	2,287,450
140	32,500,732	5,176,480	-9,102,973	-3,976,087	358,092	2,186,480
160	31,856,450	5,073,864	-9,205,590	-4,078,704	255,475	2,083,864
180	31,212,167	4,971,247	-9,308,206	-4,181,320	152,858	1,981,247
200	30,567,885	4,868,630	-9,410,823	-4,283,937	50,242	1,878,630
220	29,919,397	4,765,344	-9,514,110	-4,387,223	-63,045	1,775,344
240	29,264,577	4,661,049	-9,618,404	-4,491,518	-157,340	1,671,049
260	28,609,757	4,556,754	-9,722,699	-4,595,813	-261,634	1,566,754
280	27,954,937	4,452,459	-9,826,994	-4,700,108	-365,929	1,462,459
300	27,290,975	4,346,708	-9,932,745	-4,805,859	-471,680	1,356,708

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£300

£4,629

Private values £4629 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	38,012,977	6,054,431	-8,225,023	-3,098,137	1,236,042	3,064,431
20	37,396,368	5,956,222	-8,323,232	-3,196,346	1,137,833	2,966,222
40	36,775,654	5,856,881	-8,422,573	-3,295,687	1,038,492	2,866,881
60	36,148,940	5,757,540	-8,521,913	-3,395,027	939,152	2,767,540
80	35,525,226	5,658,200	-8,621,254	-3,494,368	839,811	2,668,200
100	34,896,141	5,558,003	-8,721,450	-3,594,564	739,615	2,568,003
120	34,262,226	5,457,038	-8,822,415	-3,695,529	638,650	2,467,038
140	33,628,311	5,356,073	-8,923,381	-3,796,494	537,684	2,366,073
160	32,994,397	5,255,108	-9,024,346	-3,897,460	436,719	2,265,108
180	32,351,964	5,152,786	-9,126,668	-3,999,782	334,397	2,162,786
200	31,707,681	5,050,169	-9,229,285	-4,102,398	231,780	2,060,169
220	31,063,400	4,947,552	-9,331,901	-4,205,015	129,164	1,957,552
240	30,417,260	4,844,640	-9,434,813	-4,307,927	26,251	1,854,640
260	29,762,440	4,740,345	-9,539,108	-4,412,222	-78,043	1,750,345
280	29,107,621	4,636,050	-9,643,403	-4,516,517	-182,338	1,646,050
300	28,452,801	4,531,755	-9,747,698	-4,620,812	-286,633	1,541,755

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£240	£300

Site type 7

£4,844

Private values £4844 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	42,422,103	6,756,684	-7,522,769	-2,395,883	1,938,296	3,766,684
20	41,818,302	6,660,515	-7,618,939	-2,492,052	1,842,126	3,670,515
40	41,205,446	6,562,904	-7,716,550	-2,589,864	1,744,515	3,572,904
60	40,591,770	6,465,162	-7,814,292	-2,687,406	1,646,773	3,475,162
80	39,978,093	6,367,420	-7,912,034	-2,785,148	1,549,031	3,377,420
100	39,364,416	6,269,678	-8,009,776	-2,882,890	1,451,289	3,279,678
120	38,741,574	6,170,476	-8,108,977	-2,982,091	1,352,088	3,180,476
140	38,117,859	6,071,135	-8,208,318	-3,081,432	1,252,747	3,081,135
160	37,494,146	5,971,795	-8,307,659	-3,180,773	1,153,406	2,981,795
180	36,870,432	5,872,454	-8,406,999	-3,280,113	1,054,066	2,882,454
200	36,236,783	5,771,531	-8,507,922	-3,381,036	953,143	2,781,531
220	35,602,868	5,670,566	-8,608,888	-3,482,001	852,177	2,680,566
240	34,968,954	5,569,601	-8,709,853	-3,582,967	751,212	2,579,601
260	34,334,023	5,468,473	-8,810,980	-3,684,094	650,085	2,478,473
280	33,689,740	5,365,857	-8,913,597	-3,786,711	547,468	2,375,857
300	33,045,457	5,263,240	-9,016,213	-3,889,327	444,852	2,273,240

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 8	
Flats & Houses	
No of units	1200 units
Density:	114 dph
CSH level:	4 private
Affordable	

Affordable %	35%
% rented	60%
% intermed	40%

Site area	13.16 ha
Net to gross	80%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	23,940,252	1,819,459	-12,459,994	-7,333,108	-2,998,929	-1,170,541
20	23,303,757	1,771,086	-12,508,368	-7,381,482	-3,047,303	-1,218,914
40	22,664,914	1,722,533	-12,556,920	-7,430,034	-3,095,855	-1,267,467
60	22,026,069	1,673,981	-12,605,472	-7,478,586	-3,144,407	-1,316,019
80	21,377,758	1,624,710	-12,654,744	-7,527,858	-3,193,679	-1,365,290
100	20,728,465	1,575,363	-12,704,090	-7,577,204	-3,243,025	-1,414,637
120	20,078,251	1,525,947	-12,753,506	-7,626,620	-3,292,441	-1,464,053
140	19,418,338	1,475,794	-12,803,660	-7,676,774	-3,342,595	-1,514,206
160	18,758,426	1,425,640	-12,853,813	-7,726,927	-3,392,748	-1,564,360
180	18,095,136	1,375,230	-12,904,223	-7,777,337	-3,443,158	-1,614,770
200	17,424,431	1,324,257	-12,955,197	-7,828,311	-3,494,132	-1,665,743
220	16,753,726	1,273,283	-13,006,170	-7,879,284	-3,545,105	-1,716,717
240	16,078,618	1,221,823	-13,057,630	-7,930,744	-3,596,566	-1,768,177
260	15,394,943	1,170,016	-13,109,438	-7,982,952	-3,648,373	-1,819,984
280	14,713,268	1,118,208	-13,161,245	-8,034,359	-3,700,180	-1,871,792
300	14,021,578	1,066,640	-13,213,814	-8,086,927	-3,752,749	-1,924,360

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	27,215,418	2,068,372	-12,211,082	-7,084,196	-2,750,017	-921,628
20	26,596,693	2,021,349	-12,258,105	-7,131,219	-2,797,040	-968,651
40	25,968,129	1,973,578	-12,305,876	-7,178,990	-2,844,811	-1,016,422
60	25,338,565	1,925,807	-12,353,647	-7,226,760	-2,892,582	-1,064,193
80	24,710,971	1,878,034	-12,401,420	-7,274,534	-2,940,355	-1,111,966
100	24,072,126	1,829,482	-12,449,972	-7,323,086	-2,988,907	-1,160,518
120	23,433,282	1,780,929	-12,498,524	-7,371,638	-3,037,459	-1,209,071
140	22,794,152	1,732,356	-12,547,098	-7,420,212	-3,086,033	-1,257,644
160	22,144,859	1,683,009	-12,596,444	-7,469,558	-3,135,379	-1,306,991
180	21,495,566	1,633,663	-12,645,790	-7,518,904	-3,184,725	-1,356,337
200	20,845,218	1,584,237	-12,695,217	-7,568,331	-3,234,152	-1,405,763
220	20,185,305	1,534,083	-12,745,370	-7,618,484	-3,284,305	-1,455,917
240	19,525,393	1,483,930	-12,795,524	-7,668,637	-3,334,459	-1,506,070
260	18,863,120	1,433,597	-12,845,856	-7,718,930	-3,384,791	-1,556,403
280	18,192,414	1,382,623	-12,896,830	-7,769,944	-3,435,765	-1,607,377
300	17,521,709	1,331,650	-12,947,804	-7,820,917	-3,486,739	-1,658,350

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	32,586,187	2,476,550	-11,802,903	-6,676,017	-2,341,838	-513,450
20	31,982,446	2,430,666	-11,848,788	-6,721,901	-2,387,723	-559,334
40	31,373,948	2,384,420	-11,895,033	-6,768,147	-2,433,968	-605,580
60	30,765,451	2,338,174	-11,941,279	-6,814,393	-2,480,214	-651,826
80	30,154,991	2,291,779	-11,987,674	-6,860,788	-2,526,609	-698,221
100	29,536,542	2,244,777	-12,034,676	-6,907,790	-2,573,611	-745,223
120	28,918,093	2,197,775	-12,081,678	-6,954,792	-2,620,613	-792,225
140	28,299,643	2,150,773	-12,128,681	-7,001,794	-2,667,616	-839,227
160	27,671,752	2,103,053	-12,176,400	-7,049,514	-2,715,335	-886,947
180	27,043,188	2,055,282	-12,224,171	-7,097,285	-2,763,106	-934,718
200	26,414,624	2,007,511	-12,271,942	-7,145,056	-2,810,877	-982,489
220	25,778,635	1,959,176	-12,320,277	-7,193,391	-2,859,212	-1,030,824
240	25,138,791	1,910,624	-12,368,829	-7,241,943	-2,907,764	-1,079,376
260	24,500,946	1,862,072	-12,417,382	-7,290,495	-2,956,317	-1,127,928
280	23,853,223	1,813,073	-12,466,381	-7,339,494	-3,005,316	-1,176,927
300	23,206,930	1,763,727	-12,515,727	-7,388,841	-3,054,662	-1,226,273

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	33,645,925	2,557,090	-11,722,363	-6,595,477	-2,261,298	-432,910
20	33,047,220	2,511,589	-11,767,865	-6,640,979	-2,306,800	-478,411
40	32,444,871	2,465,810	-11,813,643	-6,686,975	-2,352,578	-524,190
60	31,836,374	2,419,564	-11,859,889	-6,733,003	-2,398,824	-570,436
80	31,227,877	2,373,319	-11,906,135	-6,779,249	-2,445,070	-616,681
100	30,619,216	2,327,060	-11,952,393	-6,825,507	-2,491,328	-662,940
120	30,000,767	2,280,058	-11,999,395	-6,872,509	-2,538,330	-709,942
140	29,382,318	2,233,056	-12,046,397	-6,919,511	-2,585,332	-756,944
160	28,763,867	2,186,054	-12,093,400	-6,966,513	-2,632,335	-803,946
180	28,138,190	2,138,502	-12,140,951	-7,014,065	-2,679,886	-851,498
200	27,509,625	2,090,732	-12,188,722	-7,061,836	-2,727,657	-899,268
220	26,881,062	2,042,961	-12,236,493	-7,109,607	-2,775,428	-947,039
240	26,247,706	1,994,826	-12,284,628	-7,157,742	-2,823,563	-995,174
260	25,608,862	1,946,274	-12,333,160	-7,206,294	-2,872,115	-1,043,726
280	24,970,017	1,897,721	-12,381,732	-7,254,846	-2,920,667	-1,092,279
300	24,328,355	1,848,955	-12,430,499	-7,303,612	-2,969,434	-1,141,045

Maximum CIL rates (per square metre)

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

Site type 8

£4,844

Private values £4844 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	37,859,554	2,877,326	-11,402,127	-6,275,241	-1,941,062	-112,674
20	37,270,482	2,832,557	-11,446,897	-6,320,011	-1,985,832	-157,443
40	36,681,411	2,787,787	-11,491,666	-6,364,780	-2,030,601	-202,213
60	36,088,766	2,742,746	-11,536,707	-6,409,821	-2,075,642	-247,254
80	35,490,060	2,697,245	-11,582,209	-6,455,323	-2,121,144	-292,755
100	34,891,355	2,651,743	-11,627,711	-6,500,824	-2,166,646	-338,257
120	34,292,649	2,606,241	-11,673,212	-6,546,326	-2,212,147	-383,759
140	33,686,076	2,560,142	-11,719,312	-6,592,426	-2,258,247	-429,858
160	33,077,579	2,513,896	-11,765,558	-6,638,671	-2,304,493	-476,104
180	32,469,082	2,467,650	-11,811,803	-6,684,917	-2,350,738	-522,350
200	31,857,666	2,421,183	-11,858,271	-6,731,385	-2,397,206	-568,817
220	31,239,216	2,374,180	-11,905,273	-6,778,387	-2,444,208	-615,820
240	30,620,767	2,327,178	-11,952,275	-6,825,389	-2,491,210	-662,822
260	30,002,318	2,280,176	-11,999,277	-6,872,391	-2,538,212	-709,824
280	29,375,376	2,232,529	-12,046,925	-6,920,039	-2,585,860	-757,471
300	28,746,811	2,184,758	-12,094,696	-6,967,810	-2,633,631	-805,242

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy Viability
London Legacy Development Corporation
Results summary 50% AH (70:30)**

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

Site type		site type 1			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	60
£4,306		#N/A	#N/A	#N/A	180
£4,575		#N/A	#N/A	#N/A	300
£4,629		#N/A	#N/A	#N/A	300
£4,844		#N/A	#N/A	#N/A	300

Site type		site type 2			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A

Site type		site type 3			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A

Site type		site type 4			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A

Site type		site type 5			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy Viability
London Legacy Development Corporation
Results summary 50% AH (70:30)**

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

Site type					site type 6				
					BLV1	BLV2	BLV3	BLV4	
£4,144					#N/A	#N/A	#N/A	#N/A	
£4,306					#N/A	#N/A	#N/A	#N/A	
£4,575					#N/A	#N/A	#N/A	#N/A	
£4,629					#N/A	#N/A	#N/A	#N/A	
£4,844					#N/A	#N/A	#N/A	#N/A	

Site type					site type 7				
					BLV1	BLV2	BLV3	BLV4	
£4,144					#N/A	#N/A	#N/A	#N/A	
£4,306					#N/A	#N/A	#N/A	40	
£4,575					#N/A	#N/A	#N/A	220	
£4,629					#N/A	#N/A	#N/A	240	
£4,844					#N/A	#N/A	#N/A	300	

Site type					site type 8				
					BLV1	BLV2	BLV3	BLV4	
£4,144					#N/A	#N/A	#N/A	#N/A	
£4,306					#N/A	#N/A	#N/A	#N/A	
£4,575					#N/A	#N/A	#N/A	#N/A	
£4,629					#N/A	#N/A	#N/A	#N/A	
£4,844					#N/A	#N/A	#N/A	#N/A	

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher) £14,279,453	Offices (lower) £9,152,567	Warehousing £4,818,389	Community uses £2,990,000

Site type 1

Flats	3 units
No of units	91 dph
Density:	4 private
CSH level:	Affordable

Affordable %	50%
% rented	70%
% intermed	30%

Site area	0.03 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	104,930	3,182,871	-11,096,582	-5,969,696	-1,635,517	192,871
20	103,068	3,126,386	-11,153,068	-6,026,181	-1,692,003	136,386
40	101,206	3,069,900	-11,209,553	-6,082,667	-1,748,488	79,900
60	99,342	3,013,385	-11,266,069	-6,139,183	-1,805,004	23,385
80	97,480	2,956,899	-11,322,554	-6,195,668	-1,861,489	-33,101
100	95,618	2,900,414	-11,379,040	-6,252,154	-1,917,975	-89,586
120	93,755	2,843,898	-11,435,556	-6,308,669	-1,974,491	-146,102
140	91,893	2,787,412	-11,492,041	-6,365,155	-2,030,976	-202,588
160	90,031	2,730,927	-11,548,526	-6,421,640	-2,087,462	-259,073
180	88,167	2,674,411	-11,605,042	-6,478,156	-2,143,977	-315,589
200	86,305	2,617,926	-11,661,528	-6,534,642	-2,200,463	-372,074
220	84,443	2,561,440	-11,718,013	-6,591,127	-2,256,948	-428,560
240	82,580	2,504,925	-11,774,529	-6,647,643	-2,313,464	-485,075
260	80,718	2,448,439	-11,831,014	-6,704,128	-2,369,949	-541,561
280	78,856	2,391,954	-11,887,500	-6,760,614	-2,426,435	-598,046
300	76,992	2,335,438	-11,944,016	-6,817,130	-2,482,951	-654,562

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	116,155	3,523,373	-10,756,081	-5,629,194	-1,295,016	533,373
20	114,293	3,466,887	-10,812,566	-5,685,680	-1,351,501	476,887
40	112,431	3,410,402	-10,869,052	-5,742,165	-1,407,987	420,402
60	110,568	3,353,886	-10,925,567	-5,798,681	-1,464,502	363,886
80	108,706	3,297,401	-10,982,053	-5,855,167	-1,520,986	307,401
100	106,843	3,240,915	-11,038,538	-5,911,652	-1,577,473	250,915
120	104,980	3,184,399	-11,095,054	-5,968,168	-1,633,959	194,399
140	103,118	3,127,914	-11,151,539	-6,024,653	-1,690,475	137,914
160	101,256	3,071,429	-11,208,025	-6,081,139	-1,746,960	81,429
180	99,393	3,014,913	-11,264,541	-6,137,655	-1,803,476	24,913
200	97,531	2,958,427	-11,321,026	-6,194,140	-1,859,961	-31,573
220	95,668	2,901,942	-11,377,512	-6,250,626	-1,916,447	-88,058
240	93,805	2,845,426	-11,434,027	-6,307,141	-1,972,962	-144,574
260	91,943	2,788,941	-11,490,513	-6,363,627	-2,029,448	-201,059
280	90,081	2,732,455	-11,546,998	-6,420,112	-2,085,933	-257,545
300	88,218	2,675,939	-11,603,514	-6,476,628	-2,142,449	-314,061

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£180

£4,575

Private values £4575 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	134,864	4,090,865	-10,188,588	-5,061,702	-727,523	1,100,865
20	133,002	4,034,380	-10,245,074	-5,118,187	-784,009	1,044,380
40	131,139	3,977,894	-10,301,559	-5,174,673	-840,494	987,894
60	129,276	3,921,379	-10,358,075	-5,231,189	-897,010	931,379
80	127,414	3,864,893	-10,414,560	-5,287,674	-953,495	874,893
100	125,552	3,808,408	-10,471,046	-5,344,160	-1,009,981	818,408
120	123,689	3,751,892	-10,527,562	-5,400,675	-1,066,497	761,892
140	121,827	3,695,406	-10,584,047	-5,457,161	-1,122,982	705,406
160	119,964	3,638,921	-10,640,533	-5,513,646	-1,179,468	648,921
180	118,101	3,582,405	-10,697,048	-5,570,162	-1,235,983	592,405
200	116,239	3,525,920	-10,753,534	-5,626,648	-1,292,469	535,920
220	114,377	3,469,434	-10,810,019	-5,683,133	-1,348,954	479,434
240	112,514	3,412,918	-10,866,535	-5,739,649	-1,405,470	422,918
260	110,652	3,356,433	-10,923,020	-5,796,134	-1,461,956	366,433
280	108,789	3,299,948	-10,979,506	-5,852,620	-1,518,441	309,948
300	106,926	3,243,432	-11,036,022	-5,909,136	-1,574,957	253,432

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£300

£4,629

Private values £4629 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	138,606	4,204,376	-10,075,078	-4,948,191	-614,013	1,214,376
20	136,744	4,147,890	-10,131,563	-5,004,677	-670,498	1,157,890
40	134,880	4,091,375	-10,188,053	-5,061,193	-727,014	1,101,375
60	133,018	4,034,899	-10,244,564	-5,117,678	-783,499	1,044,899
80	131,156	3,978,404	-10,301,050	-5,174,164	-839,985	988,404
100	129,293	3,921,888	-10,357,566	-5,230,679	-896,501	931,888
120	127,431	3,865,403	-10,414,051	-5,287,165	-952,986	875,403
140	125,569	3,808,917	-10,470,536	-5,343,650	-1,009,471	818,917
160	123,706	3,752,401	-10,527,052	-5,400,166	-1,065,987	762,401
180	121,843	3,695,916	-10,583,538	-5,456,652	-1,122,473	705,916
200	119,981	3,639,430	-10,640,023	-5,513,137	-1,178,958	649,430
220	118,118	3,582,915	-10,696,539	-5,569,653	-1,235,474	592,915
240	116,256	3,526,429	-10,753,024	-5,626,138	-1,291,959	536,429
260	114,394	3,469,944	-10,809,510	-5,682,624	-1,348,445	479,944
280	112,531	3,413,428	-10,866,026	-5,739,139	-1,404,961	423,428
300	110,668	3,356,942	-10,922,511	-5,795,625	-1,461,446	366,942

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£300

£4,844

Private values £4844 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	153,572	4,658,358	-9,621,096	-4,494,210	-160,031	1,668,358
20	151,710	4,601,872	-9,677,581	-4,550,695	-216,516	1,611,872
40	149,848	4,545,387	-9,734,067	-4,607,181	-273,002	1,555,387
60	147,985	4,488,871	-9,790,582	-4,663,696	-329,517	1,498,871
80	146,123	4,432,386	-9,847,068	-4,720,182	-386,003	1,442,386
100	144,260	4,375,900	-9,903,553	-4,776,667	-442,488	1,385,900
120	142,397	4,319,384	-9,960,069	-4,833,183	-499,004	1,329,384
140	140,535	4,262,899	-10,016,555	-4,889,668	-555,490	1,272,899
160	138,673	4,206,413	-10,073,040	-4,946,154	-611,975	1,216,413
180	136,810	4,149,898	-10,129,556	-5,002,670	-668,491	1,159,898
200	134,948	4,093,412	-10,186,041	-5,059,155	-724,976	1,103,412
220	133,085	4,036,927	-10,242,527	-5,115,641	-781,462	1,046,927
240	131,222	3,980,411	-10,299,043	-5,172,156	-837,978	990,411
260	129,360	3,923,925	-10,355,528	-5,228,642	-894,463	933,925
280	127,498	3,867,440	-10,412,013	-5,285,127	-950,949	877,440
300	125,635	3,810,924	-10,468,529	-5,341,643	-1,007,464	820,924

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 2	
Flats	
No of units	10 units
Density:	458 dph
CSH level:	4 private
	Affordable

Affordable %	50%
% rented	70%
% intermed	30%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144 Private values £4144 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	-176,566	-8,086,732	-22,366,186	-17,239,300	-12,905,121	-11,076,732
20	-182,334	-8,350,915	-22,630,368	-17,503,482	-13,169,303	-11,340,915
40	-188,104	-8,615,143	-22,894,596	-17,767,710	-13,433,531	-11,605,143
60	-193,873	-8,879,371	-23,158,825	-18,031,938	-13,697,760	-11,869,371
80	-199,642	-9,143,599	-23,423,053	-18,296,167	-13,961,988	-12,133,599
100	-205,411	-9,407,827	-23,687,281	-18,560,395	-14,226,216	-12,397,827
120	-211,179	-9,672,055	-23,951,463	-18,824,577	-14,490,398	-12,662,055
140	-216,948	-9,936,283	-24,215,692	-19,088,805	-14,754,627	-12,926,283
160	-222,718	-10,200,466	-24,479,920	-19,353,034	-15,018,855	-13,190,466
180	-228,487	-10,464,694	-24,744,148	-19,617,262	-15,283,083	-13,454,694
200	-234,256	-10,728,923	-25,008,376	-19,881,490	-15,547,311	-13,718,923
220	-240,024	-10,993,105	-25,272,558	-20,145,672	-15,811,493	-13,983,105
240	-245,793	-11,257,333	-25,536,787	-20,409,900	-16,075,722	-14,247,333
260	-251,562	-11,521,561	-25,801,015	-20,674,129	-16,339,950	-14,511,561
280	-257,332	-11,785,789	-26,065,243	-20,938,357	-16,604,178	-14,775,789
300	-263,101	-12,050,018	-26,329,471	-21,202,585	-16,868,406	-15,040,018

Maximum CIL rates (per square metre)

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

£4,306 Private values £4306 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	-141,796	-6,494,249	-20,773,702	-15,646,816	-11,312,638	-9,484,249
20	-147,565	-6,758,477	-21,037,931	-15,911,044	-11,576,866	-9,748,477
40	-153,334	-7,022,705	-21,302,159	-16,175,273	-11,841,094	-10,012,705
60	-159,103	-7,286,934	-21,566,387	-16,439,501	-12,105,322	-10,276,934
80	-164,873	-7,551,162	-21,830,615	-16,703,729	-12,369,550	-10,541,162
100	-170,641	-7,815,394	-22,094,798	-16,967,911	-12,633,733	-10,805,394
120	-176,410	-8,079,572	-22,359,026	-17,232,140	-12,897,961	-11,069,572
140	-182,179	-8,343,800	-22,623,254	-17,496,368	-13,162,189	-11,333,800
160	-187,948	-8,608,029	-22,887,482	-17,760,596	-13,426,417	-11,598,029
180	-193,717	-8,872,257	-23,151,710	-18,024,824	-13,690,645	-11,862,257
200	-199,486	-9,136,439	-23,415,893	-18,289,007	-13,954,828	-12,126,439
220	-205,255	-9,400,667	-23,680,121	-18,553,235	-14,219,056	-12,390,667
240	-211,024	-9,664,896	-23,944,349	-18,817,463	-14,483,284	-12,654,896
260	-216,793	-9,929,124	-24,208,577	-19,081,691	-14,747,512	-12,919,124
280	-222,562	-10,193,352	-24,472,805	-19,345,919	-15,011,740	-13,183,352
300	-228,330	-10,457,534	-24,736,988	-19,610,102	-15,275,923	-13,447,534

Maximum CIL rates (per square metre)

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

£4,575 Private values £4575 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	-83,847	-3,840,171	-18,119,625	-12,992,738	-8,658,560	-6,830,171
20	-89,616	-4,104,399	-18,383,853	-13,256,967	-8,922,788	-7,094,399
40	-95,385	-4,368,627	-18,648,081	-13,521,195	-9,187,016	-7,358,627
60	-101,154	-4,632,856	-18,912,309	-13,785,423	-9,451,244	-7,622,856
80	-106,923	-4,897,084	-19,176,537	-14,049,651	-9,715,472	-7,887,084
100	-112,691	-5,161,266	-19,440,720	-14,313,834	-9,979,655	-8,151,266
120	-118,461	-5,425,494	-19,704,948	-14,578,062	-10,243,883	-8,415,494
140	-124,230	-5,689,723	-19,969,176	-14,842,290	-10,508,111	-8,679,723
160	-129,999	-5,953,951	-20,233,404	-15,106,518	-10,772,339	-8,943,951
180	-135,768	-6,218,179	-20,497,632	-15,370,746	-11,036,567	-9,208,179
200	-141,536	-6,482,361	-20,761,815	-15,634,929	-11,300,750	-9,472,361
220	-147,305	-6,746,589	-21,026,043	-15,899,157	-11,564,978	-9,736,589
240	-153,075	-7,010,818	-21,290,271	-16,163,385	-11,829,206	-10,000,818
260	-158,844	-7,275,046	-21,554,499	-16,427,613	-12,093,434	-10,265,046
280	-164,613	-7,539,274	-21,818,728	-16,691,841	-12,357,663	-10,529,274
300	-170,381	-7,803,456	-22,082,910	-16,956,024	-12,621,845	-10,793,456

Maximum CIL rates (per square metre)

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

£4,629 Private values £4629 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	-72,257	-3,309,374	-17,588,827	-12,461,941	-8,127,762	-6,299,374
20	-78,026	-3,573,602	-17,853,055	-12,726,169	-8,391,991	-6,563,602
40	-83,795	-3,837,830	-18,117,284	-12,990,398	-8,656,219	-6,827,830
60	-89,564	-4,102,013	-18,381,466	-13,254,580	-8,920,401	-7,092,013
80	-95,333	-4,366,241	-18,645,694	-13,518,808	-9,184,629	-7,356,241
100	-101,102	-4,630,469	-18,909,922	-13,783,036	-9,448,857	-7,620,469
120	-106,871	-4,894,697	-19,174,151	-14,047,264	-9,713,086	-7,884,697
140	-112,640	-5,158,925	-19,438,379	-14,311,493	-9,977,314	-8,148,925
160	-118,408	-5,423,108	-19,702,561	-14,575,675	-10,241,496	-8,413,108
180	-124,178	-5,687,336	-19,966,789	-14,839,903	-10,505,724	-8,677,336
200	-129,947	-5,951,564	-20,231,018	-15,104,131	-10,769,953	-8,941,564
220	-135,716	-6,215,792	-20,495,246	-15,368,360	-11,034,181	-9,205,792
240	-141,485	-6,480,020	-20,759,474	-15,632,588	-11,298,409	-9,470,020
260	-147,253	-6,744,203	-21,023,656	-15,896,770	-11,562,591	-9,734,203
280	-153,023	-7,008,431	-21,287,884	-16,160,998	-11,826,820	-9,998,431
300	-158,792	-7,272,659	-21,552,113	-16,425,227	-12,091,048	-10,262,659

Maximum CIL rates (per square metre)

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

£4,844 Private values £4844 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	-25,897	-1,186,093	-15,465,547	-10,338,661	-6,004,482	-4,176,093
20	-31,666	-1,450,321	-15,729,775	-10,602,889	-6,268,710	-4,440,321
40	-37,436	-1,714,550	-15,994,003	-10,867,117	-6,532,938	-4,704,550
60	-43,205	-1,978,778	-16,258,231	-11,131,345	-6,797,166	-4,968,778
80	-48,974	-2,243,006	-16,522,459	-11,395,573	-7,061,394	-5,233,006
100	-54,742	-2,507,188	-16,786,642	-11,659,756	-7,325,577	-5,497,188
120	-60,511	-2,771,416	-17,050,870	-11,923,984	-7,589,805	-5,761,416
140	-66,280	-3,035,645	-17,315,098	-12,188,212	-7,854,033	-6,025,645
160	-72,050	-3,299,873	-17,579,326	-12,452,440	-8,118,261	-6,289,873
180	-77,819	-3,564,101	-17,843,555	-12,716,668	-8,382,490	-6,554,101
200	-83,587	-3,828,283	-18,107,757	-12,980,851	-8,646,672	-6,818,283
220	-89,356	-4,092,512	-18,371,965	-13,245,079	-8,910,900	-7,082,512
240	-95,125	-4,356,740	-18,636,193	-13,509,307	-9,175,128	-7,346,740
260	-100,894	-4,620,968	-18,900,421	-13,773,535	-9,439,356	-7,610,968
280	-106,664	-4,885,196	-19,164,650	-14,037,763	-9,703,585	-7,875,196
300	-112,432	-5,149,379	-19,428,832	-14,301,946	-9,967,767	-8,139,379

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 3

Flats	65 units
Density:	500 dph
CSH level:	4 private
	Affordable

Affordable %	50%
% rented	70%
% intermed	30%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-1,124,585	-8,650,656	-22,930,109	-17,803,223	-13,469,044	-11,640,656
20	-1,158,577	-8,912,134	-23,191,588	-18,064,702	-13,730,523	-11,902,134
40	-1,192,570	-9,173,613	-23,453,067	-18,326,180	-13,992,002	-12,163,613
60	-1,226,562	-9,435,092	-23,714,545	-18,587,659	-14,253,480	-12,425,092
80	-1,260,554	-9,696,570	-23,976,024	-18,849,138	-14,514,959	-12,686,570
100	-1,294,546	-9,958,049	-24,237,502	-19,110,616	-14,776,437	-12,948,049
120	-1,328,539	-10,219,527	-24,498,981	-19,372,095	-15,037,916	-13,209,527
140	-1,362,531	-10,481,006	-24,760,459	-19,633,573	-15,299,395	-13,471,006
160	-1,396,523	-10,742,485	-25,021,938	-19,895,052	-15,560,873	-13,732,485
180	-1,430,516	-11,003,971	-25,283,424	-20,156,538	-15,822,359	-13,993,971
200	-1,464,508	-11,265,449	-25,544,903	-20,418,017	-16,083,838	-14,255,449
220	-1,498,501	-11,526,928	-25,806,382	-20,679,495	-16,345,317	-14,516,928
240	-1,532,493	-11,788,407	-26,067,860	-20,940,974	-16,606,795	-14,778,407
260	-1,566,485	-12,049,885	-26,329,339	-21,202,453	-16,868,274	-15,039,885
280	-1,600,477	-12,311,364	-26,590,817	-21,463,931	-17,129,752	-15,301,364
300	-1,634,470	-12,572,842	-26,852,296	-21,725,410	-17,391,231	-15,562,842

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-923,064	-7,100,489	-21,379,942	-16,253,056	-11,918,877	-10,090,489
20	-957,056	-7,361,967	-21,641,421	-16,514,534	-12,180,356	-10,351,967
40	-991,048	-7,623,446	-21,902,899	-16,776,013	-12,441,834	-10,613,446
60	-1,025,040	-7,884,924	-22,164,378	-17,037,492	-12,703,313	-10,874,924
80	-1,059,032	-8,146,403	-22,425,856	-17,298,970	-12,964,791	-11,136,403
100	-1,093,025	-8,407,881	-22,687,335	-17,560,449	-13,226,270	-11,397,881
120	-1,127,017	-8,669,360	-22,948,814	-17,821,927	-13,487,749	-11,659,360
140	-1,161,009	-8,930,839	-23,210,292	-18,083,406	-13,749,227	-11,920,839
160	-1,195,001	-9,192,317	-23,471,771	-18,344,885	-14,010,706	-12,182,317
180	-1,228,993	-9,453,796	-23,733,249	-18,606,363	-14,272,184	-12,443,796
200	-1,262,987	-9,715,275	-23,994,728	-18,867,842	-14,533,662	-12,705,275
220	-1,296,979	-9,976,754	-24,256,206	-19,129,320	-14,795,141	-12,966,754
240	-1,330,971	-10,238,233	-24,517,685	-19,390,799	-15,056,620	-13,228,233
260	-1,364,963	-10,499,712	-24,779,171	-19,652,278	-15,318,108	-13,489,712
280	-1,398,955	-10,761,191	-25,040,650	-19,913,757	-15,579,587	-13,751,191
300	-1,432,948	-11,022,670	-25,302,129	-20,175,236	-15,841,066	-14,012,670

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-587,194	-4,516,876	-18,796,330	-13,669,444	-9,335,255	-7,506,876
20	-621,186	-4,778,355	-19,057,808	-13,930,922	-9,596,733	-7,768,355
40	-655,178	-5,039,833	-19,319,287	-14,192,401	-9,858,212	-8,029,833
60	-689,171	-5,301,312	-19,580,766	-14,453,879	-10,119,701	-8,291,312
80	-723,163	-5,562,791	-19,842,244	-14,715,358	-10,381,179	-8,552,791
100	-757,155	-5,824,269	-20,103,723	-14,976,837	-10,642,658	-8,814,269
120	-791,147	-6,085,748	-20,365,201	-15,238,315	-10,904,136	-9,075,748
140	-825,139	-6,347,226	-20,626,680	-15,499,794	-11,165,615	-9,337,226
160	-859,132	-6,608,705	-20,888,158	-15,761,272	-11,427,094	-9,598,705
180	-893,124	-6,870,184	-21,149,637	-16,022,751	-11,688,572	-9,860,184
200	-927,116	-7,131,662	-21,411,116	-16,284,229	-11,950,051	-10,121,662
220	-961,108	-7,393,141	-21,672,594	-16,545,708	-12,211,529	-10,383,141
240	-995,102	-7,654,620	-21,934,073	-16,807,187	-12,473,008	-10,644,620
260	-1,029,094	-7,916,098	-22,195,552	-17,068,665	-12,734,487	-10,906,098
280	-1,063,086	-8,177,577	-22,457,031	-17,330,144	-12,995,966	-11,167,577
300	-1,097,078	-8,439,056	-22,718,510	-17,591,623	-13,257,445	-11,429,056

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	-520,020	-4,000,154	-18,279,607	-13,152,721	-8,818,542	-6,990,154
20	-554,012	-4,261,632	-18,541,086	-13,414,200	-9,080,021	-7,251,632
40	-588,004	-4,523,111	-18,802,565	-13,675,678	-9,341,500	-7,513,111
60	-621,997	-4,784,590	-19,064,043	-13,937,157	-9,602,979	-7,774,590
80	-655,989	-5,046,068	-19,325,522	-14,198,636	-9,864,457	-8,036,068
100	-689,981	-5,307,547	-19,587,000	-14,460,114	-10,125,935	-8,297,547
120	-723,973	-5,569,025	-19,848,479	-14,721,593	-10,387,414	-8,559,025
140	-757,966	-5,830,504	-20,109,957	-14,983,071	-10,648,892	-8,820,504
160	-791,958	-6,091,983	-20,371,436	-15,244,550	-10,910,371	-9,081,983
180	-825,950	-6,353,461	-20,632,915	-15,506,028	-11,171,850	-9,343,461
200	-859,942	-6,614,940	-20,894,393	-15,767,507	-11,433,328	-9,604,940
220	-893,934	-6,876,418	-21,155,872	-16,028,986	-11,694,807	-9,866,418
240	-927,927	-7,137,897	-21,417,350	-16,290,464	-11,956,285	-10,127,897
260	-961,920	-7,399,375	-21,678,829	-16,551,943	-12,217,764	-10,389,375
280	-995,912	-7,660,854	-21,940,307	-16,813,421	-12,479,243	-10,650,854
300	-1,029,904	-7,922,333	-22,201,786	-17,074,900	-12,740,722	-10,912,333

Maximum CIL rates (per square metre)

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

£4,844

Private values £4844 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	-251,324	-1,933,264	-16,212,718	-11,085,831	-6,751,653	-4,923,264
20	-285,317	-2,194,743	-16,474,196	-11,347,310	-7,013,131	-5,184,743
40	-319,309	-2,456,221	-16,735,675	-11,608,789	-7,274,610	-5,446,221
60	-353,301	-2,717,700	-16,997,153	-11,870,267	-7,536,088	-5,707,700
80	-387,293	-2,979,178	-17,258,632	-12,131,746	-7,797,567	-5,969,178
100	-421,285	-3,240,657	-17,520,110	-12,393,224	-8,059,046	-6,230,657
120	-455,278	-3,502,136	-17,781,589	-12,654,703	-8,320,524	-6,492,136
140	-489,270	-3,763,614	-18,043,068	-12,916,181	-8,582,003	-6,753,614
160	-523,262	-4,025,093	-18,304,546	-13,177,660	-8,843,481	-7,015,093
180	-557,254	-4,286,571	-18,566,025	-13,439,139	-9,104,960	-7,276,571
200	-591,246	-4,548,050	-18,827,503	-13,700,617	-9,366,439	-7,538,050
220	-625,239	-4,809,528	-19,088,982	-13,962,096	-9,627,917	-7,799,528
240	-659,231	-5,071,007	-19,350,461	-14,223,574	-9,889,396	-8,061,007
260	-693,223	-5,332,486	-19,611,939	-14,485,053	-10,150,874	-8,322,486
280	-727,216	-5,593,972	-19,873,425	-14,746,531	-10,412,360	-8,583,972
300	-761,209	-5,855,451	-20,134,904	-15,008,010	-10,673,839	-8,845,451

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher) £14,279,453	Offices (lower) £9,152,567	Warehousing £4,818,389	Community uses £2,990,000

Site type 4

Flats	120 units
Density:	743 dph
CSH level:	4 private
	Affordable

Affordable %	50%
% rented	70%
% intermed	30%

Site area	0.16 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-4,895,533	-30,311,511	-44,590,965	-39,464,078	-35,129,900	-33,301,511
20	-4,961,845	-30,722,091	-45,001,545	-39,874,659	-35,540,480	-33,712,091
40	-5,028,156	-31,132,665	-45,412,119	-40,285,232	-35,951,054	-34,122,665
60	-5,094,467	-31,543,239	-45,822,693	-40,695,806	-36,361,628	-34,533,239
80	-5,160,777	-31,953,813	-46,233,267	-41,106,380	-36,772,202	-34,943,813
100	-5,227,088	-32,364,387	-46,643,841	-41,516,954	-37,182,776	-35,354,387
120	-5,293,399	-32,774,961	-47,054,414	-41,927,528	-37,593,350	-35,764,961
140	-5,359,711	-33,185,541	-47,464,995	-42,338,108	-38,003,930	-36,175,541
160	-5,426,021	-33,596,115	-47,875,569	-42,748,682	-38,414,504	-36,586,115
180	-5,492,332	-34,006,689	-48,286,143	-43,159,256	-38,825,078	-36,996,689
200	-5,558,643	-34,417,263	-48,696,717	-43,569,830	-39,235,652	-37,407,263
220	-5,624,953	-34,827,837	-49,107,290	-43,980,404	-39,646,226	-37,817,837
240	-5,691,264	-35,238,411	-49,517,864	-44,390,978	-40,056,800	-38,228,411
260	-5,757,575	-35,648,985	-49,928,438	-44,801,552	-40,467,374	-38,638,985
280	-5,823,886	-36,059,559	-50,339,012	-45,212,132	-40,877,948	-39,049,559
300	-5,890,197	-36,470,133	-50,749,586	-45,622,706	-41,288,522	-39,460,133

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-4,512,302	-27,938,671	-42,218,124	-37,091,238	-32,757,059	-30,928,671
20	-4,578,614	-28,349,251	-42,628,704	-37,501,818	-33,167,639	-31,339,251
40	-4,644,925	-28,759,825	-43,039,278	-37,912,392	-33,578,213	-31,749,825
60	-4,711,235	-29,170,399	-43,449,852	-38,322,966	-33,988,787	-32,160,399
80	-4,777,546	-29,580,973	-43,860,426	-38,733,540	-34,399,361	-32,570,973
100	-4,843,857	-29,991,547	-44,271,000	-39,144,114	-34,809,935	-32,981,547
120	-4,910,168	-30,402,121	-44,681,574	-39,554,688	-35,220,509	-33,392,121
140	-4,976,479	-30,812,701	-45,092,154	-39,965,262	-35,631,083	-33,802,701
160	-5,042,790	-31,223,275	-45,502,728	-40,375,842	-36,041,663	-34,213,275
180	-5,109,101	-31,633,849	-45,913,302	-40,786,416	-36,452,237	-34,623,849
200	-5,175,411	-32,044,423	-46,323,876	-41,196,990	-36,862,811	-35,034,423
220	-5,241,722	-32,454,997	-46,734,450	-41,607,564	-37,273,385	-35,444,997
240	-5,308,033	-32,865,571	-47,145,024	-42,018,138	-37,683,959	-35,855,571
260	-5,374,345	-33,276,151	-47,555,604	-42,428,718	-38,094,533	-36,266,151
280	-5,440,656	-33,686,725	-47,966,178	-42,839,292	-38,505,113	-36,676,725
300	-5,506,966	-34,097,299	-48,376,752	-43,249,866	-38,915,687	-37,087,299

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-3,873,584	-23,983,939	-38,263,392	-33,136,506	-28,802,328	-26,973,939
20	-3,939,894	-24,394,513	-38,673,966	-33,547,080	-29,212,901	-27,384,513
40	-4,006,205	-24,805,087	-39,084,540	-33,957,654	-29,623,475	-27,795,087
60	-4,072,517	-25,215,661	-39,495,114	-34,368,228	-30,034,049	-28,205,661
80	-4,138,828	-25,626,241	-39,905,695	-34,778,808	-30,444,630	-28,616,241
100	-4,205,138	-26,036,815	-40,316,268	-35,189,382	-30,855,204	-29,026,815
120	-4,271,449	-26,447,389	-40,726,842	-35,599,956	-31,265,777	-29,437,389
140	-4,337,760	-26,857,963	-41,137,416	-36,010,530	-31,676,351	-29,847,963
160	-4,404,071	-27,268,537	-41,547,990	-36,421,104	-32,086,925	-30,258,537
180	-4,470,382	-27,679,111	-41,958,571	-36,831,684	-32,497,506	-30,669,111
200	-4,536,693	-28,089,685	-42,369,144	-37,242,258	-32,908,080	-31,079,685
220	-4,603,004	-28,500,259	-42,779,718	-37,652,832	-33,318,654	-31,490,259
240	-4,669,314	-28,910,833	-43,190,292	-38,063,406	-33,729,227	-31,900,833
260	-4,735,625	-29,321,413	-43,600,866	-38,473,980	-34,139,801	-32,311,413
280	-4,801,936	-29,731,987	-44,011,440	-38,884,554	-34,550,375	-32,721,987
300	-4,868,246	-30,142,567	-44,422,020	-39,295,134	-34,960,956	-33,132,567

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	-3,745,840	-23,192,990	-37,472,444	-32,345,557	-28,011,379	-26,182,990
20	-3,812,151	-23,603,570	-37,883,024	-32,756,138	-28,421,959	-26,593,570
40	-3,878,462	-24,014,144	-38,293,598	-33,166,712	-28,832,533	-27,004,144
60	-3,944,773	-24,424,718	-38,704,172	-33,577,286	-29,243,107	-27,414,718
80	-4,011,084	-24,835,292	-39,114,746	-33,987,860	-29,653,681	-27,825,292
100	-4,077,394	-25,245,866	-39,525,320	-34,398,433	-30,064,255	-28,235,866
120	-4,143,705	-25,656,440	-39,935,894	-34,809,007	-30,474,829	-28,646,440
140	-4,210,017	-26,067,020	-40,346,474	-35,219,588	-30,885,409	-29,057,020
160	-4,276,327	-26,477,594	-40,757,048	-35,630,162	-31,295,983	-29,467,594
180	-4,342,638	-26,888,168	-41,167,622	-36,040,736	-31,706,557	-29,878,168
200	-4,408,949	-27,298,742	-41,578,196	-36,451,310	-32,117,131	-30,288,742
220	-4,475,260	-27,709,316	-41,988,770	-36,861,883	-32,527,705	-30,699,316
240	-4,541,570	-28,119,890	-42,399,344	-37,272,457	-32,938,279	-31,109,890
260	-4,607,882	-28,530,470	-42,809,924	-37,683,038	-33,348,859	-31,520,470
280	-4,674,193	-28,941,044	-43,220,498	-38,093,612	-33,759,433	-31,931,044
300	-4,740,504	-29,351,618	-43,631,072	-38,504,186	-34,170,007	-32,341,618

Maximum CIL rates (per square metre)

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

£4,844

Private values £4844 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	-3,234,865	-20,029,207	-34,308,661	-29,181,775	-24,847,596	-23,019,207
20	-3,301,176	-20,439,781	-34,719,235	-29,592,349	-25,258,170	-23,429,781
40	-3,367,487	-20,850,355	-35,129,809	-30,002,922	-25,668,744	-23,840,355
60	-3,433,797	-21,260,929	-35,540,383	-30,413,496	-26,079,318	-24,250,929
80	-3,500,108	-21,671,503	-35,950,957	-30,824,070	-26,489,892	-24,661,503
100	-3,566,420	-22,082,083	-36,361,531	-31,234,651	-26,900,472	-25,072,083
120	-3,632,731	-22,492,657	-36,772,111	-31,645,225	-27,311,046	-25,482,657
140	-3,699,041	-22,903,231	-37,182,685	-32,055,798	-27,721,620	-25,893,231
160	-3,765,352	-23,313,805	-37,593,259	-32,466,372	-28,132,194	-26,303,805
180	-3,831,663	-23,724,379	-38,003,833	-32,876,946	-28,542,768	-26,714,379
200	-3,897,974	-24,134,953	-38,414,407	-33,287,520	-28,953,342	-27,124,953
220	-3,964,285	-24,545,533	-38,824,987	-33,698,101	-29,363,922	-27,535,533
240	-4,030,596	-24,956,107	-39,235,561	-34,108,675	-29,774,496	-27,946,107
260	-4,096,907	-25,366,681	-39,646,135	-34,519,248	-30,185,070	-28,356,681
280	-4,163,218	-25,777,255	-40,056,709	-34,929,822	-30,595,644	-28,767,255
300	-4,229,528	-26,187,829	-40,467,283	-35,340,396	-31,006,218	-29,177,829

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1 Offices (higher) £14,279,453	BLV2 Offices (lower) £9,152,567	BLV3 Warehousing £4,818,389	BLV4 Community uses £2,990,000
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Site type 5

Flats	400 units
Density:	470 dph
CSH level:	4 private
	Affordable

Affordable %	50%
% rented	70%
% intermed	30%

Site area	0.85 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-11,319,126	-13,299,973	-27,579,427	-22,452,540	-18,118,362	-16,289,973
20	-11,551,262	-13,572,733	-27,852,187	-22,725,301	-18,391,122	-16,562,733
40	-11,783,399	-13,845,493	-28,124,947	-22,998,061	-18,663,882	-16,835,493
60	-12,015,535	-14,118,254	-28,397,707	-23,270,821	-18,936,642	-17,108,254
80	-12,247,671	-14,391,014	-28,670,467	-23,543,581	-19,209,402	-17,381,014
100	-12,479,808	-14,663,774	-28,943,228	-23,816,341	-19,482,163	-17,653,774
120	-12,711,944	-14,936,534	-29,215,988	-24,089,102	-19,754,923	-17,926,534
140	-12,944,080	-15,209,295	-29,488,748	-24,361,862	-20,027,683	-18,199,295
160	-13,176,217	-15,482,055	-29,761,508	-24,634,622	-20,300,443	-18,472,055
180	-13,408,354	-15,754,816	-30,034,270	-24,907,384	-20,573,205	-18,744,816
200	-13,640,491	-16,027,576	-30,307,030	-25,180,144	-20,845,965	-19,017,576
220	-13,872,627	-16,300,337	-30,579,790	-25,452,904	-21,118,725	-19,290,337
240	-14,104,763	-16,573,097	-30,852,550	-25,725,664	-21,391,485	-19,563,097
260	-14,336,900	-16,845,857	-31,125,311	-25,998,424	-21,664,246	-19,835,857
280	-14,569,036	-17,118,617	-31,398,071	-26,271,185	-21,937,006	-20,108,617
300	-14,801,172	-17,391,378	-31,670,831	-26,543,945	-22,209,766	-20,381,378

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-10,039,417	-11,796,315	-26,075,768	-20,948,882	-16,614,703	-14,786,315
20	-10,271,553	-12,069,075	-26,348,529	-21,221,642	-16,887,464	-15,059,075
40	-10,503,690	-12,341,835	-26,621,289	-21,494,403	-17,160,224	-15,331,835
60	-10,735,826	-12,614,596	-26,894,049	-21,767,163	-17,432,984	-15,604,596
80	-10,967,962	-12,887,356	-27,166,809	-22,039,923	-17,705,744	-15,877,356
100	-11,200,099	-13,160,116	-27,439,569	-22,312,683	-17,978,504	-16,150,116
120	-11,432,235	-13,432,876	-27,712,330	-22,585,444	-18,251,265	-16,422,876
140	-11,664,371	-13,705,636	-27,985,090	-22,858,204	-18,524,025	-16,695,636
160	-11,896,507	-13,978,396	-28,257,851	-23,130,965	-18,796,786	-16,968,396
180	-12,128,644	-14,251,156	-28,530,612	-23,403,725	-19,069,547	-17,241,156
200	-12,360,781	-14,523,916	-28,803,372	-23,676,486	-19,342,307	-17,513,916
220	-12,592,918	-14,796,676	-29,076,132	-23,949,246	-19,615,067	-17,786,676
240	-12,825,054	-15,069,436	-29,348,892	-24,222,006	-19,887,827	-18,059,436
260	-13,057,191	-15,342,196	-29,621,652	-24,494,766	-20,160,587	-18,332,196
280	-13,289,327	-15,614,956	-29,894,413	-24,767,526	-20,433,348	-18,604,956
300	-13,521,463	-15,887,716	-30,167,173	-25,040,287	-20,706,108	-18,877,716

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-7,906,569	-9,290,218	-23,569,672	-18,442,786	-14,108,607	-12,280,218
20	-8,138,705	-9,562,978	-23,842,432	-18,715,546	-14,381,367	-12,552,978
40	-8,370,841	-9,835,739	-24,115,192	-18,988,306	-14,654,127	-12,825,739
60	-8,602,978	-10,108,499	-24,387,952	-19,261,066	-14,926,887	-13,098,499
80	-8,835,114	-10,381,259	-24,660,713	-19,533,826	-15,199,648	-13,371,259
100	-9,067,251	-10,654,019	-24,933,473	-19,806,587	-15,472,408	-13,644,019
120	-9,299,387	-10,926,780	-25,206,233	-20,079,347	-15,745,168	-13,916,780
140	-9,531,523	-11,199,540	-25,478,993	-20,352,107	-16,017,928	-14,189,540
160	-9,763,660	-11,472,300	-25,751,754	-20,624,867	-16,290,689	-14,462,300
180	-9,995,797	-11,745,061	-26,024,515	-20,897,629	-16,563,450	-14,735,061
200	-10,227,933	-12,017,822	-26,297,275	-21,170,389	-16,836,210	-15,007,822
220	-10,460,070	-12,290,582	-26,570,035	-21,443,149	-17,108,970	-15,280,582
240	-10,692,206	-12,563,342	-26,842,796	-21,715,909	-17,381,731	-15,553,342
260	-10,924,342	-12,836,102	-27,115,556	-21,988,670	-17,654,491	-15,826,102
280	-11,156,479	-13,108,863	-27,388,316	-22,261,430	-17,927,251	-16,098,863
300	-11,388,615	-13,381,623	-27,661,076	-22,534,190	-18,200,011	-16,371,623

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	-7,479,999	-8,788,998	-23,068,452	-17,941,566	-13,607,387	-11,778,998
20	-7,712,135	-9,061,759	-23,341,212	-18,214,326	-13,880,147	-12,051,759
40	-7,944,271	-9,334,519	-23,613,972	-18,487,086	-14,152,907	-12,324,519
60	-8,176,408	-9,607,279	-23,886,733	-18,759,846	-14,425,666	-12,597,279
80	-8,408,544	-9,880,039	-24,159,493	-19,032,607	-14,698,428	-12,870,039
100	-8,640,681	-10,152,801	-24,432,254	-19,305,368	-14,971,189	-13,142,801
120	-8,872,818	-10,425,561	-24,705,014	-19,578,128	-15,243,950	-13,415,561
140	-9,104,954	-10,698,321	-24,977,775	-19,850,889	-15,516,710	-13,688,321
160	-9,337,091	-10,971,081	-25,250,535	-20,123,649	-15,789,470	-13,961,081
180	-9,569,227	-11,243,842	-25,523,295	-20,396,409	-16,062,230	-14,233,842
200	-9,801,363	-11,516,602	-25,796,055	-20,669,169	-16,334,990	-14,506,602
220	-10,033,500	-11,789,362	-26,068,816	-20,941,929	-16,607,751	-14,779,362
240	-10,265,636	-12,062,122	-26,341,576	-21,214,690	-16,880,511	-15,052,122
260	-10,497,772	-12,334,882	-26,614,336	-21,487,450	-17,153,271	-15,324,882
280	-10,729,909	-12,607,643	-26,887,096	-21,760,210	-17,426,031	-15,597,643
300	-10,962,046	-12,880,404	-27,159,858	-22,032,971	-17,698,793	-15,870,404

Maximum CIL rates (per square metre)

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

£4,844

Private values £4844 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	-5,773,721	-6,784,122	-21,063,575	-15,936,689	-11,602,510	-9,774,122
20	-6,005,857	-7,056,882	-21,336,335	-16,209,449	-11,875,270	-10,046,882
40	-6,237,993	-7,329,642	-21,609,096	-16,482,209	-12,148,031	-10,319,642
60	-6,470,130	-7,602,402	-21,881,856	-16,754,970	-12,420,791	-10,592,402
80	-6,702,266	-7,875,163	-22,154,616	-17,027,730	-12,693,551	-10,865,163
100	-6,934,402	-8,147,923	-22,427,376	-17,300,490	-12,966,311	-11,137,923
120	-7,166,539	-8,420,683	-22,700,136	-17,573,250	-13,239,072	-11,410,683
140	-7,398,675	-8,693,443	-22,972,897	-17,846,011	-13,511,832	-11,683,443
160	-7,630,811	-8,966,203	-23,245,657	-18,118,771	-13,784,592	-11,956,203
180	-7,862,948	-9,238,964	-23,518,417	-18,391,531	-14,057,352	-12,228,964
200	-8,095,085	-9,511,725	-23,791,178	-18,664,292	-14,330,114	-12,501,725
220	-8,327,221	-9,784,485	-24,063,939	-18,937,053	-14,602,874	-12,774,485
240	-8,559,358	-10,057,245	-24,336,699	-19,209,813	-14,875,634	-13,047,245
260	-8,791,494	-10,330,006	-24,609,459	-19,482,573	-15,148,394	-13,320,006
280	-9,023,631	-10,602,766	-24,882,219	-19,755,333	-15,421,154	-13,592,766
300	-9,255,767	-10,875,526	-25,154,980	-20,028,093	-15,693,915	-13,865,526

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 6	
Flats	640 units
Density:	492 dph
CSH level:	4 private
	Affordable

Affordable %	50%
% rented	70%
% intermed	30%

Site area	1.30 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144 Private values £4144 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	-16,028,633	-12,322,011	-26,601,465	-21,474,579	-17,140,400	-15,312,011
20	-16,357,879	-12,575,120	-26,854,573	-21,727,687	-17,393,508	-15,565,120
40	-16,687,126	-12,828,228	-27,107,682	-21,980,796	-17,646,617	-15,818,228
60	-17,016,373	-13,081,337	-27,360,790	-22,233,904	-17,899,725	-16,071,337
80	-17,345,620	-13,334,445	-27,613,899	-22,487,013	-18,152,834	-16,324,445
100	-17,674,867	-13,587,554	-27,867,007	-22,740,121	-18,405,942	-16,577,554
120	-18,004,113	-13,840,662	-28,120,116	-22,993,229	-18,659,051	-16,830,662
140	-18,333,359	-14,093,770	-28,373,223	-23,246,337	-18,912,158	-17,083,770
160	-18,662,606	-14,346,878	-28,626,332	-23,499,446	-19,165,267	-17,336,878
180	-18,991,853	-14,599,987	-28,879,440	-23,752,554	-19,418,375	-17,589,987
200	-19,321,099	-14,853,095	-29,132,549	-24,005,663	-19,671,484	-17,843,095
220	-19,650,346	-15,106,204	-29,385,657	-24,258,771	-19,924,592	-18,096,204
240	-19,979,593	-15,359,312	-29,638,766	-24,511,879	-20,177,701	-18,349,312
260	-20,308,840	-15,612,421	-29,891,874	-24,764,988	-20,430,809	-18,602,421
280	-20,638,087	-15,865,529	-30,144,982	-25,018,096	-20,683,918	-18,855,529
300	-20,967,333	-16,118,637	-30,398,091	-25,271,205	-20,937,026	-19,108,637

Maximum CIL rates (per square metre)

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

£4,306 Private values £4306 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	-14,214,289	-10,927,235	-25,206,688	-20,079,802	-15,745,623	-13,917,235
20	-14,543,536	-11,180,343	-25,459,797	-20,332,911	-15,998,732	-14,170,343
40	-14,872,783	-11,433,452	-25,712,905	-20,586,019	-16,251,840	-14,423,452
60	-15,202,029	-11,686,560	-25,966,014	-20,839,127	-16,504,949	-14,676,560
80	-15,531,276	-11,939,669	-26,219,122	-21,092,236	-16,758,057	-14,929,669
100	-15,860,523	-12,192,777	-26,472,231	-21,345,344	-17,011,166	-15,182,777
120	-16,189,770	-12,445,885	-26,725,339	-21,598,453	-17,264,274	-15,435,885
140	-16,519,016	-12,698,994	-26,978,447	-21,851,561	-17,517,382	-15,688,994
160	-16,848,263	-12,952,102	-27,231,556	-22,104,670	-17,770,491	-15,942,102
180	-17,177,509	-13,205,210	-27,484,664	-22,357,777	-18,023,599	-16,195,210
200	-17,506,756	-13,458,319	-27,737,772	-22,610,886	-18,276,707	-16,448,319
220	-17,836,003	-13,711,427	-27,990,880	-22,863,994	-18,529,816	-16,701,427
240	-18,165,249	-13,964,535	-28,243,989	-23,117,103	-18,782,924	-16,954,535
260	-18,494,496	-14,217,644	-28,497,097	-23,370,211	-19,036,032	-17,207,644
280	-18,823,743	-14,470,752	-28,750,206	-23,623,320	-19,289,141	-17,460,752
300	-19,152,990	-14,723,861	-29,003,314	-23,876,428	-19,542,249	-17,713,861

Maximum CIL rates (per square metre)

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

£4,575 Private values £4575 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	-11,190,383	-8,602,607	-22,882,060	-17,755,174	-13,420,996	-11,592,607
20	-11,519,630	-8,855,715	-23,135,169	-18,008,283	-13,674,104	-11,845,715
40	-11,848,877	-9,108,824	-23,388,277	-18,261,391	-13,927,212	-12,098,824
60	-12,178,123	-9,361,932	-23,641,386	-18,514,500	-14,180,321	-12,351,932
80	-12,507,370	-9,615,041	-23,894,494	-18,767,608	-14,433,429	-12,605,041
100	-12,836,617	-9,868,149	-24,147,603	-19,020,717	-14,686,538	-12,858,149
120	-13,165,864	-10,121,258	-24,400,711	-19,273,825	-14,939,646	-13,111,258
140	-13,495,110	-10,374,366	-24,653,820	-19,526,934	-15,192,755	-13,364,366
160	-13,824,357	-10,627,475	-24,906,928	-19,780,042	-15,445,863	-13,617,475
180	-14,153,604	-10,880,583	-25,160,037	-20,033,150	-15,698,972	-13,870,583
200	-14,482,851	-11,133,692	-25,413,145	-20,286,259	-15,952,080	-14,123,692
220	-14,812,098	-11,386,800	-25,666,253	-20,539,367	-16,205,189	-14,376,800
240	-15,141,344	-11,639,908	-25,919,361	-20,792,475	-16,458,296	-14,629,908
260	-15,470,590	-11,893,016	-26,172,470	-21,045,583	-16,711,405	-14,883,016
280	-15,799,837	-12,146,125	-26,425,578	-21,298,692	-16,964,513	-15,136,125
300	-16,129,084	-12,399,233	-26,678,687	-21,551,800	-17,217,622	-15,389,233

Maximum CIL rates (per square metre)

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

£4,629 Private values £4629 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	-10,585,803	-8,137,682	-22,417,136	-17,290,250	-12,956,071	-11,127,682
20	-10,914,849	-8,390,790	-22,670,243	-17,543,357	-13,209,178	-11,380,790
40	-11,244,095	-8,643,898	-22,923,352	-17,796,466	-13,462,287	-11,633,898
60	-11,573,342	-8,897,007	-23,176,460	-18,049,574	-13,715,395	-11,887,007
80	-11,902,589	-9,150,115	-23,429,569	-18,302,683	-13,968,504	-12,140,115
100	-12,231,836	-9,403,224	-23,682,677	-18,555,791	-14,221,612	-12,393,224
120	-12,561,082	-9,656,332	-23,935,786	-18,808,899	-14,474,721	-12,646,332
140	-12,890,329	-9,909,441	-24,188,894	-19,062,008	-14,727,829	-12,899,441
160	-13,219,576	-10,162,549	-24,442,003	-19,315,116	-14,980,938	-13,152,549
180	-13,548,823	-10,415,658	-24,695,111	-19,568,225	-15,234,046	-13,405,658
200	-13,878,070	-10,668,766	-24,948,219	-19,821,333	-15,487,155	-13,658,766
220	-14,207,316	-10,921,874	-25,201,328	-20,074,442	-15,740,263	-13,911,874
240	-14,536,562	-11,174,982	-25,454,436	-20,327,549	-15,993,371	-14,164,982
260	-14,865,809	-11,428,091	-25,707,544	-20,580,658	-16,246,479	-14,418,091
280	-15,195,056	-11,681,199	-25,960,653	-20,833,766	-16,499,588	-14,671,199
300	-15,524,302	-11,934,307	-26,213,761	-21,086,875	-16,752,696	-14,924,307

Maximum CIL rates (per square metre)

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

£4,844 Private values £4844 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	-8,166,478	-6,277,980	-20,557,433	-15,430,547	-11,096,369	-9,267,980
20	-8,495,725	-6,531,088	-20,810,542	-15,683,656	-11,349,477	-9,521,088
40	-8,824,972	-6,784,197	-21,063,650	-15,936,764	-11,602,585	-9,774,197
60	-9,154,218	-7,037,305	-21,316,759	-16,189,873	-11,855,694	-10,027,305
80	-9,483,464	-7,290,413	-21,569,867	-16,442,980	-12,108,802	-10,280,413
100	-9,812,711	-7,543,521	-21,822,975	-16,696,089	-12,361,910	-10,533,521
120	-10,141,958	-7,796,630	-22,076,083	-16,949,197	-12,615,018	-10,786,630
140	-10,471,204	-8,049,738	-22,329,192	-17,202,306	-12,868,127	-11,039,738
160	-10,800,451	-8,302,847	-22,582,300	-17,455,414	-13,121,235	-11,292,847
180	-11,129,698	-8,555,955	-22,835,409	-17,708,523	-13,374,344	-11,545,955
200	-11,458,945	-8,809,064	-23,088,517	-17,961,631	-13,627,452	-11,799,064
220	-11,788,191	-9,062,172	-23,341,626	-18,214,740	-13,880,561	-12,052,172
240	-12,117,438	-9,315,281	-23,594,734	-18,467,848	-14,133,669	-12,305,281
260	-12,446,685	-9,568,389	-23,847,843	-18,720,956	-14,386,778	-12,558,389
280	-12,775,932	-9,821,498	-24,100,951	-18,974,065	-14,639,886	-12,811,498
300	-13,105,178	-10,074,605	-24,354,059	-19,227,173	-14,892,994	-13,064,605

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 7

Flats & Houses
No of units 1100 units
Density: 219 dph
CSH level: 4 private
Affordable

Affordable %	50%
% rented	70%
% intermed	30%

Site area	6.28 ha
Net to gross	80%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	17,315,235	2,757,845	-11,521,609	-6,394,723	-2,060,544	-232,155
20	16,794,916	2,674,972	-11,604,481	-6,477,595	-2,143,416	-315,028
40	16,274,598	2,592,100	-11,687,354	-6,560,468	-2,226,289	-397,900
60	15,754,280	2,509,228	-11,770,227	-6,643,341	-2,309,162	-480,772
80	15,233,962	2,426,356	-11,853,100	-6,726,214	-2,392,035	-563,644
100	14,713,644	2,343,484	-11,935,973	-6,809,087	-2,474,908	-646,516
120	14,193,326	2,260,612	-12,018,846	-6,891,960	-2,557,781	-729,388
140	13,673,008	2,177,740	-12,101,719	-6,974,833	-2,640,654	-812,260
160	13,152,690	2,094,868	-12,184,592	-7,057,706	-2,723,527	-895,132
180	12,632,372	2,011,996	-12,267,465	-7,140,579	-2,806,400	-978,004
200	12,112,054	1,929,124	-12,350,338	-7,223,452	-2,889,273	-1,060,876
220	11,591,736	1,846,252	-12,433,211	-7,306,325	-2,972,146	-1,143,748
240	11,071,418	1,763,380	-12,516,084	-7,389,198	-3,055,019	-1,226,620
260	10,551,100	1,680,508	-12,598,957	-7,472,071	-3,137,892	-1,309,492
280	10,030,782	1,597,636	-12,681,830	-7,554,944	-3,220,765	-1,392,364
300	9,510,464	1,514,764	-12,764,703	-7,637,817	-3,303,637	-1,475,236

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	20,015,080	3,187,856	-11,091,597	-5,964,711	-1,630,532	197,856
20	19,503,134	3,106,317	-11,173,136	-6,046,250	-1,712,071	116,317
40	18,991,188	3,024,778	-11,254,675	-6,127,789	-1,793,610	34,778
60	18,479,242	2,943,239	-11,336,214	-6,209,328	-1,875,149	-46,905
80	17,967,296	2,861,700	-11,417,753	-6,290,867	-1,956,688	-129,777
100	17,455,350	2,780,161	-11,500,292	-6,372,406	-2,038,227	-212,650
120	16,943,404	2,698,622	-11,581,831	-6,453,945	-2,119,766	-295,522
140	16,431,458	2,617,083	-11,663,370	-6,535,484	-2,201,305	-378,394
160	15,919,512	2,535,544	-11,744,909	-6,617,023	-2,282,844	-461,266
180	15,407,566	2,454,005	-11,826,448	-6,698,562	-2,364,383	-544,138
200	14,895,620	2,372,466	-11,907,987	-6,780,101	-2,445,922	-627,010
220	14,383,674	2,290,927	-11,989,526	-6,861,640	-2,527,461	-709,882
240	13,871,728	2,209,388	-12,071,065	-6,943,179	-2,609,000	-792,754
260	13,359,782	2,127,849	-12,152,604	-7,024,718	-2,690,539	-875,626
280	12,847,836	2,046,310	-12,234,143	-7,106,257	-2,772,078	-958,498
300	12,335,890	1,964,771	-12,315,682	-7,187,796	-2,853,617	-1,041,370

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	24,432,553	3,891,439	-10,388,014	-5,261,128	-926,949	901,439
20	23,936,952	3,812,504	-10,466,950	-5,340,064	-1,005,885	822,504
40	23,441,350	3,733,568	-10,545,886	-5,419,000	-1,084,821	743,568
60	22,945,748	3,654,632	-10,624,822	-5,497,936	-1,163,757	664,632
80	22,450,146	3,575,696	-10,703,758	-5,576,872	-1,242,693	585,696
100	21,954,544	3,496,760	-10,782,694	-5,655,808	-1,321,629	506,760
120	21,458,942	3,417,824	-10,861,630	-5,734,744	-1,400,565	427,824
140	20,963,340	3,338,888	-10,940,566	-5,813,680	-1,479,501	348,888
160	20,467,738	3,259,952	-11,019,502	-5,892,616	-1,558,437	269,952
180	19,972,136	3,181,016	-11,098,438	-5,971,552	-1,637,373	191,016
200	19,476,534	3,102,080	-11,177,374	-6,050,488	-1,716,309	112,080
220	18,980,932	3,023,144	-11,256,310	-6,129,424	-1,795,245	33,144
240	18,485,330	2,944,208	-11,335,246	-6,208,360	-1,874,181	-45,800
260	17,989,728	2,865,272	-11,414,182	-6,287,296	-1,953,117	-134,864
280	17,494,126	2,786,336	-11,493,118	-6,366,232	-2,032,053	-223,928
300	16,998,524	2,707,400	-11,572,054	-6,445,168	-2,110,989	-312,992

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£220

£4,629

Private values £4629 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	25,309,321	4,031,085	-10,248,369	-5,121,483	-787,304	1,041,085
20	24,813,718	3,952,149	-10,327,305	-5,200,419	-866,240	962,149
40	24,318,116	3,873,213	-10,406,241	-5,279,355	-945,176	883,213
60	23,822,514	3,794,277	-10,485,177	-5,358,291	-1,024,112	804,277
80	23,326,912	3,715,341	-10,564,113	-5,437,227	-1,103,048	725,341
100	22,831,310	3,636,405	-10,643,049	-5,516,163	-1,181,984	646,405
120	22,335,708	3,557,469	-10,721,985	-5,595,100	-1,260,920	567,469
140	21,840,106	3,478,533	-10,800,921	-5,674,036	-1,339,856	488,533
160	21,344,504	3,399,597	-10,879,857	-5,752,972	-1,418,792	409,597
180	20,848,902	3,320,661	-10,958,793	-5,831,908	-1,497,728	330,661
200	20,353,300	3,241,725	-11,037,729	-5,910,844	-1,576,664	251,725
220	19,857,698	3,162,789	-11,116,665	-5,989,780	-1,655,600	172,789
240	19,362,096	3,083,853	-11,195,601	-6,068,716	-1,734,536	93,853
260	18,866,494	3,004,917	-11,274,537	-6,147,652	-1,813,472	14,917
280	18,370,892	2,925,981	-11,353,473	-6,226,588	-1,892,408	-64,017
300	17,875,290	2,847,045	-11,432,409	-6,305,524	-1,971,344	-153,081

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£240

£4,844

Private values £4844 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	28,773,051	4,582,762	-9,696,691	-4,569,805	-235,626	1,592,762
20	28,291,561	4,506,074	-9,773,379	-4,646,493	-312,314	1,516,074
40	27,809,934	4,429,386	-9,850,067	-4,723,181	-389,002	1,439,386
60	27,328,307	4,352,698	-9,926,755	-4,800,869	-465,690	1,362,698
80	26,846,680	4,276,010	-10,003,443	-4,878,557	-542,378	1,286,010
100	26,365,053	4,199,322	-10,080,131	-4,956,245	-619,066	1,209,322
120	25,883,426	4,122,634	-10,156,819	-5,033,933	-695,754	1,132,634
140	25,401,799	4,045,946	-10,233,507	-5,111,621	-772,442	1,055,946
160	24,920,172	3,969,258	-10,310,195	-5,189,309	-849,130	979,258
180	24,438,545	3,892,570	-10,386,883	-5,266,997	-925,818	902,570
200	23,956,918	3,815,882	-10,463,571	-5,344,685	-1,002,506	825,882
220	23,475,291	3,739,194	-10,540,259	-5,422,373	-1,079,194	749,194
240	22,993,664	3,662,506	-10,616,947	-5,500,061	-1,155,882	672,506
260	22,512,037	3,585,818	-10,693,635	-5,577,749	-1,232,570	595,818
280	22,030,410	3,509,130	-10,770,323	-5,655,437	-1,309,258	519,130
300	21,548,783	3,432,442	-10,847,011	-5,733,125	-1,385,946	442,442

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 8

	Flats & Houses
No of units	1200 units
Density:	114 dph
CSH level:	4 private
	Affordable

Affordable %	50%
% rented	70%
% intermed	30%

Site area	13.16 ha
Net to gross	80%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	13,898,383	1,056,277	-13,223,176	-8,096,290	-3,762,111	-1,933,723
20	13,382,456	1,017,067	-13,262,387	-8,135,501	-3,801,322	-1,972,933
40	12,866,528	977,856	-13,301,597	-8,174,711	-3,840,532	-2,012,144
60	12,344,795	938,204	-13,341,249	-8,214,363	-3,880,184	-2,051,796
80	11,820,430	898,353	-13,381,101	-8,254,215	-3,920,036	-2,091,647
100	11,296,065	858,501	-13,420,953	-8,294,066	-3,959,888	-2,131,499
120	10,763,159	818,000	-13,461,453	-8,334,567	-4,000,388	-2,172,000
140	10,230,218	777,497	-13,501,957	-8,375,071	-4,040,892	-2,212,503
160	9,694,254	736,763	-13,542,690	-8,415,804	-4,081,625	-2,253,237
180	9,152,596	695,597	-13,583,856	-8,456,970	-4,122,791	-2,294,403
200	8,610,939	654,431	-13,625,022	-8,498,136	-4,163,957	-2,335,569
220	8,067,720	612,767	-13,666,687	-8,539,801	-4,205,622	-2,377,233
240	7,512,204	570,927	-13,708,526	-8,581,640	-4,247,461	-2,419,073
260	6,960,101	528,968	-13,750,486	-8,623,600	-4,289,421	-2,461,032
280	6,400,581	486,444	-13,793,009	-8,666,123	-4,331,944	-2,503,556
300	5,841,061	443,921	-13,835,533	-8,708,647	-4,374,468	-2,546,079

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	16,515,994	1,255,216	-13,024,238	-7,897,352	-3,563,173	-1,734,784
20	16,014,756	1,217,121	-13,062,332	-7,935,446	-3,601,267	-1,772,879
40	15,507,131	1,178,542	-13,100,912	-7,974,025	-3,639,847	-1,811,458
60	14,999,506	1,139,962	-13,139,491	-8,012,605	-3,678,426	-1,850,038
80	14,489,138	1,101,175	-13,178,279	-8,051,393	-3,717,214	-1,888,825
100	13,973,212	1,061,964	-13,217,489	-8,090,603	-3,756,424	-1,928,036
120	13,457,285	1,022,754	-13,256,700	-8,129,814	-3,795,635	-1,967,246
140	12,937,232	983,230	-13,296,224	-8,169,338	-3,835,159	-2,006,770
160	12,412,867	943,378	-13,336,076	-8,209,189	-3,875,011	-2,046,622
180	11,888,502	903,526	-13,375,927	-8,249,041	-3,914,862	-2,086,474
200	11,358,191	863,223	-13,416,231	-8,289,345	-3,955,166	-2,126,777
220	10,825,250	822,719	-13,456,734	-8,329,848	-3,995,670	-2,167,281
240	10,292,309	782,216	-13,497,238	-8,370,352	-4,036,173	-2,207,784
260	9,751,153	741,088	-13,538,366	-8,411,480	-4,077,301	-2,248,912
280	9,209,495	699,922	-13,579,532	-8,452,646	-4,118,467	-2,290,078
300	8,665,746	658,597	-13,620,857	-8,493,971	-4,159,792	-2,331,403

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	20,785,464	1,579,695	-12,699,758	-7,572,872	-3,238,693	-1,410,305
20	20,301,952	1,542,948	-12,736,505	-7,609,619	-3,275,440	-1,447,052
40	19,811,675	1,505,687	-12,773,766	-7,646,880	-3,312,701	-1,484,313
60	19,320,256	1,468,339	-12,811,114	-7,684,228	-3,350,049	-1,521,661
80	18,828,837	1,430,992	-12,848,462	-7,721,576	-3,387,397	-1,559,008
100	18,331,883	1,393,223	-12,886,230	-7,759,344	-3,425,165	-1,596,777
120	17,832,427	1,355,264	-12,924,189	-7,797,303	-3,463,124	-1,634,736
140	17,332,971	1,317,306	-12,962,148	-7,835,262	-3,501,083	-1,672,694
160	16,828,838	1,278,992	-13,000,462	-7,873,576	-3,539,397	-1,711,008
180	16,321,213	1,240,412	-13,039,041	-7,912,155	-3,577,976	-1,749,588
200	15,813,588	1,201,833	-13,077,621	-7,950,735	-3,616,556	-1,788,167
220	15,301,756	1,162,933	-13,116,520	-7,989,634	-3,655,455	-1,827,067
240	14,785,829	1,123,723	-13,155,730	-8,028,844	-3,694,666	-1,866,277
260	14,269,902	1,084,513	-13,194,941	-8,068,055	-3,733,876	-1,905,487
280	13,749,839	1,044,988	-13,234,466	-8,107,580	-3,773,401	-1,945,012
300	13,225,474	1,005,136	-13,274,317	-8,147,431	-3,813,253	-1,984,864

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	21,627,773	1,643,711	-12,635,743	-7,508,857	-3,174,678	-1,346,289
20	21,144,261	1,606,964	-12,672,490	-7,545,603	-3,211,425	-1,383,036
40	20,660,750	1,570,217	-12,709,236	-7,582,350	-3,248,172	-1,419,783
60	20,172,499	1,533,110	-12,746,344	-7,619,457	-3,285,279	-1,456,890
80	19,681,080	1,495,762	-12,783,691	-7,656,805	-3,322,626	-1,494,238
100	19,189,661	1,458,414	-12,821,039	-7,694,153	-3,359,974	-1,531,586
120	18,695,061	1,420,825	-12,858,629	-7,731,743	-3,397,564	-1,569,175
140	18,195,605	1,382,866	-12,896,588	-7,769,701	-3,435,523	-1,607,134
160	17,696,149	1,344,907	-12,934,546	-7,807,660	-3,473,481	-1,645,093
180	17,194,704	1,306,798	-12,972,656	-7,845,770	-3,511,591	-1,683,202
200	16,687,079	1,268,218	-13,011,235	-7,884,349	-3,550,171	-1,721,782
220	16,179,455	1,229,639	-13,049,815	-7,922,929	-3,588,750	-1,760,361
240	15,670,650	1,190,969	-13,088,484	-7,961,598	-3,627,419	-1,799,031
260	15,154,724	1,151,759	-13,127,694	-8,000,808	-3,666,630	-1,838,241
280	14,638,797	1,112,549	-13,166,905	-8,040,019	-3,705,840	-1,877,451
300	14,122,106	1,073,280	-13,206,173	-8,079,287	-3,745,108	-1,916,720

Maximum CIL rates (per square metre)

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

Site type 8

£4,844

Private values £4844 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	24,961,464	1,897,071	-12,382,382	-7,255,496	-2,921,317	-1,092,929
20	24,490,005	1,861,240	-12,418,213	-7,291,327	-2,957,148	-1,128,760
40	24,014,275	1,825,085	-12,454,369	-7,327,482	-2,993,304	-1,164,915
60	23,538,544	1,788,929	-12,490,524	-7,363,638	-3,029,459	-1,201,071
80	23,062,814	1,752,774	-12,526,680	-7,399,793	-3,065,615	-1,237,226
100	22,579,454	1,716,039	-12,563,415	-7,436,529	-3,102,350	-1,273,961
120	22,095,943	1,679,292	-12,600,162	-7,473,276	-3,139,097	-1,310,708
140	21,612,432	1,642,545	-12,636,909	-7,510,023	-3,175,844	-1,347,455
160	21,124,374	1,605,452	-12,674,001	-7,547,115	-3,212,936	-1,384,548
180	20,632,956	1,568,105	-12,711,349	-7,584,463	-3,250,284	-1,421,895
200	20,141,537	1,530,757	-12,748,697	-7,621,811	-3,287,632	-1,459,243
220	19,648,317	1,493,272	-12,786,181	-7,659,295	-3,325,116	-1,496,728
240	19,148,861	1,455,313	-12,824,140	-7,697,254	-3,363,075	-1,534,687
260	18,649,405	1,417,355	-12,862,099	-7,735,213	-3,401,034	-1,572,645
280	18,149,949	1,379,396	-12,900,057	-7,773,171	-3,438,992	-1,610,604
300	17,642,920	1,340,862	-12,938,592	-7,811,705	-3,477,527	-1,649,138

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy Viability
London Legacy Development Corporation
Results summary 30% AH**

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

Site type		site type 1			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	0	300
£4,306		#N/A	#N/A	120	300
£4,575		#N/A	#N/A	300	300
£4,629		#N/A	#N/A	300	300
£4,844		#N/A	#N/A	300	300
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 2			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	40	140
£4,629		#N/A	#N/A	80	180
£4,844		#N/A	0	240	300
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 3			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	80
£4,629		#N/A	#N/A	20	120
£4,844		#N/A	#N/A	180	280
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 4			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 5			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy Viability
London Legacy Development Corporation
Results summary 30% AH**

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

Site type		site type 6			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 7			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	260
£4,306		#N/A	#N/A	40	300
£4,575		#N/A	#N/A	220	300
£4,629		#N/A	#N/A	260	300
£4,844		#N/A	#N/A	300	300
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 8			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	#N/A	#N/A	#N/A
£4,629		#N/A	#N/A	#N/A	#N/A
£4,844		#N/A	#N/A	#N/A	0

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 1	
Flats	
No of units	3 units
Density:	91 dph
CSH level:	4 private
	Affordable

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.03 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	164,200	4,980,732	-9,298,722	-4,171,836	162,343	1,990,732
20	158,768	4,815,962	-9,463,492	-4,336,606	-2,427	1,825,962
40	156,161	4,736,882	-9,542,571	-4,415,685	-81,507	1,746,882
60	153,554	4,657,802	-9,621,651	-4,494,765	-160,586	1,667,802
80	150,946	4,578,692	-9,700,761	-4,573,875	-239,696	1,588,692
100	148,339	4,499,613	-9,779,841	-4,652,955	-318,776	1,509,613
120	145,731	4,420,503	-9,858,951	-4,732,065	-397,886	1,430,503
140	143,124	4,341,423	-9,938,030	-4,811,144	-476,965	1,351,423
160	140,516	4,262,313	-10,017,140	-4,890,254	-556,075	1,272,313
180	137,909	4,183,234	-10,096,220	-4,969,334	-635,155	1,193,234
200	135,301	4,104,124	-10,175,330	-5,048,444	-714,265	1,114,124
220	132,694	4,025,044	-10,254,410	-5,127,523	-793,345	1,035,044
240	130,086	3,945,934	-10,333,520	-5,206,633	-872,455	955,934
260	127,479	3,866,854	-10,412,599	-5,285,713	-951,534	876,854
280	124,872	3,787,775	-10,491,679	-5,364,793	-1,030,614	797,775
300	122,264	3,708,665	-10,570,789	-5,443,903	-1,109,724	718,665

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£300

£4,306

Private values £4306 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	£180,190	5,465,756	-8,813,698	-3,686,811	647,367	2,475,756
20	174,484	5,292,676	-8,986,778	-3,859,891	474,287	2,302,676
40	171,876	5,213,566	-9,065,888	-3,939,001	395,177	2,223,566
60	169,269	5,134,486	-9,144,967	-4,018,081	316,098	2,144,486
80	166,661	5,055,376	-9,224,077	-4,097,171	236,988	2,065,376
100	164,054	4,976,297	-9,303,157	-4,176,271	157,908	1,986,297
120	161,447	4,897,217	-9,382,236	-4,255,350	78,829	1,907,217
140	158,839	4,818,107	-9,461,346	-4,334,460	-281	1,828,107
160	156,232	4,739,027	-9,540,426	-4,413,540	-79,361	1,749,027
180	153,624	4,659,917	-9,619,536	-4,492,650	-158,471	1,669,917
200	151,017	4,580,838	-9,698,616	-4,571,730	-237,551	1,590,838
220	148,409	4,501,728	-9,777,726	-4,650,840	-316,661	1,511,728
240	145,802	4,422,648	-9,856,805	-4,729,919	-395,740	1,432,648
260	143,194	4,343,538	-9,935,915	-4,809,029	-474,850	1,353,538
280	140,587	4,264,459	-10,014,995	-4,888,109	-553,930	1,274,459
300	137,979	4,185,349	-10,094,105	-4,967,219	-633,040	1,195,349

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£300

£4,575

Private values £4575 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	206,841	6,274,180	-8,005,274	-2,878,387	1,455,791	3,284,180
20	200,676	6,087,159	-8,192,254	-3,065,408	1,268,771	3,097,159
40	198,069	6,008,080	-8,271,374	-3,144,488	1,189,691	3,018,080
60	195,461	5,928,970	-8,350,484	-3,223,598	1,110,581	2,938,970
80	192,854	5,849,890	-8,429,563	-3,302,677	1,031,501	2,859,890
100	190,245	5,770,780	-8,508,673	-3,381,787	952,392	2,780,780
120	187,638	5,691,700	-8,587,753	-3,460,867	873,312	2,701,700
140	185,030	5,612,590	-8,666,863	-3,539,977	794,202	2,622,590
160	182,423	5,533,511	-8,745,943	-3,619,057	715,122	2,543,511
180	179,816	5,454,431	-8,825,022	-3,698,136	636,043	2,464,431
200	177,208	5,375,321	-8,904,132	-3,777,246	556,933	2,385,321
220	174,601	5,296,242	-8,983,212	-3,856,326	477,853	2,306,242
240	171,993	5,217,132	-9,062,322	-3,935,436	398,743	2,227,132
260	169,386	5,138,052	-9,141,402	-4,014,515	319,663	2,148,052
280	166,778	5,058,942	-9,220,512	-4,093,625	240,553	2,068,942
300	164,171	4,979,862	-9,299,591	-4,172,705	161,474	1,989,862

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

£4,629

Private values £4629 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	212,170	6,435,834	-7,843,619	-2,716,733	1,617,446	3,445,834
20	205,915	6,246,074	-8,033,379	-2,906,493	1,427,686	3,256,074
40	203,307	6,166,964	-8,112,489	-2,985,603	1,348,576	3,176,964
60	200,699	6,087,885	-8,191,569	-3,064,683	1,269,496	3,097,885
80	198,091	6,008,775	-8,270,679	-3,143,793	1,190,386	3,018,775
100	195,484	5,929,695	-8,349,759	-3,222,872	1,111,306	2,939,695
120	192,876	5,850,585	-8,428,869	-3,301,982	1,032,196	2,860,585
140	190,269	5,771,505	-8,507,948	-3,381,062	953,117	2,781,505
160	187,661	5,692,395	-8,587,058	-3,460,172	874,007	2,702,395
180	185,054	5,613,316	-8,666,138	-3,539,252	794,927	2,623,316
200	182,447	5,534,236	-8,745,217	-3,618,331	715,847	2,544,236
220	179,839	5,455,126	-8,824,327	-3,697,441	636,738	2,465,126
240	177,232	5,376,046	-8,903,407	-3,776,521	557,658	2,386,046
260	174,624	5,296,936	-8,982,517	-3,855,631	478,548	2,306,936
280	172,017	5,217,857	-9,061,597	-3,934,711	399,468	2,227,857
300	169,409	5,138,747	-9,140,707	-4,013,821	320,358	2,148,747

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

Site type 1

£4,844

Private values £4844 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	233,491	7,082,574	-7,196,880	-2,069,994	2,264,185	4,092,574
20	226,867	6,881,643	-7,397,811	-2,270,925	2,063,254	3,891,643
40	224,260	6,802,563	-7,476,891	-2,350,004	1,984,174	3,812,563
60	221,653	6,723,483	-7,555,970	-2,429,084	1,905,095	3,733,483
80	219,045	6,644,373	-7,635,080	-2,508,194	1,825,985	3,654,373
100	216,438	6,565,294	-7,714,160	-2,587,274	1,746,905	3,575,294
120	213,830	6,486,184	-7,793,270	-2,666,384	1,667,795	3,496,184
140	211,223	6,407,104	-7,872,349	-2,745,463	1,588,716	3,417,104
160	208,615	6,327,994	-7,951,459	-2,824,573	1,509,606	3,337,994
180	206,008	6,248,914	-8,030,539	-2,903,653	1,430,526	3,258,914
200	203,400	6,169,805	-8,109,649	-2,982,763	1,351,416	3,179,805
220	200,793	6,090,725	-8,188,729	-3,061,842	1,272,336	3,100,725
240	198,185	6,011,615	-8,267,839	-3,140,952	1,193,226	3,021,615
260	195,578	5,932,535	-8,346,918	-3,220,032	1,114,147	2,942,535
280	192,971	5,853,456	-8,425,998	-3,299,112	1,035,067	2,863,456
300	190,363	5,774,346	-8,505,108	-3,378,222	955,957	2,784,346

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type	2
Flats	
No of units	10 units
Density:	458 dph
CSH level:	4 private
Affordable	

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-1,384	-63,408	-14,342,862	-9,215,976	-4,881,797	-3,053,408
20	-9,460	-433,282	-14,712,736	-9,585,849	-5,251,671	-3,423,282
40	-17,537	-803,202	-15,082,655	-9,955,769	-5,621,590	-3,793,202
60	-25,614	-1,173,121	-15,452,575	-10,325,688	-5,991,510	-4,163,121
80	-33,691	-1,543,041	-15,822,494	-10,695,608	-6,361,429	-4,533,041
100	-41,767	-1,912,914	-16,192,368	-11,065,482	-6,731,303	-4,902,914
120	-49,844	-2,282,834	-16,562,287	-11,435,401	-7,101,222	-5,272,834
140	-57,920	-2,652,753	-16,932,207	-11,805,320	-7,471,142	-5,642,753
160	-65,997	-3,022,673	-17,302,126	-12,175,240	-7,841,061	-6,012,673
180	-74,073	-3,392,546	-17,672,000	-12,545,114	-8,210,935	-6,382,546
200	-82,150	-3,762,466	-18,041,919	-12,915,033	-8,580,854	-6,752,466
220	-90,227	-4,132,385	-18,411,839	-13,284,952	-8,950,774	-7,122,385
240	-98,303	-4,502,259	-18,781,712	-13,654,826	-9,320,647	-7,492,259
260	-106,379	-4,872,178	-19,151,632	-14,024,746	-9,690,567	-7,862,178
280	-114,456	-5,242,098	-19,521,551	-14,394,665	-10,060,486	-8,232,098
300	-122,533	-5,612,017	-19,891,471	-14,764,584	-10,430,406	-8,602,017

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	46,532	2,131,173	-12,148,280	-7,021,394	-2,687,215	-858,827
20	38,585	1,767,206	-12,512,247	-7,385,361	-3,051,182	-1,222,794
40	30,639	1,403,285	-12,876,168	-7,749,282	-3,415,103	-1,586,715
60	22,693	1,039,319	-13,240,135	-8,113,249	-3,779,070	-1,950,681
80	14,746	675,352	-13,604,102	-8,477,216	-4,143,037	-2,314,648
100	6,799	311,385	-13,968,069	-8,841,182	-4,507,004	-2,678,615
120	-1,166	-53,403	-14,332,856	-9,205,970	-4,871,791	-3,043,403
140	-9,243	-423,322	-14,702,776	-9,575,890	-5,241,711	-3,413,322
160	-17,320	-793,242	-15,072,695	-9,945,809	-5,611,630	-3,783,242
180	-25,396	-1,163,115	-15,442,569	-10,315,683	-5,981,504	-4,153,115
200	-33,472	-1,533,035	-15,812,488	-10,685,602	-6,351,423	-4,523,035
220	-41,549	-1,902,954	-16,182,408	-11,055,522	-6,721,343	-4,892,954
240	-49,625	-2,272,828	-16,552,281	-11,425,395	-7,091,216	-5,262,828
260	-57,702	-2,642,747	-16,922,201	-11,795,315	-7,461,136	-5,632,747
280	-65,779	-3,012,667	-17,292,120	-12,165,234	-7,831,055	-6,002,667
300	-73,856	-3,382,586	-17,662,040	-12,535,154	-8,200,975	-6,372,586

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	128,355	5,787,081	-8,492,372	-3,365,486	968,692	2,797,081
20	118,409	5,423,114	-8,856,339	-3,729,453	604,726	2,433,114
40	110,463	5,059,193	-9,220,260	-4,093,374	240,805	2,069,193
60	102,516	4,695,226	-9,584,227	-4,457,341	-123,162	1,705,226
80	94,569	4,331,259	-9,948,194	-4,821,308	-487,129	1,341,259
100	86,623	3,967,338	-10,312,115	-5,185,229	-851,050	977,338
120	78,676	3,603,372	-10,676,082	-5,549,196	-1,215,017	613,372
140	70,729	3,239,405	-11,040,049	-5,913,163	-1,578,984	249,405
160	62,782	2,875,438	-11,404,016	-6,277,129	-1,942,951	-114,562
180	54,837	2,511,517	-11,767,937	-6,641,050	-2,306,872	-478,483
200	46,890	2,147,550	-12,131,903	-7,005,017	-2,670,838	-842,450
220	38,943	1,783,583	-12,495,870	-7,368,984	-3,034,805	-1,206,417
240	30,997	1,419,622	-12,859,791	-7,732,905	-3,398,726	-1,570,338
260	23,050	1,055,695	-13,223,758	-8,096,872	-3,762,693	-1,934,305
280	15,103	691,729	-13,587,725	-8,460,839	-4,126,660	-2,298,271
300	7,156	327,762	-13,951,692	-8,824,806	-4,490,627	-2,662,238

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	142,320	6,518,263	-7,761,191	-2,634,305	1,699,874	3,528,263
20	134,373	6,154,296	-8,125,158	-2,998,272	1,335,907	3,164,296
40	126,427	5,790,375	-8,489,079	-3,362,193	971,986	2,800,375
60	118,481	5,426,408	-8,853,046	-3,726,160	608,019	2,436,408
80	110,534	5,062,441	-9,217,012	-4,090,126	244,052	2,072,441
100	102,588	4,698,520	-9,580,934	-4,454,047	-119,869	1,708,520
120	94,641	4,334,553	-9,944,900	-4,818,014	-483,835	1,344,553
140	86,694	3,970,586	-10,308,867	-5,181,981	-847,802	980,586
160	78,747	3,606,619	-10,672,834	-5,545,948	-1,211,769	616,619
180	70,801	3,242,698	-11,036,755	-5,909,869	-1,575,690	252,698
200	62,854	2,878,732	-11,400,722	-6,273,836	-1,939,657	-111,268
220	54,908	2,514,765	-11,764,689	-6,637,803	-2,303,624	-475,235
240	46,962	2,150,844	-12,128,610	-7,001,724	-2,667,545	-839,156
260	39,015	1,786,877	-12,492,577	-7,365,690	-3,031,512	-1,203,123
280	31,068	1,422,910	-12,856,543	-7,729,657	-3,395,479	-1,567,090
300	23,121	1,058,943	-13,220,510	-8,093,624	-3,759,445	-1,931,057

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£180

Site type 2

£4,844

Private values £4844 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	206,179	9,442,989	-4,836,465	290,421	4,624,600	6,452,989
20	198,233	9,079,068	-5,200,386	-73,500	4,260,679	6,089,068
40	190,286	8,715,101	-5,564,353	-437,467	3,896,712	5,725,101
60	182,339	8,351,134	-5,928,320	-801,433	3,532,745	5,361,134
80	174,392	7,987,167	-6,292,286	-1,165,400	3,168,779	4,997,167
100	166,446	7,623,246	-6,656,207	-1,529,321	2,804,858	4,633,246
120	158,500	7,259,279	-7,020,174	-1,893,288	2,440,891	4,269,279
140	150,553	6,895,312	-7,384,141	-2,257,255	2,076,924	3,905,312
160	142,607	6,531,391	-7,748,062	-2,621,176	1,713,003	3,541,391
180	134,660	6,167,425	-8,112,029	-2,985,143	1,349,036	3,177,425
200	126,713	5,803,458	-8,475,996	-3,349,110	985,069	2,813,458
220	118,766	5,439,491	-8,839,963	-3,713,076	621,102	2,449,491
240	110,820	5,075,570	-9,203,884	-4,076,997	257,181	2,085,570
260	102,873	4,711,603	-9,567,850	-4,440,964	-106,786	1,721,603
280	94,927	4,347,636	-9,931,817	-4,804,931	-470,752	1,357,636
300	86,981	3,983,715	-10,295,738	-5,168,852	-834,673	993,715

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£240	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 3

Flats	
No of units	65 units
Density:	500 dph
CSH level:	4 private
	Affordable

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-127,840	-983,384	-15,262,837	-10,135,951	-5,801,772	-3,973,384
20	-175,429	-1,349,455	-15,628,909	-10,502,023	-6,167,844	-4,339,455
40	-223,018	-1,715,527	-15,994,980	-10,868,094	-6,533,915	-4,705,527
60	-270,607	-2,081,591	-16,361,044	-11,234,158	-6,899,979	-5,071,591
80	-318,196	-2,447,662	-16,727,116	-11,600,230	-7,266,051	-5,437,662
100	-365,785	-2,813,734	-17,093,187	-11,966,301	-7,632,122	-5,803,734
120	-413,375	-3,179,805	-17,459,259	-12,332,373	-7,998,194	-6,169,805
140	-460,964	-3,545,877	-17,825,330	-12,698,444	-8,364,266	-6,535,877
160	-508,553	-3,911,949	-18,191,402	-13,064,516	-8,730,337	-6,901,949
180	-556,143	-4,278,020	-18,557,474	-13,430,587	-9,096,409	-7,268,020
200	-603,732	-4,644,092	-18,923,545	-13,796,659	-9,462,480	-7,634,092
220	-651,320	-5,010,166	-19,289,609	-14,162,723	-9,828,544	-8,000,166
240	-698,910	-5,376,227	-19,655,681	-14,528,794	-10,194,616	-8,366,227
260	-746,499	-5,742,299	-20,021,752	-14,894,866	-10,560,687	-8,732,299
280	-794,088	-6,108,370	-20,387,824	-15,260,938	-10,926,759	-9,098,370
300	-841,677	-6,474,442	-20,753,895	-15,627,009	-11,292,830	-9,464,442

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	151,808	1,167,754	-13,111,699	-7,984,813	-3,650,634	-1,822,246
20	104,985	807,575	-13,471,879	-8,344,993	-4,010,814	-2,182,425
40	58,161	447,395	-13,832,058	-8,705,172	-4,370,993	-2,542,605
60	11,338	87,215	-14,192,238	-9,065,352	-4,731,173	-2,902,785
80	-36,065	-277,426	-14,556,880	-9,429,994	-5,095,815	-3,262,426
100	-83,655	-643,498	-14,922,952	-9,796,065	-5,461,887	-3,633,498
120	-131,244	-1,009,570	-15,289,023	-10,162,137	-5,827,958	-3,999,570
140	-178,833	-1,375,641	-15,655,095	-10,528,208	-6,194,030	-4,365,641
160	-226,423	-1,741,713	-16,021,166	-10,894,280	-6,560,101	-4,731,713
180	-274,012	-2,107,784	-16,387,238	-11,260,352	-6,926,173	-5,097,784
200	-321,601	-2,473,856	-16,753,309	-11,626,423	-7,292,244	-5,463,856
220	-369,191	-2,839,927	-17,119,381	-11,992,495	-7,658,316	-5,829,927
240	-416,779	-3,205,991	-17,485,445	-12,358,559	-8,024,380	-6,195,991
260	-464,368	-3,572,063	-17,851,516	-12,724,630	-8,390,451	-6,562,063
280	-511,957	-3,938,134	-18,217,588	-13,090,702	-8,756,523	-6,928,134
300	-559,547	-4,304,206	-18,583,659	-13,456,773	-9,122,594	-7,294,206

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	614,459	4,726,607	-9,552,847	-4,425,961	-91,782	1,736,607
20	567,636	4,366,427	-9,913,026	-4,786,140	-451,961	1,376,427
40	520,812	4,006,248	-10,273,206	-5,146,320	-812,141	1,016,248
60	473,989	3,646,068	-10,633,386	-5,506,499	-1,172,321	656,068
80	427,165	3,285,888	-10,993,565	-5,866,679	-1,532,500	295,888
100	380,342	2,925,709	-11,353,745	-6,226,859	-1,892,680	-64,291
120	333,519	2,565,529	-11,713,924	-6,587,038	-2,252,859	-424,471
140	286,695	2,205,350	-12,074,104	-6,947,218	-2,613,039	-784,650
160	239,872	1,845,170	-12,434,284	-7,307,397	-2,973,219	-1,144,830
180	193,049	1,484,990	-12,794,463	-7,667,577	-3,333,398	-1,505,010
200	146,225	1,124,811	-13,154,643	-8,027,757	-3,693,578	-1,865,189
220	99,402	764,631	-13,514,822	-8,387,936	-4,053,757	-2,225,369
240	52,579	404,452	-13,875,002	-8,748,116	-4,413,937	-2,585,548
260	5,755	44,272	-14,235,182	-9,108,295	-4,774,117	-2,945,728
280	-41,740	-321,077	-14,600,531	-9,473,645	-5,139,466	-3,311,077
300	-89,329	-687,149	-14,966,602	-9,839,716	-5,505,537	-3,677,149

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£80

£4,629

Private values £4629 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	706,989	5,438,379	-8,841,075	-3,714,189	619,990	2,448,379
20	660,166	5,078,199	-9,201,254	-4,074,368	259,811	2,088,199
40	613,343	4,718,020	-9,561,434	-4,434,548	-100,369	1,728,020
60	566,519	4,357,840	-9,921,614	-4,794,727	-460,549	1,367,840
80	519,696	3,997,660	-10,281,793	-5,154,907	-820,728	1,007,660
100	472,872	3,637,481	-10,641,973	-5,515,087	-1,180,908	647,481
120	426,049	3,277,301	-11,002,152	-5,875,266	-1,541,087	287,301
140	379,226	2,917,122	-11,362,332	-6,235,446	-1,901,267	-72,878
160	332,402	2,556,942	-11,722,512	-6,595,625	-2,261,447	-433,058
180	285,579	2,196,762	-12,082,691	-6,955,805	-2,621,626	-793,238
200	238,756	1,836,583	-12,442,871	-7,315,985	-2,981,806	-1,153,417
220	191,932	1,476,403	-12,803,050	-7,676,164	-3,341,985	-1,513,597
240	145,109	1,116,224	-13,163,230	-8,036,344	-3,702,165	-1,873,776
260	98,285	756,036	-13,523,411	-8,396,531	-4,062,352	-2,233,964
280	51,461	395,857	-13,883,597	-8,756,711	-4,422,532	-2,594,143
300	4,638	35,677	-14,243,776	-9,116,890	-4,782,712	-2,954,323

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£120

Site type 3

£4,844

Private values £4844 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	1,077,110	8,285,459	-5,993,994	-867,108	3,467,071	5,295,459
20	1,030,286	7,925,280	-6,354,174	-1,227,288	3,106,891	4,935,280
40	983,463	7,565,100	-6,714,354	-1,587,467	2,746,711	4,575,100
60	936,640	7,204,920	-7,074,533	-1,947,647	2,386,532	4,214,920
80	889,816	6,844,741	-7,434,713	-2,307,827	2,026,352	3,854,741
100	842,993	6,484,561	-7,794,892	-2,668,006	1,666,173	3,494,561
120	796,170	6,124,382	-8,155,072	-3,028,186	1,305,993	3,134,382
140	749,346	5,764,202	-8,515,252	-3,388,365	945,813	2,774,202
160	702,523	5,404,022	-8,875,431	-3,748,545	585,634	2,414,022
180	655,700	5,043,843	-9,235,611	-4,108,725	225,454	2,053,843
200	608,876	4,683,663	-9,595,790	-4,468,904	-134,725	1,693,663
220	562,053	4,323,484	-9,955,970	-4,829,084	-494,905	1,333,484
240	515,230	3,963,304	-10,316,150	-5,189,263	-855,085	973,304
260	468,406	3,603,124	-10,676,329	-5,549,443	-1,215,264	613,124
280	421,583	3,242,945	-11,036,509	-5,909,623	-1,575,444	252,945
300	374,759	2,882,765	-11,396,688	-6,269,802	-1,935,623	-107,235

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£160	£280

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 4	
Flats	
No of units	120 units
Density:	743 dph
CSH level:	4 private
	Affordable

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.16 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-3,107,776	-19,242,316	-33,521,769	-28,394,883	-24,060,704	-22,232,316
20	-3,200,612	-19,817,120	-34,096,574	-28,969,688	-24,635,509	-22,807,120
40	-3,293,447	-20,391,925	-34,671,379	-29,544,493	-25,210,314	-23,381,925
60	-3,386,282	-20,966,730	-35,246,184	-30,119,297	-25,785,119	-23,956,730
80	-3,479,117	-21,541,535	-35,820,988	-30,694,102	-26,359,923	-24,531,535
100	-3,571,953	-22,116,340	-36,395,793	-31,268,907	-26,934,728	-25,106,340
120	-3,664,788	-22,691,144	-36,970,598	-31,843,712	-27,509,533	-25,681,144
140	-3,757,623	-23,265,949	-37,545,403	-32,418,517	-28,084,338	-26,255,949
160	-3,850,458	-23,840,754	-38,120,207	-32,993,321	-28,659,143	-26,830,754
180	-3,943,293	-24,415,559	-38,695,012	-33,568,126	-29,233,947	-27,405,559
200	-4,036,129	-24,990,364	-39,269,817	-34,142,931	-29,808,752	-27,980,364
220	-4,128,964	-25,565,168	-39,844,622	-34,717,736	-30,383,557	-28,555,168
240	-4,221,799	-26,139,973	-40,419,427	-35,292,540	-30,958,362	-29,129,973
260	-4,314,634	-26,714,778	-40,994,231	-35,867,345	-31,533,166	-29,704,778
280	-4,407,470	-27,289,583	-41,569,036	-36,442,150	-32,107,971	-30,279,583
300	-4,500,305	-27,864,387	-42,143,841	-37,016,955	-32,682,776	-30,854,387

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-2,571,252	-15,920,337	-30,199,790	-25,072,904	-20,738,725	-18,910,337
20	-2,664,087	-16,495,142	-30,774,595	-25,647,709	-21,313,530	-19,485,142
40	-2,756,923	-17,069,946	-31,349,400	-26,222,514	-21,888,335	-20,059,946
60	-2,849,758	-17,644,751	-31,924,205	-26,797,318	-22,463,140	-20,634,751
80	-2,942,593	-18,219,556	-32,499,009	-27,372,123	-23,037,944	-21,209,556
100	-3,035,428	-18,794,361	-33,073,814	-27,946,928	-23,612,749	-21,784,361
120	-3,128,264	-19,369,165	-33,648,619	-28,521,733	-24,187,554	-22,359,165
140	-3,221,099	-19,943,970	-34,223,424	-29,096,538	-24,762,359	-22,933,970
160	-3,313,934	-20,518,775	-34,798,229	-29,671,342	-25,337,164	-23,508,775
180	-3,406,769	-21,093,580	-35,373,033	-30,246,147	-25,911,968	-24,083,580
200	-3,499,605	-21,668,385	-35,947,838	-30,820,952	-26,486,773	-24,658,385
220	-3,592,440	-22,243,189	-36,522,643	-31,395,757	-27,061,578	-25,233,189
240	-3,685,275	-22,817,994	-37,097,448	-31,970,562	-27,636,383	-25,807,994
260	-3,778,110	-23,392,799	-37,672,253	-32,545,366	-28,211,188	-26,382,799
280	-3,870,946	-23,967,603	-38,247,058	-33,120,171	-28,785,993	-26,957,603
300	-3,963,782	-24,542,408	-38,821,863	-33,694,976	-29,360,798	-27,532,408

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-1,677,046	-10,383,707	-24,663,161	-19,536,275	-15,202,096	-13,373,707
20	-1,769,881	-10,958,512	-25,237,966	-20,111,079	-15,776,901	-13,948,512
40	-1,862,716	-11,533,317	-25,812,770	-20,685,884	-16,351,705	-14,523,317
60	-1,955,551	-12,108,122	-26,387,575	-21,260,689	-16,926,510	-15,098,122
80	-2,048,386	-12,682,927	-26,962,380	-21,835,500	-17,501,321	-15,672,927
100	-2,141,221	-13,257,732	-27,537,185	-22,410,305	-18,076,126	-16,247,732
120	-2,234,056	-13,832,537	-28,111,990	-22,985,110	-18,650,931	-16,822,537
140	-2,326,891	-14,407,342	-28,686,795	-23,559,914	-19,225,736	-17,397,342
160	-2,419,726	-14,982,147	-29,261,600	-24,134,719	-19,800,540	-17,972,147
180	-2,512,561	-15,556,952	-29,836,405	-24,709,524	-20,375,345	-18,546,952
200	-2,605,396	-16,131,757	-30,411,210	-25,284,329	-20,950,150	-19,121,757
220	-2,698,231	-16,706,562	-30,986,015	-25,859,134	-21,524,955	-19,696,562
240	-2,791,066	-17,281,367	-31,560,820	-26,433,938	-22,099,760	-20,271,367
260	-2,883,901	-17,856,172	-32,135,625	-27,008,743	-22,674,564	-20,846,172
280	-2,976,736	-18,430,977	-32,710,430	-27,583,548	-23,249,369	-21,420,977
300	-3,069,571	-19,005,782	-33,285,235	-28,158,353	-23,824,174	-21,995,782

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	-1,498,205	-9,276,385	-23,555,839	-18,428,953	-14,094,774	-12,266,385
20	-1,591,040	-9,851,190	-24,130,643	-19,003,757	-14,669,579	-12,841,190
40	-1,683,875	-10,425,995	-24,705,448	-19,578,562	-15,244,383	-13,415,995
60	-1,776,711	-11,000,800	-25,280,253	-20,153,367	-15,819,188	-13,990,800
80	-1,869,546	-11,575,604	-25,855,058	-20,728,172	-16,393,993	-14,565,604
100	-1,962,381	-12,150,409	-26,429,863	-21,302,976	-16,968,798	-15,140,409
120	-2,055,216	-12,725,214	-27,004,667	-21,877,781	-17,543,602	-15,715,214
140	-2,148,051	-13,300,019	-27,579,472	-22,452,586	-18,118,407	-16,290,019
160	-2,240,887	-13,874,823	-28,154,277	-23,027,391	-18,693,212	-16,864,823
180	-2,333,722	-14,449,628	-28,729,082	-23,602,196	-19,268,017	-17,439,628
200	-2,426,557	-15,024,433	-29,303,887	-24,177,000	-19,842,822	-18,014,433
220	-2,519,392	-15,599,238	-29,878,691	-24,751,805	-20,417,626	-18,589,238
240	-2,612,228	-16,174,043	-30,453,496	-25,326,610	-20,992,431	-19,164,043
260	-2,705,063	-16,748,847	-31,028,301	-25,901,415	-21,567,236	-19,738,847
280	-2,797,898	-17,323,652	-31,603,106	-26,476,220	-22,142,041	-20,313,652
300	-2,890,733	-17,898,457	-32,177,910	-27,051,024	-22,716,846	-20,888,457

Maximum CIL rates (per square metre)

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

Site type 4

£4,844

Private values £4844 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	-782,840	-4,847,084	-19,126,538	-13,999,851	-9,865,473	-7,837,084
20	-875,675	-5,421,889	-19,701,342	-14,574,456	-10,240,277	-8,411,889
40	-968,510	-5,996,694	-20,276,147	-15,149,261	-10,815,082	-8,986,694
60	-1,061,346	-6,571,498	-20,850,952	-15,724,066	-11,389,887	-9,561,498
80	-1,154,181	-7,146,303	-21,425,757	-16,298,871	-11,964,692	-10,136,303
100	-1,247,016	-7,721,108	-22,000,562	-16,873,675	-12,539,497	-10,711,108
120	-1,339,851	-8,295,913	-22,575,366	-17,448,480	-13,114,301	-11,285,913
140	-1,432,687	-8,870,718	-23,150,171	-18,023,285	-13,689,106	-11,860,718
160	-1,525,522	-9,445,522	-23,724,976	-18,598,090	-14,263,911	-12,435,522
180	-1,618,357	-10,020,327	-24,299,781	-19,172,895	-14,838,716	-13,010,327
200	-1,711,192	-10,595,132	-24,874,586	-19,747,699	-15,413,521	-13,585,132
220	-1,804,027	-11,169,937	-25,449,390	-20,322,504	-15,988,325	-14,159,937
240	-1,896,863	-11,744,742	-26,024,195	-20,897,309	-16,563,130	-14,734,742
260	-1,989,698	-12,319,546	-26,599,000	-21,472,114	-17,137,935	-15,309,546
280	-2,082,533	-12,894,351	-27,173,805	-22,046,919	-17,712,740	-15,884,351
300	-2,175,368	-13,469,156	-27,748,609	-22,621,723	-18,287,544	-16,459,156

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 5	
Flats	
No of units	400 units
Density:	470 dph
CSH level:	4 private
Affordable	

Affordable %	30%
% rented	70%
% intermed	30%

Site area	0.85 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-5,596,879	-6,576,333	-20,855,786	-15,728,900	-11,394,721	-9,566,333
20	-5,921,870	-6,958,197	-21,237,651	-16,110,764	-11,776,586	-9,948,197
40	-6,246,861	-7,340,062	-21,619,515	-16,492,629	-12,158,450	-10,330,062
60	-6,571,852	-7,721,926	-22,001,380	-16,874,494	-12,540,315	-10,711,926
80	-6,896,843	-8,103,791	-22,383,244	-17,256,358	-12,922,179	-11,093,791
100	-7,221,834	-8,485,655	-22,765,109	-17,638,223	-13,304,044	-11,475,655
120	-7,546,825	-8,867,520	-23,146,973	-18,020,087	-13,685,908	-11,857,520
140	-7,871,815	-9,249,383	-23,528,837	-18,401,951	-14,067,772	-12,239,383
160	-8,196,807	-9,631,248	-23,910,701	-18,783,815	-14,449,636	-12,621,248
180	-8,521,798	-10,013,112	-24,292,566	-19,165,680	-14,831,501	-13,003,112
200	-8,846,789	-10,394,977	-24,674,430	-19,547,544	-15,213,365	-13,384,977
220	-9,171,780	-10,776,841	-25,056,295	-19,929,409	-15,595,230	-13,766,841
240	-9,496,771	-11,158,706	-25,438,159	-20,311,273	-15,977,094	-14,148,706
260	-9,821,762	-11,540,570	-25,820,024	-20,693,138	-16,358,959	-14,530,570
280	-10,146,753	-11,922,435	-26,201,888	-21,075,002	-16,740,824	-14,912,435
300	-10,471,744	-12,304,300	-26,583,753	-21,456,867	-17,122,688	-15,294,300

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-3,805,286	-4,471,211	-18,750,664	-13,623,778	-9,289,599	-7,461,211
20	-4,130,277	-4,853,075	-19,132,529	-14,005,643	-9,671,464	-7,843,075
40	-4,455,268	-5,234,940	-19,514,393	-14,387,507	-10,053,328	-8,224,940
60	-4,780,259	-5,616,804	-19,896,258	-14,769,572	-10,435,193	-8,606,804
80	-5,105,250	-5,998,669	-20,278,123	-15,151,236	-10,817,058	-8,988,669
100	-5,430,241	-6,380,534	-20,659,987	-15,533,101	-11,198,922	-9,370,534
120	-5,755,232	-6,762,398	-21,041,852	-15,914,965	-11,580,787	-9,752,398
140	-6,080,223	-7,144,263	-21,423,716	-16,296,830	-11,962,651	-10,134,263
160	-6,405,215	-7,526,127	-21,805,581	-16,678,695	-12,344,516	-10,516,127
180	-6,730,206	-7,907,992	-22,187,445	-17,060,559	-12,726,380	-10,897,992
200	-7,055,197	-8,289,856	-22,569,310	-17,442,424	-13,108,245	-11,279,856
220	-7,380,188	-8,671,721	-22,951,174	-17,824,288	-13,490,109	-11,661,721
240	-7,705,179	-9,053,584	-23,333,038	-18,206,152	-13,871,973	-12,043,584
260	-8,030,169	-9,435,449	-23,714,902	-18,588,016	-14,253,837	-12,425,449
280	-8,355,160	-9,817,313	-24,096,767	-18,969,881	-14,635,702	-12,807,313
300	-8,680,151	-10,199,178	-24,478,631	-19,351,745	-15,017,566	-13,189,178

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-819,299	-962,676	-15,242,129	-10,115,243	-5,781,064	-3,952,676
20	-1,144,290	-1,344,540	-15,623,994	-10,497,108	-6,162,929	-4,334,540
40	-1,469,281	-1,726,405	-16,005,858	-10,878,972	-6,544,793	-4,716,405
60	-1,794,272	-2,108,269	-16,387,723	-11,260,837	-6,926,658	-5,098,269
80	-2,119,263	-2,490,134	-16,769,588	-11,642,701	-7,308,523	-5,480,134
100	-2,444,254	-2,871,999	-17,151,452	-12,024,566	-7,690,387	-5,861,999
120	-2,769,244	-3,253,862	-17,533,315	-12,406,429	-8,072,250	-6,243,862
140	-3,094,235	-3,635,726	-17,915,180	-12,788,294	-8,454,115	-6,625,726
160	-3,419,226	-4,017,591	-18,297,045	-13,170,158	-8,835,980	-7,007,591
180	-3,744,217	-4,399,456	-18,678,909	-13,552,023	-9,217,844	-7,389,456
200	-4,069,208	-4,781,320	-19,060,774	-13,933,887	-9,599,709	-7,771,320
220	-4,394,200	-5,163,185	-19,442,638	-14,315,752	-9,981,573	-8,153,185
240	-4,719,191	-5,545,049	-19,824,503	-14,697,617	-10,363,438	-8,535,049
260	-5,044,182	-5,926,914	-20,206,367	-15,079,481	-10,745,302	-8,916,914
280	-5,369,173	-6,308,778	-20,588,232	-15,461,346	-11,127,167	-9,298,778
300	-5,694,164	-6,690,643	-20,970,096	-15,843,210	-11,509,031	-9,680,643

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	-222,101	-260,969	-14,540,422	-9,413,536	-5,079,357	-3,250,969
20	-547,092	-642,833	-14,922,287	-9,795,400	-5,461,222	-3,632,833
40	-872,083	-1,024,698	-15,304,151	-10,177,265	-5,843,086	-4,014,698
60	-1,197,074	-1,406,562	-15,686,016	-10,559,130	-6,224,951	-4,396,562
80	-1,522,065	-1,788,427	-16,067,880	-10,940,994	-6,606,815	-4,778,427
100	-1,847,056	-2,170,291	-16,449,745	-11,322,859	-6,988,680	-5,160,291
120	-2,172,048	-2,552,156	-16,831,609	-11,704,723	-7,370,544	-5,542,156
140	-2,497,039	-2,934,020	-17,213,474	-12,086,588	-7,752,409	-5,924,020
160	-2,822,029	-3,315,884	-17,595,337	-12,468,451	-8,134,272	-6,305,884
180	-3,147,020	-3,697,748	-17,977,202	-12,850,316	-8,516,137	-6,687,748
200	-3,472,011	-4,079,613	-18,359,066	-13,232,180	-8,898,001	-7,069,613
220	-3,797,002	-4,461,477	-18,740,931	-13,614,045	-9,279,866	-7,451,477
240	-4,121,993	-4,843,342	-19,122,795	-13,995,909	-9,661,730	-7,833,342
260	-4,446,984	-5,225,206	-19,504,660	-14,377,774	-10,043,595	-8,215,206
280	-4,771,975	-5,607,071	-19,886,525	-14,759,638	-10,425,460	-8,597,071
300	-5,096,966	-5,988,936	-20,268,389	-15,141,503	-10,807,324	-8,978,936

Maximum CIL rates (per square metre)

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

Site type 5

£4,844

Private values £4844 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	2,131,823	2,504,892	-11,774,562	-6,647,676	-2,313,497	-485,108
20	1,812,061	2,129,172	-12,150,281	-7,023,395	-2,689,217	-860,828
40	1,492,300	1,753,452	-12,526,001	-7,399,115	-3,064,936	-1,236,548
60	1,172,539	1,377,733	-12,901,721	-7,774,835	-3,440,656	-1,612,267
80	852,778	1,002,014	-13,277,439	-8,150,553	-3,816,374	-1,987,986
100	533,017	626,295	-13,653,159	-8,526,273	-4,192,094	-2,363,705
120	213,255	250,575	-14,028,878	-8,901,992	-4,567,813	-2,739,425
140	-108,248	-127,191	-14,406,645	-9,279,759	-4,945,580	-3,117,191
160	-433,239	-509,056	-14,788,510	-9,661,623	-5,327,445	-3,499,056
180	-758,230	-890,921	-15,170,374	-10,043,488	-5,709,309	-3,880,921
200	-1,083,221	-1,272,785	-15,552,239	-10,425,352	-6,091,174	-4,262,785
220	-1,408,212	-1,654,650	-15,934,103	-10,807,217	-6,473,038	-4,644,650
240	-1,733,204	-2,036,514	-16,315,968	-11,189,082	-6,854,903	-5,026,514
260	-2,058,195	-2,418,379	-16,697,832	-11,570,946	-7,236,767	-5,408,379
280	-2,383,186	-2,800,243	-17,079,697	-11,952,811	-7,618,632	-5,790,243
300	-2,708,177	-3,182,108	-17,461,561	-12,334,675	-8,000,496	-6,172,108

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 6	
Flats	
No of units	640 units
Density:	492 dph
CSH level:	4 private
	Affordable

Affordable %	30%
% rented	70%
% intermed	30%

Site area	1.30 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-7,866,832	-6,046,858	-20,326,312	-15,199,426	-10,865,247	-9,036,858
20	-8,326,777	-6,401,210	-20,680,664	-15,553,777	-11,219,599	-9,391,210
40	-8,787,723	-6,755,562	-21,035,015	-15,908,129	-11,573,950	-9,745,562
60	-9,248,668	-7,109,913	-21,389,367	-16,262,481	-11,928,302	-10,099,913
80	-9,709,613	-7,464,265	-21,743,719	-16,616,832	-12,282,654	-10,454,265
100	-10,170,558	-7,818,617	-22,098,070	-16,971,184	-12,637,005	-10,808,617
120	-10,631,504	-8,172,968	-22,452,422	-17,325,536	-12,991,357	-11,162,968
140	-11,092,449	-8,527,320	-22,806,774	-17,679,887	-13,345,709	-11,517,320
160	-11,553,394	-8,881,672	-23,161,125	-18,034,239	-13,700,060	-11,871,672
180	-12,014,341	-9,236,024	-23,515,478	-18,388,592	-14,054,413	-12,226,024
200	-12,475,286	-9,590,376	-23,869,829	-18,742,943	-14,408,764	-12,580,376
220	-12,936,231	-9,944,728	-24,224,181	-19,097,295	-14,763,116	-12,934,728
240	-13,397,176	-10,299,079	-24,578,533	-19,451,647	-15,117,468	-13,289,079
260	-13,858,122	-10,653,431	-24,932,884	-19,805,998	-15,471,820	-13,643,431
280	-14,319,067	-11,007,783	-25,287,236	-20,160,350	-15,826,171	-13,997,783
300	-14,780,012	-11,362,134	-25,641,588	-20,514,702	-16,180,523	-14,352,134

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-5,325,752	-4,094,171	-18,373,625	-13,246,739	-8,912,560	-7,084,171
20	-5,786,697	-4,448,523	-18,727,977	-13,601,091	-9,266,912	-7,438,523
40	-6,247,642	-4,802,875	-19,082,328	-13,955,442	-9,621,263	-7,792,875
60	-6,708,587	-5,157,227	-19,436,680	-14,309,794	-9,975,615	-8,147,227
80	-7,169,533	-5,511,578	-19,791,032	-14,664,146	-10,329,967	-8,501,578
100	-7,630,478	-5,865,930	-20,145,383	-15,018,497	-10,684,318	-8,855,930
120	-8,091,423	-6,220,282	-20,499,735	-15,372,849	-11,038,670	-9,210,282
140	-8,552,368	-6,574,633	-20,854,087	-15,727,201	-11,393,022	-9,564,633
160	-9,013,314	-6,928,985	-21,208,438	-16,081,552	-11,747,373	-9,918,985
180	-9,474,259	-7,283,337	-21,562,790	-16,435,904	-12,101,725	-10,273,337
200	-9,935,204	-7,637,688	-21,917,142	-16,790,256	-12,456,077	-10,627,688
220	-10,396,150	-7,992,040	-22,271,493	-17,144,607	-12,810,429	-10,982,040
240	-10,857,095	-8,346,392	-22,625,845	-17,498,959	-13,164,780	-11,336,392
260	-11,318,041	-8,700,744	-22,980,196	-17,853,311	-13,519,133	-11,690,744
280	-11,778,986	-9,055,096	-23,334,549	-18,207,663	-13,873,484	-12,045,096
300	-12,239,932	-9,409,447	-23,688,901	-18,562,015	-14,227,836	-12,399,447

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-1,092,283	-839,693	-15,119,146	-9,992,260	-5,658,081	-3,829,693
20	-1,553,228	-1,194,044	-15,473,498	-10,346,612	-6,012,433	-4,184,044
40	-2,014,174	-1,548,396	-15,827,849	-10,700,963	-6,366,785	-4,538,396
60	-2,475,119	-1,902,748	-16,182,201	-11,055,315	-6,721,136	-4,892,748
80	-2,936,064	-2,257,099	-16,536,553	-11,409,667	-7,075,488	-5,247,099
100	-3,397,009	-2,611,451	-16,890,905	-11,764,018	-7,429,840	-5,601,451
120	-3,857,955	-2,965,803	-17,245,256	-12,118,370	-7,784,191	-5,955,803
140	-4,318,900	-3,320,154	-17,599,608	-12,472,722	-8,138,543	-6,310,154
160	-4,779,846	-3,674,507	-17,953,960	-12,827,074	-8,492,895	-6,664,507
180	-5,240,792	-4,028,859	-18,308,312	-13,181,426	-8,847,247	-7,018,859
200	-5,701,737	-4,383,210	-18,662,664	-13,535,778	-9,201,599	-7,373,210
220	-6,162,682	-4,737,562	-19,017,015	-13,890,129	-9,555,950	-7,727,562
240	-6,623,627	-5,091,914	-19,371,367	-14,244,481	-9,910,302	-8,081,914
260	-7,084,573	-5,446,265	-19,725,719	-14,598,833	-10,264,654	-8,436,265
280	-7,545,518	-5,800,617	-20,080,070	-14,953,184	-10,619,005	-8,790,617
300	-8,006,463	-6,154,969	-20,434,422	-15,307,536	-10,973,357	-9,144,969

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	-245,590	-188,797	-14,468,250	-9,341,364	-5,007,186	-3,178,797
20	-706,535	-543,149	-14,822,602	-9,695,716	-5,361,537	-3,533,149
40	-1,167,480	-897,500	-15,176,954	-10,050,068	-5,715,889	-3,887,500
60	-1,628,425	-1,251,852	-15,531,306	-10,404,419	-6,070,241	-4,241,852
80	-2,089,371	-1,606,204	-15,885,657	-10,758,771	-6,424,592	-4,596,204
100	-2,550,316	-1,960,555	-16,240,009	-11,113,123	-6,778,944	-4,950,555
120	-3,011,261	-2,314,907	-16,594,361	-11,467,474	-7,133,296	-5,304,907
140	-3,472,207	-2,669,259	-16,948,712	-11,821,826	-7,487,647	-5,659,259
160	-3,933,152	-3,023,610	-17,303,064	-12,176,178	-7,841,999	-6,013,610
180	-4,394,097	-3,377,962	-17,657,416	-12,530,529	-8,196,351	-6,367,962
200	-4,855,043	-3,732,315	-18,011,768	-12,884,882	-8,550,703	-6,722,315
220	-5,315,988	-4,086,666	-18,366,120	-13,239,234	-8,905,055	-7,076,666
240	-5,776,934	-4,441,018	-18,720,471	-13,593,585	-9,259,406	-7,431,018
260	-6,237,879	-4,795,370	-19,074,823	-13,947,937	-9,613,758	-7,785,370
280	-6,698,824	-5,149,721	-19,429,175	-14,302,289	-9,968,110	-8,139,721
300	-7,159,770	-5,504,073	-19,783,526	-14,656,640	-10,322,462	-8,494,073

Maximum CIL rates (per square metre)

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

Site type 6

£4,844

Private values £4844 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	3,090,637	2,375,927	-11,903,526	-6,776,640	-2,442,461	-614,073
20	2,637,109	2,027,278	-12,252,176	-7,125,290	-2,791,111	-962,722
40	2,183,581	1,678,628	-12,600,825	-7,473,939	-3,139,761	-1,311,372
60	1,730,054	1,329,979	-12,949,474	-7,822,588	-3,488,409	-1,660,021
80	1,276,526	981,329	-13,298,124	-8,171,238	-3,837,059	-2,008,671
100	822,998	632,680	-13,646,774	-8,519,888	-4,185,709	-2,357,320
120	369,470	284,030	-13,995,423	-8,868,537	-4,534,359	-2,705,970
140	-85,433	-65,676	-14,345,130	-9,218,244	-4,884,065	-3,055,676
160	-546,378	-420,028	-14,699,481	-9,572,595	-5,238,417	-3,410,028
180	-1,007,323	-774,380	-15,053,833	-9,926,947	-5,592,768	-3,764,380
200	-1,468,268	-1,128,731	-15,408,185	-10,281,299	-5,947,120	-4,118,731
220	-1,929,214	-1,483,083	-15,762,537	-10,635,650	-6,301,472	-4,473,083
240	-2,390,159	-1,837,435	-16,116,888	-10,990,002	-6,655,823	-4,827,435
260	-2,851,104	-2,191,786	-16,471,240	-11,344,354	-7,010,175	-5,181,786
280	-3,312,049	-2,546,138	-16,825,592	-11,698,705	-7,364,527	-5,536,138
300	-3,772,995	-2,900,490	-17,179,943	-12,053,057	-7,718,878	-5,890,490

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 7

	Flats & Houses
No of units	1100 units
Density:	219 dph
CSH level:	4 private
	Affordable

Affordable %	30%
% rented	70%
% intermed	30%

Site area	6.28 ha
Net to gross	80%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	28,506,016	4,540,231	-9,739,223	-4,612,337	-278,158	1,550,231
20	27,800,824	4,427,913	-9,851,540	-4,724,654	-390,475	1,437,913
40	27,094,082	4,315,348	-9,964,105	-4,837,219	-503,040	1,325,348
60	26,377,357	4,201,194	-10,078,260	-4,951,374	-617,195	1,211,194
80	25,660,633	4,087,039	-10,192,414	-5,065,528	-731,349	1,097,039
100	24,943,909	3,972,884	-10,306,569	-5,179,683	-845,504	982,884
120	24,215,777	3,858,913	-10,422,541	-5,295,654	-961,476	868,913
140	23,487,332	3,744,891	-10,538,562	-5,411,676	-1,077,497	754,891
160	22,758,885	3,624,870	-10,654,584	-5,527,698	-1,193,519	634,870
180	22,020,162	3,507,211	-10,772,242	-5,645,356	-1,311,177	517,211
200	21,279,803	3,389,292	-10,890,161	-5,763,275	-1,429,096	399,292
220	20,539,442	3,271,373	-11,008,081	-5,881,194	-1,547,016	281,373
240	19,798,370	3,151,907	-11,127,547	-6,000,660	-1,666,482	161,907
260	19,036,902	3,032,059	-11,247,394	-6,120,908	-1,786,329	42,059
280	18,284,432	2,912,211	-11,367,242	-6,240,356	-1,906,177	-77,789
300	17,522,232	2,790,814	-11,488,640	-6,361,754	-2,027,575	-199,186

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£260

£4,306

Private values £4306 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	32,203,730	5,129,176	-9,150,278	-4,023,391	310,787	2,139,176
20	31,509,888	5,018,666	-9,260,788	-4,133,902	200,277	2,028,666
40	30,816,044	4,908,155	-9,371,298	-4,244,412	89,767	1,918,155
60	30,114,496	4,796,418	-9,483,036	-4,356,149	-21,971	1,806,418
80	29,409,305	4,684,100	-9,595,353	-4,468,467	-134,288	1,694,100
100	28,704,114	4,571,783	-9,707,671	-4,580,785	-246,606	1,581,783
120	27,994,981	4,458,837	-9,820,616	-4,693,730	-359,552	1,468,837
140	27,278,257	4,344,682	-9,934,771	-4,807,885	-473,706	1,354,682
160	26,561,533	4,230,528	-10,048,926	-4,922,040	-587,861	1,240,528
180	25,844,123	4,116,264	-10,163,190	-5,036,303	-702,125	1,126,264
200	25,115,677	4,000,242	-10,279,211	-5,152,325	-818,146	1,010,242
220	24,387,231	3,884,221	-10,395,233	-5,268,347	-934,168	894,221
240	23,658,784	3,768,199	-10,511,254	-5,384,368	-1,050,189	778,199
260	22,920,476	3,650,607	-10,628,847	-5,501,961	-1,167,782	660,607
280	22,180,115	3,532,687	-10,746,766	-5,619,880	-1,285,701	542,687
300	21,439,755	3,414,768	-10,864,685	-5,737,799	-1,403,620	424,768

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£40	£300

£4,575

Private values £4575 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	38,274,248	6,096,044	-8,183,410	-3,056,523	1,277,655	3,106,044
20	37,602,555	5,989,062	-8,290,392	-3,163,506	1,170,673	2,999,062
40	36,921,777	5,880,632	-8,398,821	-3,271,935	1,062,244	2,890,632
60	36,239,099	5,771,900	-8,507,555	-3,380,667	953,512	2,781,900
80	35,556,421	5,663,168	-8,616,285	-3,489,399	844,780	2,673,168
100	34,871,886	5,554,140	-8,725,313	-3,598,427	735,752	2,564,140
120	34,178,042	5,443,630	-8,835,823	-3,708,937	625,241	2,453,630
140	33,484,200	5,333,120	-8,946,334	-3,819,448	514,731	2,343,120
160	32,790,357	5,222,610	-9,056,844	-3,929,958	404,221	2,232,610
180	32,090,107	5,111,079	-9,168,375	-4,041,489	292,690	2,121,079
200	31,384,916	4,998,761	-9,280,692	-4,153,806	180,373	2,008,761
220	30,679,726	4,886,444	-9,393,010	-4,266,124	68,055	1,896,444
240	29,974,295	4,774,088	-9,505,366	-4,378,480	-44,301	1,784,088
260	29,257,571	4,659,933	-9,619,520	-4,492,634	-158,455	1,669,933
280	28,540,847	4,545,779	-9,733,675	-4,606,789	-272,610	1,555,779
300	27,824,122	4,431,624	-9,847,830	-4,720,943	-386,765	1,441,624

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£220	£300

£4,629

Private values £4629 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	39,476,033	6,287,455	-7,991,998	-2,865,112	1,469,067	3,297,455
20	38,804,341	6,180,473	-8,098,980	-2,972,094	1,362,085	3,190,473
40	38,132,649	6,073,491	-8,205,962	-3,079,076	1,255,103	3,083,491
60	37,453,388	5,965,303	-8,314,150	-3,187,264	1,146,915	2,975,303
80	36,770,711	5,856,571	-8,422,882	-3,295,996	1,038,183	2,866,571
100	36,088,033	5,747,839	-8,531,614	-3,404,728	929,451	2,757,839
120	35,405,355	5,639,107	-8,640,346	-3,513,460	820,719	2,649,107
140	34,711,674	5,528,623	-8,750,831	-3,623,944	710,234	2,538,623
160	34,017,831	5,418,113	-8,861,341	-3,734,455	599,724	2,428,113
180	33,323,989	5,307,603	-8,971,851	-3,844,965	489,214	2,317,603
200	32,628,267	5,196,475	-9,082,979	-3,956,093	378,086	2,206,475
220	31,921,076	5,084,157	-9,195,297	-4,068,410	265,768	2,094,157
240	31,215,886	4,971,839	-9,307,614	-4,180,728	153,451	1,981,839
260	30,510,695	4,859,522	-9,419,932	-4,293,046	41,133	1,869,522
280	29,796,779	4,745,814	-9,533,639	-4,406,753	-72,574	1,755,814
300	29,080,054	4,631,660	-9,647,794	-4,520,908	-186,729	1,641,660

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£260	£300

Site type 7

£4,844

Private values £4844 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	44,251,548	7,048,065	-7,231,389	-2,104,503	2,229,676	4,058,065
20	43,590,666	6,942,804	-7,336,649	-2,209,763	2,124,416	3,952,804
40	42,929,783	6,837,544	-7,441,910	-2,315,024	2,019,155	3,847,544
60	42,268,100	6,732,156	-7,547,298	-2,420,412	1,913,767	3,742,156
80	41,596,408	6,625,173	-7,654,280	-2,527,394	1,806,785	3,635,173
100	40,924,716	6,518,191	-7,761,262	-2,634,376	1,699,803	3,528,191
120	40,253,024	6,411,209	-7,868,245	-2,741,358	1,592,820	3,421,209
140	39,579,834	6,303,988	-7,975,465	-2,848,579	1,485,600	3,313,988
160	38,897,157	6,195,256	-8,084,197	-2,957,311	1,376,868	3,205,256
180	38,214,479	6,086,524	-8,192,929	-3,066,043	1,268,136	3,096,524
200	37,531,802	5,977,793	-8,301,661	-3,174,775	1,159,404	2,987,793
220	36,846,198	5,868,594	-8,410,859	-3,283,973	1,050,206	2,878,594
240	36,152,355	5,758,084	-8,521,369	-3,394,483	939,696	2,768,084
260	35,458,512	5,647,574	-8,631,880	-3,504,993	829,185	2,657,574
280	34,764,669	5,537,064	-8,742,390	-3,615,504	718,675	2,547,064
300	34,065,717	5,425,740	-8,853,714	-3,726,828	607,351	2,435,740

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 8

	Flats & Houses
No of units	1200 units
Density:	114 dph
CSH level:	4 private
	Affordable

Affordable %	30%
% rented	70%
% intermed	30%

Site area	13.16 ha
Net to gross	80%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	24,420,477	1,855,956	-12,423,497	-7,296,611	-2,962,432	-1,134,044
20	23,732,490	1,803,669	-12,475,784	-7,348,898	-3,014,719	-1,186,331
40	23,034,747	1,750,641	-12,528,813	-7,401,927	-3,067,748	-1,239,359
60	22,335,508	1,697,499	-12,581,955	-7,455,069	-3,120,890	-1,292,501
80	20,214,352	1,644,313	-12,635,140	-7,508,254	-3,174,075	-1,345,687
100	20,925,027	1,590,302	-12,689,151	-7,562,265	-3,228,086	-1,399,698
120	20,214,352	1,536,291	-12,743,163	-7,616,277	-3,282,098	-1,453,709
140	19,500,451	1,482,034	-12,797,419	-7,670,533	-3,336,354	-1,507,966
160	18,778,154	1,427,140	-12,852,314	-7,725,428	-3,391,249	-1,562,860
180	18,055,856	1,372,245	-12,907,208	-7,780,322	-3,446,143	-1,617,755
200	17,327,061	1,316,857	-12,962,597	-7,835,711	-3,501,532	-1,673,143
220	16,592,949	1,261,064	-13,018,389	-7,891,503	-3,557,324	-1,728,936
240	15,858,838	1,205,272	-13,074,182	-7,947,296	-3,613,117	-1,784,728
260	15,114,326	1,148,689	-13,130,765	-8,003,879	-3,669,700	-1,841,311
280	14,368,208	1,091,984	-13,187,470	-8,060,584	-3,726,405	-1,898,016
300	13,619,333	1,035,069	-13,244,384	-8,117,498	-3,783,319	-1,954,931

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	27,977,336	2,126,278	-12,153,176	-7,026,290	-2,692,111	-863,722
20	27,300,420	2,074,832	-12,204,622	-7,077,735	-2,743,557	-915,168
40	26,623,505	2,023,386	-12,256,067	-7,129,181	-2,795,002	-966,614
60	25,936,936	1,971,131	-12,308,322	-7,181,436	-2,847,257	-1,018,869
80	25,247,949	1,918,844	-12,360,609	-7,233,723	-2,899,544	-1,071,156
100	24,559,963	1,866,557	-12,412,896	-7,286,010	-2,951,831	-1,123,443
120	23,868,855	1,813,425	-12,466,028	-7,339,142	-3,004,964	-1,176,575
140	23,161,617	1,760,283	-12,519,171	-7,392,284	-3,058,106	-1,229,717
160	22,461,666	1,707,087	-12,572,367	-7,445,481	-3,111,302	-1,282,913
180	21,750,991	1,653,075	-12,626,378	-7,499,492	-3,165,313	-1,336,925
200	21,040,316	1,599,064	-12,680,389	-7,553,503	-3,219,325	-1,390,936
220	20,327,510	1,544,891	-12,734,563	-7,607,677	-3,273,498	-1,445,109
240	19,605,212	1,489,996	-12,789,457	-7,662,571	-3,328,392	-1,500,004
260	18,882,914	1,435,102	-12,844,352	-7,717,466	-3,383,287	-1,554,898
280	18,156,473	1,379,892	-12,899,562	-7,772,675	-3,438,497	-1,610,108
300	17,422,362	1,324,100	-12,955,354	-7,828,468	-3,494,289	-1,665,900

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	33,798,050	2,588,652	-11,710,802	-6,583,916	-2,249,737	-421,348
20	33,142,746	2,518,849	-11,760,605	-6,633,719	-2,299,540	-471,151
40	32,485,803	2,468,921	-11,810,533	-6,683,646	-2,349,468	-521,079
60	31,819,779	2,418,303	-11,861,150	-6,734,284	-2,400,085	-571,697
80	31,153,757	2,367,686	-11,911,768	-6,784,892	-2,450,703	-622,314
100	30,487,735	2,317,068	-11,962,386	-6,835,500	-2,501,321	-672,932
120	29,812,007	2,265,713	-12,013,741	-6,886,855	-2,552,676	-724,287
140	29,135,092	2,214,267	-12,065,186	-6,938,300	-2,604,122	-775,733
160	28,458,176	2,162,821	-12,116,632	-6,989,746	-2,655,567	-827,179
180	27,773,716	2,110,802	-12,168,651	-7,041,785	-2,707,586	-879,198
200	27,085,729	2,058,515	-12,220,938	-7,094,052	-2,759,873	-931,485
220	26,397,743	2,006,228	-12,273,225	-7,146,339	-2,812,160	-983,772
240	25,703,863	1,953,494	-12,325,960	-7,199,074	-2,864,895	-1,036,506
260	25,004,624	1,900,351	-12,379,102	-7,252,216	-2,918,037	-1,089,649
280	24,305,386	1,847,209	-12,432,244	-7,305,358	-2,971,179	-1,142,791
300	23,601,380	1,793,705	-12,485,749	-7,358,862	-3,024,684	-1,196,295

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	34,951,352	2,656,303	-11,623,151	-6,496,265	-2,162,086	-333,697
20	34,296,048	2,606,500	-11,672,954	-6,546,068	-2,211,889	-383,500
40	33,640,743	2,556,696	-11,722,757	-6,595,871	-2,261,692	-433,304
60	32,985,437	2,506,893	-11,772,560	-6,645,674	-2,311,495	-483,107
80	32,319,714	2,456,298	-11,823,155	-6,696,269	-2,362,090	-533,702
100	31,653,692	2,405,681	-11,873,773	-6,746,887	-2,412,708	-584,319
120	30,987,669	2,355,063	-11,924,391	-6,797,505	-2,463,326	-634,937
140	30,314,325	2,303,889	-11,975,565	-6,848,679	-2,514,500	-686,111
160	29,637,409	2,252,443	-12,027,010	-6,900,124	-2,565,945	-737,557
180	28,960,494	2,200,998	-12,078,456	-6,951,570	-2,617,391	-789,002
200	28,278,869	2,149,194	-12,130,259	-7,003,373	-2,669,195	-840,806
220	27,590,882	2,096,907	-12,182,546	-7,055,660	-2,721,482	-893,093
240	26,902,896	2,044,620	-12,234,833	-7,107,947	-2,773,768	-945,380
260	26,212,312	1,992,136	-12,287,318	-7,160,432	-2,826,253	-997,864
280	25,513,073	1,938,994	-12,340,460	-7,213,574	-2,879,395	-1,051,006
300	24,813,835	1,885,851	-12,393,602	-7,266,716	-2,932,537	-1,104,149

Maximum CIL rates (per square metre)

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

Site type 8

£4,844

Private values £4844 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	39,512,796	3,002,972	-11,276,481	-6,149,595	-1,815,416	12,972
20	38,875,060	2,954,505	-11,324,949	-6,198,063	-1,863,884	-35,495
40	38,230,300	2,905,503	-11,373,951	-6,247,065	-1,912,886	-84,497
60	37,585,540	2,856,501	-11,422,952	-6,296,066	-1,961,887	-133,499
80	36,940,781	2,807,499	-11,471,954	-6,345,068	-2,010,889	-182,501
100	36,288,035	2,757,891	-11,521,563	-6,394,677	-2,060,498	-232,109
120	35,632,730	2,708,087	-11,571,366	-6,444,480	-2,110,301	-281,913
140	34,977,426	2,658,284	-11,621,169	-6,494,283	-2,160,104	-331,716
160	34,319,452	2,608,278	-11,671,175	-6,544,289	-2,210,110	-381,722
180	33,653,429	2,557,661	-11,721,793	-6,594,907	-2,260,728	-432,339
200	32,987,406	2,507,043	-11,772,411	-6,645,524	-2,311,346	-482,957
220	32,321,384	2,456,425	-11,823,028	-6,696,142	-2,361,963	-533,575
240	31,646,678	2,405,148	-11,874,306	-6,747,420	-2,413,241	-584,852
260	30,969,764	2,353,702	-11,925,751	-6,798,865	-2,464,687	-636,298
280	30,292,848	2,302,256	-11,977,197	-6,850,311	-2,516,132	-687,744
300	29,611,495	2,250,474	-12,028,980	-6,902,094	-2,567,915	-739,526

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

**Community Infrastructure Levy Viability
London Legacy Development Corporation
Results summary 20% AH**

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

Site type site type 1				
	BLV1	BLV2	BLV3	BLV4
£4,144	#N/A	#N/A	200	300
£4,306	#N/A	#N/A	300	300
£4,575	#N/A	#N/A	300	300
£4,629	#N/A	#N/A	300	300
£4,844	#N/A	#N/A	300	300

Site type site type 2				
	BLV1	BLV2	BLV3	BLV4
£4,144	#N/A	#N/A	#N/A	40
£4,306	#N/A	#N/A	60	160
£4,575	#N/A	60	260	300
£4,629	#N/A	100	300	300
£4,844	20	260	300	300

Site type site type 3				
	BLV1	BLV2	BLV3	BLV4
£4,144	#N/A	#N/A	#N/A	#N/A
£4,306	#N/A	#N/A	20	100
£4,575	#N/A	0	200	300
£4,629	#N/A	40	240	300
£4,844	#N/A	200	300	300

Site type site type 4				
	BLV1	BLV2	BLV3	BLV4
£4,144	#N/A	#N/A	#N/A	#N/A
£4,306	#N/A	#N/A	#N/A	#N/A
£4,575	#N/A	#N/A	#N/A	#N/A
£4,629	#N/A	#N/A	#N/A	#N/A
£4,844	#N/A	#N/A	#N/A	#N/A

Site type site type 5				
	BLV1	BLV2	BLV3	BLV4
£4,144	#N/A	#N/A	#N/A	#N/A
£4,306	#N/A	#N/A	#N/A	#N/A
£4,575	#N/A	#N/A	#N/A	0
£4,629	#N/A	#N/A	#N/A	40
£4,844	#N/A	#N/A	100	180

**Community Infrastructure Levy Viability
London Legacy Development Corporation
Results summary 20% AH**

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

Site type site type 6				
	BLV1	BLV2	BLV3	BLV4
£4,144	#N/A	#N/A	#N/A	#N/A
£4,306	#N/A	#N/A	#N/A	#N/A
£4,575	#N/A	#N/A	#N/A	0
£4,629	#N/A	#N/A	#N/A	20
£4,844	#N/A	#N/A	80	180

Site type site type 7				
	BLV1	BLV2	BLV3	BLV4
£4,144	#N/A	#N/A	80	300
£4,306	#N/A	#N/A	180	300
£4,575	#N/A	#N/A	300	300
£4,629	#N/A	#N/A	300	300
£4,844	#N/A	#N/A	300	300

Site type site type 8				
	BLV1	BLV2	BLV3	BLV4
£4,144	#N/A	#N/A	#N/A	#N/A
£4,306	#N/A	#N/A	#N/A	#N/A
£4,575	#N/A	#N/A	#N/A	20
£4,629	#N/A	#N/A	#N/A	60
£4,844	#N/A	#N/A	#N/A	200

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1 Offices (higher) £14,279,453	BLV2 Offices (lower) £9,152,567	BLV3 Warehousing £4,818,389	BLV4 Community uses £2,990,000
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Site type 1

Flats	3 units
No of units	91 dph
Density:	4 private
CSH level:	Affordable

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.03 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	192,884	5,851,113	-8,428,340	-3,301,454	1,032,725	2,861,113
20	186,597	5,660,095	-8,619,359	-3,492,473	841,706	2,670,095
40	183,617	5,569,718	-8,709,736	-3,582,849	751,329	2,579,718
60	180,637	5,479,311	-8,800,143	-3,673,256	660,922	2,489,311
80	177,656	5,388,904	-8,890,550	-3,763,664	570,515	2,398,904
100	174,677	5,298,527	-8,980,926	-3,854,040	480,139	2,308,527
120	171,696	5,208,120	-9,071,333	-3,944,447	389,731	2,218,120
140	168,717	5,117,743	-9,161,710	-4,034,824	299,355	2,127,743
160	165,736	5,027,336	-9,252,117	-4,125,231	208,948	2,037,336
180	162,757	4,936,959	-9,342,494	-4,215,608	118,571	1,946,959
200	159,776	4,846,552	-9,432,901	-4,306,015	28,164	1,856,552
220	156,797	4,756,176	-9,523,278	-4,396,392	-62,213	1,766,176
240	153,817	4,665,769	-9,613,685	-4,486,799	-152,620	1,675,769
260	150,837	4,575,392	-9,704,062	-4,577,175	-242,997	1,585,392
280	147,857	4,484,985	-9,794,459	-4,667,583	-333,404	1,494,985
300	144,877	4,394,608	-9,884,845	-4,757,959	-423,760	1,404,608

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£300

£4,306

Private values £4306 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	211,169	6,405,448	-7,874,006	-2,747,119	1,587,059	3,415,448
20	204,557	6,204,885	-8,074,569	-2,947,682	1,386,496	3,214,885
40	201,577	6,114,508	-8,164,945	-3,038,059	1,296,120	3,124,508
60	198,597	6,024,101	-8,255,352	-3,128,466	1,205,713	3,034,101
80	195,617	5,933,724	-8,345,729	-3,218,843	1,115,336	2,943,724
100	192,637	5,843,317	-8,436,136	-3,309,250	1,024,929	2,853,317
120	189,657	5,752,941	-8,526,513	-3,399,627	934,552	2,762,941
140	186,677	5,662,534	-8,616,920	-3,490,034	844,145	2,672,534
160	183,697	5,572,157	-8,707,297	-3,580,411	753,768	2,582,157
180	180,717	5,481,750	-8,797,704	-3,670,818	663,361	2,491,750
200	177,738	5,391,373	-8,888,080	-3,761,194	572,984	2,401,373
220	174,757	5,300,966	-8,978,488	-3,851,601	482,577	2,310,966
240	171,777	5,210,559	-9,068,895	-3,942,008	392,170	2,220,559
260	168,797	5,120,182	-9,159,271	-4,032,385	301,794	2,130,182
280	165,817	5,029,775	-9,249,678	-4,122,792	211,387	2,039,775
300	162,837	4,939,398	-9,340,055	-4,213,169	121,010	1,949,398

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

£4,575

Private values £4575 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	241,627	7,329,340	-6,950,114	-1,823,228	2,510,951	4,339,340
20	234,491	7,112,879	-7,166,575	-2,038,688	2,294,490	4,122,879
40	231,511	7,022,502	-7,256,951	-2,130,065	2,204,114	4,032,502
60	228,531	6,932,095	-7,347,358	-2,220,472	2,113,707	3,942,095
80	225,551	6,841,718	-7,437,735	-2,310,849	2,023,330	3,851,718
100	222,571	6,751,311	-7,528,142	-2,401,256	1,932,923	3,761,311
120	219,591	6,660,935	-7,618,519	-2,491,633	1,842,546	3,670,935
140	216,611	6,570,528	-7,708,926	-2,582,040	1,752,139	3,580,528
160	213,631	6,480,151	-7,799,303	-2,672,417	1,661,762	3,490,151
180	210,651	6,389,744	-7,889,710	-2,762,824	1,571,355	3,399,744
200	207,670	6,299,337	-7,980,117	-2,853,231	1,480,948	3,309,337
220	204,691	6,208,960	-8,070,494	-2,943,607	1,390,571	3,218,960
240	201,711	6,118,553	-8,160,901	-3,034,014	1,300,164	3,128,553
260	198,731	6,028,176	-8,251,277	-3,124,391	1,209,788	3,038,176
280	195,751	5,937,769	-8,341,684	-3,214,798	1,119,381	2,947,769
300	192,771	5,847,392	-8,432,061	-3,305,175	1,029,004	2,857,392

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

£4,629

Private values £4629 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	247,718	7,514,118	-6,765,336	-1,638,450	2,695,729	4,524,118
20	240,478	7,294,496	-6,994,958	-1,858,071	2,476,107	4,304,496
40	237,497	7,204,089	-7,075,365	-1,948,478	2,385,700	4,214,089
60	234,517	7,113,692	-7,155,772	-2,038,886	2,295,293	4,123,692
80	231,538	7,023,305	-7,236,188	-2,129,292	2,204,917	4,033,305
100	228,557	6,932,898	-7,316,595	-2,219,699	2,114,509	3,942,898
120	225,578	6,842,521	-7,397,002	-2,310,106	2,024,133	3,852,521
140	222,597	6,752,114	-7,477,409	-2,400,513	1,933,726	3,762,114
160	219,618	6,661,737	-7,557,816	-2,490,920	1,843,349	3,671,737
180	216,637	6,571,330	-7,638,223	-2,581,327	1,752,942	3,581,330
200	213,658	6,480,954	-7,718,630	-2,671,734	1,662,565	3,490,954
220	210,677	6,390,547	-7,799,037	-2,762,141	1,572,158	3,400,547
240	207,698	6,300,170	-7,879,444	-2,852,548	1,481,781	3,310,170
260	204,717	6,209,763	-7,959,851	-2,942,955	1,391,374	3,219,763
280	201,738	6,119,386	-8,040,258	-3,033,362	1,300,998	3,129,386
300	198,758	6,028,979	-8,120,665	-3,123,769	1,210,590	3,038,979

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

£4,844

Private values £4844 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	272,084	8,253,201	-6,026,253	-899,367	3,434,812	5,263,201
20	264,424	8,020,873	-6,258,581	-1,131,694	3,202,484	5,030,873
40	261,445	7,930,496	-6,348,957	-1,222,071	3,112,108	4,940,496
60	258,464	7,840,089	-6,439,364	-1,312,478	3,021,701	4,850,089
80	255,485	7,749,712	-6,529,741	-1,402,855	2,931,324	4,759,712
100	252,505	7,659,305	-6,620,148	-1,493,262	2,840,917	4,669,305
120	249,524	7,568,898	-6,710,555	-1,583,669	2,750,510	4,578,898
140	246,545	7,478,522	-6,800,932	-1,674,046	2,660,133	4,488,522
160	243,564	7,388,114	-6,891,339	-1,764,453	2,569,726	4,398,114
180	240,585	7,297,738	-6,981,716	-1,854,830	2,479,349	4,307,738
200	237,604	7,207,331	-7,072,123	-1,945,237	2,388,942	4,217,331
220	234,625	7,116,954	-7,162,500	-2,035,613	2,298,565	4,126,954
240	231,644	7,026,547	-7,252,907	-2,126,021	2,208,158	4,036,547
260	228,665	6,936,170	-7,343,283	-2,216,397	2,117,782	3,946,170
280	225,684	6,845,763	-7,433,690	-2,306,804	2,027,374	3,855,763
300	222,705	6,755,386	-7,524,067	-2,397,181	1,936,998	3,765,386

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1 Offices (higher) £14,279,453	BLV2 Offices (lower) £9,152,567	BLV3 Warehousing £4,818,389	BLV4 Community uses £2,990,000
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Site type 2

Flats	10 units
No of units	458 dph
Density:	4 private
CSH level:	Affordable

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	84,820	3,884,745	-10,394,708	-5,267,822	-933,643	894,745
20	75,738	3,468,790	-10,810,664	-5,683,778	-1,349,599	478,790
40	66,656	3,052,834	-11,226,620	-6,099,733	-1,765,555	62,834
60	57,574	2,636,878	-11,642,575	-6,515,689	-2,181,510	-353,122
80	48,492	2,220,923	-12,058,531	-6,931,645	-2,597,466	-769,077
100	39,410	1,804,967	-12,474,486	-7,347,600	-3,013,421	-1,185,033
120	30,329	1,389,011	-12,890,442	-7,763,551	-3,429,331	-1,600,942
140	21,247	973,055	-13,306,397	-8,179,502	-3,845,282	-2,016,898
160	12,165	557,100	-13,722,352	-8,595,453	-4,261,242	-2,432,854
180	3,083	141,144	-14,138,307	-9,011,404	-4,677,193	-2,848,809
200	-6,097	-279,260	-14,554,262	-9,427,355	-5,093,144	-3,264,764
220	-15,327	-701,979	-14,970,217	-9,843,306	-5,509,095	-3,680,719
240	-24,557	-1,124,744	-15,386,172	-10,259,257	-5,925,046	-4,096,674
260	-33,787	-1,547,509	-15,802,127	-10,675,208	-6,340,997	-4,512,629
280	-43,017	-1,970,274	-16,218,082	-11,091,159	-6,756,948	-4,928,584
300	-52,247	-2,393,039	-16,634,037	-11,507,110	-7,172,899	-5,344,539

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	139,555	6,391,620	-7,887,833	-2,760,947	1,573,232	3,401,620
20	130,474	5,975,711	-8,303,743	-3,176,857	1,157,322	2,985,711
40	121,392	5,559,755	-8,719,698	-3,592,812	741,367	2,569,755
60	112,310	5,143,800	-9,135,654	-4,008,768	325,411	2,153,800
80	103,228	4,727,844	-9,551,609	-4,424,723	-90,545	1,737,844
100	94,146	4,311,888	-9,967,565	-4,840,679	-506,500	1,321,888
120	85,064	3,895,933	-10,383,521	-5,256,634	-922,456	905,933
140	75,983	3,480,023	-10,799,430	-5,672,544	-1,338,365	490,023
160	66,901	3,064,068	-11,215,386	-6,088,500	-1,754,321	74,068
180	57,819	2,648,112	-11,631,341	-6,504,455	-2,170,276	-341,888
200	48,737	2,232,157	-12,047,297	-6,920,411	-2,586,232	-757,843
220	39,655	1,816,201	-12,463,253	-7,336,366	-3,002,188	-1,173,799
240	30,574	1,400,245	-12,879,208	-7,752,321	-3,418,143	-1,589,754
260	21,492	984,289	-13,295,164	-8,168,277	-3,834,098	-2,005,709
280	12,410	568,333	-13,711,119	-8,584,232	-4,250,053	-2,421,664
300	3,328	152,427	-14,127,074	-9,000,187	-4,666,008	-2,837,619

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£60	£160

£4,575

Private values £4575 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	230,782	10,569,807	-3,709,646	1,417,240	5,751,419	7,579,807
20	221,701	10,153,897	-4,125,556	1,001,330	5,335,509	7,163,897
40	212,619	9,737,942	-4,541,512	585,375	4,919,553	6,747,942
60	203,537	9,321,986	-4,957,467	169,419	4,503,598	6,331,986
80	194,455	8,906,031	-5,373,423	-246,537	4,087,642	5,916,031
100	185,373	8,490,075	-5,789,378	-662,492	3,671,687	5,500,075
120	176,292	8,074,119	-6,205,334	-1,078,447	3,255,731	5,084,119
140	167,210	7,658,164	-6,621,289	-1,494,402	2,839,776	4,668,164
160	158,128	7,242,208	-7,037,244	-1,910,357	2,423,820	4,252,208
180	149,046	6,826,253	-7,453,200	-2,326,312	2,007,864	3,836,253
200	139,964	6,410,297	-7,869,155	-2,742,267	1,591,908	3,420,297
220	130,883	5,994,341	-8,285,110	-3,158,222	1,175,952	3,004,341
240	121,801	5,578,386	-8,701,065	-3,574,177	760,000	2,588,386
260	112,719	5,162,430	-9,117,020	-3,990,132	344,134	2,172,430
280	103,637	4,746,475	-9,532,975	-4,406,087	-71,822	1,756,475
300	94,555	4,330,519	-9,948,930	-4,822,042	-487,777	1,340,519

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£60	£260
			£300

£4,629

Private values £4629 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	249,028	11,405,463	-2,873,991	2,252,896	6,987,074	8,415,463
20	239,946	10,989,507	-3,289,946	1,836,940	6,171,119	7,999,507
40	230,864	10,573,552	-3,705,902	1,420,984	5,755,163	7,583,552
60	221,783	10,157,596	-4,121,857	1,005,028	5,339,207	7,167,596
80	212,701	9,741,641	-4,537,812	589,119	4,923,251	6,751,641
100	203,619	9,325,685	-4,953,767	173,164	4,507,295	6,335,685
120	194,537	8,909,729	-5,369,722	-242,792	4,091,339	5,919,729
140	185,455	8,493,774	-5,785,677	-658,748	3,675,383	5,503,774
160	176,374	8,077,818	-6,201,632	-1,074,702	3,259,427	5,087,818
180	167,292	7,661,863	-6,617,587	-1,490,657	2,843,471	4,671,863
200	158,210	7,245,907	-7,033,542	-1,906,612	2,427,515	4,255,907
220	149,128	6,830,043	-7,449,497	-2,322,567	2,011,559	3,840,043
240	140,046	6,414,087	-7,865,452	-2,738,522	1,595,603	3,424,087
260	130,964	5,998,132	-8,281,407	-3,154,477	1,179,647	3,008,132
280	121,883	5,582,176	-8,697,362	-3,570,432	763,691	2,592,176
300	112,801	5,166,220	-9,113,317	-3,986,387	347,735	2,176,220

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£300
			£300

£4,844

Private values £4844 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	322,010	14,748,040	468,586	5,995,472	9,929,651	11,758,040
20	312,928	14,332,084	52,631	5,179,517	9,513,696	11,342,084
40	303,846	13,916,129	-363,325	4,763,561	9,097,740	10,926,129
60	294,764	13,500,173	-779,280	4,347,606	8,681,785	10,510,173
80	285,682	13,084,218	-1,195,235	3,931,650	8,265,829	10,094,218
100	276,600	12,668,262	-1,611,190	3,515,695	7,849,873	9,678,262
120	267,519	12,252,307	-2,027,145	3,099,739	7,433,917	9,262,307
140	258,437	11,836,351	-2,443,100	2,683,784	7,017,961	8,846,351
160	249,355	11,420,396	-2,859,055	2,267,828	6,602,005	8,430,396
180	240,273	11,004,440	-3,275,010	1,851,872	6,186,049	8,014,440
200	231,191	10,588,485	-3,690,965	1,435,916	5,770,093	7,598,485
220	222,109	10,172,529	-4,106,920	1,020,000	5,354,137	7,182,529
240	213,028	9,756,574	-4,522,875	604,044	4,938,181	6,766,574
260	203,946	9,340,618	-4,938,830	188,148	4,522,225	6,350,618
280	194,864	8,924,663	-5,354,785	-227,812	4,106,269	5,934,663
300	185,782	8,508,707	-5,770,740	-643,766	3,690,313	5,518,707

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£260	£300	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher) £14,279,453	Offices (lower) £9,152,567	Warehousing £4,818,389	Community uses £2,990,000

Site type 3

Flats	65 units
Density:	500 dph
CSH level:	4 private
	Affordable

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	364.571	2,804.389	-11,475.064	-6,348.178	-2,014.000	-185.611
20	311.058	2,352.756	-11,886.697	-6,759.811	-2,425.632	-597.244
40	257.546	1,981.124	-12,298.330	-7,171.444	-2,837.265	-1,008.876
60	204.033	1,569.483	-12,709.970	-7,583.084	-3,248.905	-1,420.517
80	150.521	1,157.850	-13,121.603	-7,994.717	-3,660.538	-1,832.150
100	97.008	746.218	-13,533.236	-8,406.350	-4,072.171	-2,243.782
120	43.496	334.585	-13,944.869	-8,817.982	-4,483.804	-2,655.415
140	-10.180	-78.309	-14,357.762	-9,230.876	-4,896.697	-3,068.309
160	-64.567	-496.673	-14,776.126	-9,649.240	-5,315.061	-3,486.673
180	-118.956	-915.045	-15,194.498	-10,067.612	-5,733.433	-3,905.045
200	-173.343	-1,333.409	-15,612.862	-10,485.976	-6,151.797	-4,323.409
220	-227.731	-1,751.773	-16,031.227	-10,904.340	-6,570.162	-4,741.773
240	-282.119	-2,170.145	-16,449.598	-11,322.712	-6,988.534	-5,160.145
260	-336.506	-2,588.509	-16,867.963	-11,741.077	-7,406.898	-5,578.509
280	-390.894	-3,006.873	-17,286.327	-12,159.441	-7,825.262	-5,996.873
300	-445.282	-3,425.245	-17,704.699	-12,577.813	-8,243.634	-6,415.245

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	681.817	5,244.747	-9,034.707	-3,907.820	426.358	2,254.747
20	628.305	4,833.114	-9,446.339	-4,319.453	14.726	1,843.114
40	574.792	4,421.474	-9,857.980	-4,731.094	-396.915	1,431.474
60	521.279	4,009.841	-10,269.612	-5,142.726	-808.547	1,019.841
80	467.767	3,598.208	-10,681.245	-5,554.359	-1,220.180	608.208
100	414.255	3,186.576	-11,092.878	-5,965.992	-1,631.813	196.576
120	360.743	2,774.943	-11,504.511	-6,377.624	-2,043.446	-215.057
140	307.230	2,363.310	-11,916.143	-6,789.257	-2,455.078	-626.690
160	253.717	1,951.670	-12,327.784	-7,200.898	-2,866.719	-1,038.330
180	200.205	1,540.037	-12,739.416	-7,612.530	-3,278.352	-1,449.963
200	146.693	1,128.404	-13,151.049	-8,024.163	-3,689.984	-1,861.596
220	93.180	716.772	-13,562.682	-8,435.796	-4,101.617	-2,273.228
240	39.668	305.139	-13,974.315	-8,847.429	-4,513.250	-2,684.861
260	-14.072	-108.243	-14,387.696	-9,260.810	-4,926.632	-3,098.243
280	-68.459	-526.607	-14,806.061	-9,679.175	-5,344.996	-3,516.607
300	-122.846	-944.971	-15,224.425	-10,097.539	-5,763.360	-3,934.971

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£100

£4,575

Private values £4575 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	1,210.560	9,312.003	-4,967.451	159.435	4,493.614	6,322.003
20	1,157.048	8,900.370	-5,379.084	-252.198	4,081.981	5,910.370
40	1,103.536	8,488.737	-5,790.716	-663.830	3,670.348	5,498.737
60	1,050.024	8,077.104	-6,202.349	-1,075.463	3,258.716	5,087.104
80	996.511	7,665.472	-6,613.982	-1,487.096	2,847.083	4,675.472
100	942.999	7,253.839	-7,025.615	-1,898.728	2,435.450	4,263.839
120	889.486	6,842.198	-7,437.255	-2,310.369	2,023.810	3,852.198
140	835.974	6,430.566	-7,848.888	-2,722.002	1,612.177	3,440.566
160	782.461	6,018.933	-8,260.521	-3,133.634	1,200.544	3,028.933
180	728.949	5,607.300	-8,672.153	-3,545.267	788.912	2,617.300
200	675.437	5,195.668	-9,083.786	-3,956.900	377.279	2,205.668
220	621.924	4,784.037	-9,495.426	-4,368.540	-34.361	1,794.037
240	568.411	4,372.394	-9,907.059	-4,780.173	-445.994	1,382.394
260	514.899	3,960.762	-10,318.692	-5,191.806	-857.627	970.762
280	461.387	3,549.129	-10,730.325	-5,603.438	-1,269.260	559.129
300	407.875	3,137.496	-11,141.957	-6,015.071	-1,680.892	147.496

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£0	£200
			£300

£4,629

Private values £4629 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	1,316.309	10,125.455	-4,153.998	972.888	5,307.067	7,135.455
20	1,262.797	9,713.822	-4,565.631	561.255	4,895.434	6,723.822
40	1,209.285	9,302.190	-4,977.264	149.622	4,483.801	6,312.190
60	1,155.772	8,890.557	-5,388.897	-262.010	4,072.168	5,900.557
80	1,102.260	8,478.924	-5,800.529	-673.643	3,660.536	5,488.924
100	1,048.747	8,067.291	-6,212.170	-1,085.284	3,248.895	5,077.291
120	995.235	7,655.658	-6,623.802	-1,496.916	2,837.263	4,665.658
140	941.722	7,244.025	-7,035.435	-1,908.549	2,425.630	4,254.025
160	888.210	6,832.392	-7,447.068	-2,320.182	2,013.997	3,842.392
180	834.698	6,420.759	-7,858.701	-2,731.814	1,602.364	3,430.759
200	781.186	6,009.126	-8,270.333	-3,143.447	1,190.732	3,019.126
220	727.674	5,597.493	-8,681.974	-3,555.088	779.091	2,607.493
240	674.162	5,185.860	-9,093.606	-3,966.720	367.458	2,195.860
260	620.649	4,774.227	-9,505.239	-4,378.353	-44.174	1,784.227
280	567.137	4,362.594	-9,916.872	-4,789.986	-455.807	1,372.594
300	513.625	3,950.961	-10,328.505	-5,201.619	-867.440	960.961

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£40	£240
			£300

£4,844

Private values £4844 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	1,739.305	13,379.266	-900.188	4,226.698	8,960.877	10,389.266
20	1,685.792	12,967.633	-1,311.820	3,815.066	8,149.244	9,977.633
40	1,632.280	12,556.000	-1,723.453	3,403.433	7,737.612	9,566.000
60	1,578.768	12,144.368	-2,135.086	2,991.800	7,325.979	9,154.368
80	1,525.255	11,732.735	-2,546.726	2,580.166	6,914.339	8,742.735
100	1,471.742	11,321.102	-2,958.359	2,168.527	6,502.706	8,331.102
120	1,418.230	10,909.469	-3,369.992	1,756.894	6,091.073	7,919.469
140	1,364.718	10,497.836	-3,781.625	1,345.262	5,679.440	7,507.836
160	1,311.206	10,086.203	-4,193.257	933.629	5,267.808	7,096.203
180	1,257.694	9,674.570	-4,604.890	521.998	4,856.175	6,684.570
200	1,204.182	9,262.937	-5,016.523	110.366	4,444.534	6,272.937
220	1,150.670	8,851.304	-5,428.156	-301.277	4,032.892	5,861.304
240	1,097.158	8,439.671	-5,839.789	-712.910	3,621.250	5,449.671
260	1,043.646	8,028.038	-6,251.422	-1,124.542	3,209.608	5,038.038
280	990.134	7,616.405	-6,663.055	-1,536.175	2,797.966	4,626.405
300	936.622	7,204.772	-7,074.688	-1,947.808	2,386.324	4,214.772

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£200	£300
			£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher) £14,279,453	Offices (lower) £9,152,567	Warehousing £4,818,389	Community uses £2,990,000

Site type 4

Flats	
No of units	120 units
Density:	743 dph
CSH level:	4 private
	Affordable

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.16 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-2,213,897	-13,707,715	-27,987,168	-22,860,282	-18,526,103	-16,697,715
20	-2,319,994	-14,364,632	-28,844,085	-23,517,199	-19,183,021	-17,354,632
40	-2,426,092	-15,021,555	-29,301,009	-24,174,123	-19,839,944	-18,011,555
60	-2,532,189	-15,678,472	-29,957,926	-24,831,040	-20,496,861	-18,668,472
80	-2,638,287	-16,335,396	-30,614,849	-25,487,963	-21,153,784	-19,325,396
100	-2,744,384	-16,992,313	-31,271,766	-26,144,880	-21,810,701	-19,982,313
120	-2,850,482	-17,649,236	-31,928,690	-26,801,803	-22,467,625	-20,639,236
140	-2,956,579	-18,306,153	-32,585,607	-27,458,721	-23,124,542	-21,296,153
160	-3,062,677	-18,963,076	-33,242,530	-28,115,644	-23,781,465	-21,953,076
180	-3,168,774	-19,619,994	-33,899,447	-28,772,561	-24,438,382	-22,609,994
200	-3,274,871	-20,276,911	-34,556,364	-29,429,478	-25,095,299	-23,266,911
220	-3,380,969	-20,933,834	-35,213,287	-30,086,401	-25,752,223	-23,923,834
240	-3,487,066	-21,590,751	-35,870,205	-30,743,318	-26,409,140	-24,580,751
260	-3,593,164	-22,247,674	-36,527,128	-31,400,242	-27,066,063	-25,237,674
280	-3,699,261	-22,904,591	-37,184,051	-32,057,159	-27,722,980	-25,894,591
300	-3,805,359	-23,561,515	-37,840,968	-32,714,082	-28,379,903	-26,551,515

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-1,600,727	-9,911,167	-24,190,620	-19,063,734	-14,729,555	-12,901,167
20	-1,706,825	-10,568,090	-24,847,543	-19,720,657	-15,386,479	-13,558,090
40	-1,812,922	-11,225,007	-25,504,461	-20,377,574	-16,043,396	-14,215,007
60	-1,919,020	-11,881,930	-26,161,384	-21,034,498	-16,700,319	-14,871,930
80	-2,025,117	-12,538,847	-26,818,301	-21,691,415	-17,357,236	-15,528,847
100	-2,131,215	-13,195,771	-27,475,224	-22,348,338	-18,014,159	-16,185,771
120	-2,237,312	-13,852,688	-28,132,141	-23,005,255	-18,671,076	-16,842,688
140	-2,343,410	-14,509,611	-28,789,065	-23,662,179	-19,328,000	-17,499,611
160	-2,449,507	-15,166,528	-29,445,982	-24,319,096	-19,984,917	-18,156,528
180	-2,555,605	-15,823,452	-30,102,905	-24,976,019	-20,641,840	-18,813,452
200	-2,661,702	-16,480,369	-30,759,822	-25,632,936	-21,298,757	-19,470,369
220	-2,767,800	-17,137,292	-31,416,745	-26,289,859	-21,955,681	-20,127,292
240	-2,873,896	-17,794,209	-32,073,663	-26,946,776	-22,612,598	-20,784,209
260	-2,979,993	-18,451,126	-32,730,580	-27,603,694	-23,269,515	-21,441,126
280	-3,086,091	-19,108,049	-33,387,503	-28,260,617	-23,926,438	-22,098,049
300	-3,192,188	-19,764,967	-34,044,420	-28,917,534	-24,583,355	-22,754,967

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	-578,777	-3,583,595	-17,863,048	-12,736,162	-8,401,983	-6,573,595
20	-684,875	-4,240,518	-18,519,971	-13,393,085	-9,058,906	-7,230,518
40	-790,972	-4,897,435	-19,176,899	-14,050,002	-9,715,824	-7,887,435
60	-897,069	-5,554,352	-19,833,806	-14,706,920	-10,372,741	-8,544,352
80	-1,003,167	-6,211,275	-20,490,729	-15,363,843	-11,029,664	-9,201,275
100	-1,109,264	-6,868,193	-21,147,646	-16,020,760	-11,686,581	-9,858,193
120	-1,215,362	-7,525,116	-21,804,569	-16,677,683	-12,343,504	-10,515,116
140	-1,321,459	-8,182,033	-22,461,486	-17,334,600	-13,000,421	-11,172,033
160	-1,427,557	-8,838,956	-23,118,410	-17,991,524	-13,657,345	-11,828,956
180	-1,533,654	-9,495,873	-23,775,327	-18,648,441	-14,314,262	-12,485,873
200	-1,639,752	-10,152,797	-24,432,250	-19,305,364	-14,971,185	-13,142,797
220	-1,745,849	-10,809,714	-25,089,167	-19,962,281	-15,628,102	-13,799,714
240	-1,851,947	-11,466,637	-25,746,091	-20,619,204	-16,285,026	-14,456,637
260	-1,958,044	-12,123,554	-26,403,008	-21,276,121	-16,941,943	-15,113,554
280	-2,064,142	-12,780,477	-27,059,931	-21,933,045	-17,598,866	-15,770,477
300	-2,170,239	-13,437,395	-27,716,848	-22,589,962	-18,255,783	-16,427,395

Maximum CIL rates (per square metre)

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

£4,629

Private values £4629 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	-374,388	-2,318,083	-16,597,536	-11,470,650	-7,136,471	-5,308,083
20	-480,484	-2,975,000	-17,254,453	-12,127,567	-7,793,388	-5,965,000
40	-586,581	-3,631,917	-17,911,370	-12,784,484	-8,450,305	-6,621,917
60	-692,679	-4,288,840	-18,568,294	-13,441,408	-9,107,229	-7,278,840
80	-798,776	-4,945,757	-19,225,211	-14,098,325	-9,764,146	-7,935,757
100	-904,874	-5,602,681	-19,882,134	-14,755,248	-10,421,069	-8,592,681
120	-1,010,971	-6,259,598	-20,539,051	-15,412,165	-11,077,986	-9,249,598
140	-1,117,069	-6,916,521	-21,195,975	-16,069,088	-11,734,910	-9,906,521
160	-1,223,166	-7,573,438	-21,852,892	-16,726,005	-12,391,827	-10,563,438
180	-1,329,264	-8,230,361	-22,509,815	-17,382,929	-13,048,750	-11,220,361
200	-1,435,361	-8,887,279	-23,166,732	-18,039,846	-13,705,667	-11,877,279
220	-1,541,459	-9,544,202	-23,823,655	-18,696,769	-14,362,590	-12,534,202
240	-1,647,556	-10,201,119	-24,480,572	-19,353,686	-15,019,507	-13,191,119
260	-1,753,654	-10,858,042	-25,137,496	-20,010,610	-15,676,431	-13,848,042
280	-1,859,751	-11,514,965	-25,794,413	-20,667,527	-16,333,348	-14,504,965
300	-1,965,848	-12,171,876	-26,451,330	-21,324,444	-16,990,265	-15,161,876

Maximum CIL rates (per square metre)

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

£4,844

Private values £4844 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	436,041	2,699,821	-11,579,633	-6,452,747	-2,118,568	-290,179
20	331,652	2,053,476	-12,225,978	-7,099,092	-2,764,913	-936,524
40	227,261	1,407,124	-12,872,329	-7,745,443	-3,411,264	-1,582,876
60	122,871	760,779	-13,518,675	-8,391,788	-4,057,610	-2,229,221
80	18,481	114,428	-14,165,026	-9,038,140	-4,703,961	-2,875,572
100	-87,314	-540,620	-14,820,074	-9,693,188	-5,359,009	-3,530,620
120	-193,411	-1,197,538	-15,476,991	-10,350,105	-6,015,926	-4,187,538
140	-299,509	-1,854,461	-16,133,914	-11,007,028	-6,672,849	-4,844,461
160	-405,606	-2,511,378	-16,790,831	-11,663,945	-7,329,767	-5,501,378
180	-511,704	-3,168,301	-17,447,755	-12,320,869	-7,986,690	-6,158,301
200	-617,801	-3,825,218	-18,104,672	-12,977,786	-8,643,607	-6,815,218
220	-723,899	-4,482,142	-18,761,595	-13,634,709	-9,300,530	-7,472,142
240	-829,996	-5,139,059	-19,418,512	-14,291,628	-9,957,447	-8,129,059
260	-936,094	-5,795,982	-20,075,436	-14,948,549	-10,614,371	-8,785,982
280	-1,042,191	-6,452,899	-20,732,353	-15,605,467	-11,271,288	-9,442,899
300	-1,148,289	-7,109,822	-21,389,276	-16,262,390	-11,928,211	-10,099,822

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 5	
Flats	400 units
Density:	470 dph
CSH level:	4 private
	Affordable

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.85 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144 Private values £4144 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	-2,735,755	-3,214,512	-17,493,965	-12,367,079	-8,032,900	-6,204,512
20	-3,107,174	-3,650,929	-17,930,383	-12,803,496	-8,469,318	-6,640,929
40	-3,478,592	-4,087,345	-18,366,799	-13,239,912	-8,905,734	-7,077,345
60	-3,850,011	-4,523,762	-18,803,216	-13,676,330	-9,342,151	-7,513,762
80	-4,221,429	-4,960,179	-19,239,632	-14,112,746	-9,778,567	-7,950,179
100	-4,592,847	-5,396,595	-19,676,048	-14,549,162	-10,214,983	-8,386,595
120	-4,964,265	-5,833,012	-20,112,465	-14,985,579	-10,651,400	-8,823,012
140	-5,335,683	-6,269,428	-20,548,882	-15,421,995	-11,087,817	-9,259,428
160	-5,707,101	-6,705,844	-20,985,298	-15,858,412	-11,524,233	-9,695,844
180	-6,078,520	-7,142,261	-21,421,715	-16,294,829	-11,960,650	-10,132,261
200	-6,449,938	-7,578,678	-21,858,131	-16,731,245	-12,397,066	-10,568,678
220	-6,821,356	-8,015,094	-22,294,547	-17,167,661	-12,833,482	-11,005,094
240	-7,192,775	-8,451,511	-22,730,964	-17,604,078	-13,269,900	-11,441,511
260	-7,564,193	-8,887,927	-23,167,381	-18,040,494	-13,706,316	-11,877,927
280	-7,935,611	-9,324,343	-23,603,797	-18,476,911	-14,142,732	-12,314,343
300	-8,307,030	-9,760,761	-24,040,214	-18,913,328	-14,579,149	-12,750,761

Maximum CIL rates (per square metre)

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

£4,306 Private values £4306 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	-688,220	-808,659	-15,088,112	-9,961,226	-5,627,047	-3,798,659
20	-1,059,639	-1,245,076	-15,524,530	-10,397,643	-6,063,464	-4,235,076
40	-1,431,057	-1,681,492	-15,960,946	-10,834,060	-6,499,881	-4,671,492
60	-1,802,476	-2,117,910	-16,397,363	-11,270,477	-6,936,298	-5,107,910
80	-2,173,894	-2,554,326	-16,833,779	-11,706,893	-7,372,714	-5,544,326
100	-2,545,312	-2,990,742	-17,270,195	-12,143,309	-7,809,130	-5,980,742
120	-2,916,731	-3,427,159	-17,706,613	-12,579,726	-8,245,548	-6,417,159
140	-3,288,149	-3,863,575	-18,143,029	-13,016,143	-8,681,964	-6,853,575
160	-3,659,567	-4,299,991	-18,579,445	-13,452,559	-9,118,380	-7,289,991
180	-4,030,986	-4,736,409	-19,015,862	-13,888,976	-9,554,797	-7,726,409
200	-4,402,404	-5,172,825	-19,452,278	-14,325,392	-9,991,213	-8,162,825
220	-4,773,822	-5,609,241	-19,888,694	-14,761,808	-10,427,629	-8,599,241
240	-5,145,241	-6,045,658	-20,325,112	-15,198,225	-10,864,047	-9,035,658
260	-5,516,659	-6,482,074	-20,761,528	-15,634,642	-11,300,463	-9,472,074
280	-5,888,077	-6,918,490	-21,197,944	-16,071,058	-11,736,879	-9,908,490
300	-6,259,496	-7,354,906	-21,634,361	-16,507,475	-12,173,296	-10,344,906

Maximum CIL rates (per square metre)

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

£4,575 Private values £4575 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	2,680,497	3,149,584	-11,129,870	-6,002,984	-1,668,805	159,584
20	2,315,055	2,720,189	-11,559,264	-6,432,378	-2,098,199	-269,811
40	1,949,614	2,290,796	-11,988,658	-6,861,771	-2,527,593	-699,204
60	1,584,172	1,861,403	-12,418,051	-7,291,165	-2,956,986	-1,128,597
80	1,218,730	1,432,008	-12,847,445	-7,720,559	-3,386,380	-1,557,992
100	853,289	1,002,615	-13,276,839	-8,149,953	-3,815,774	-1,987,385
120	487,848	573,221	-13,706,232	-8,579,346	-4,245,167	-2,416,779
140	122,406	143,827	-14,135,627	-9,008,740	-4,674,562	-2,846,173
160	-247,010	-290,237	-14,565,020	-9,442,804	-5,108,625	-3,280,237
180	-618,429	-726,654	-15,006,107	-9,879,221	-5,545,042	-3,716,654
200	-989,847	-1,163,070	-15,442,523	-10,315,637	-5,981,458	-4,153,070
220	-1,361,265	-1,599,486	-15,878,940	-10,752,053	-6,417,875	-4,589,486
240	-1,732,684	-2,035,903	-16,315,357	-11,188,471	-6,854,292	-5,025,903
260	-2,104,102	-2,472,319	-16,751,773	-11,624,887	-7,290,708	-5,462,319
280	-2,475,520	-2,908,736	-17,188,189	-12,061,303	-7,727,124	-5,898,736
300	-2,846,939	-3,345,153	-17,624,606	-12,497,720	-8,163,541	-6,335,153

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

£4,629 Private values £4629 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	3,352,025	3,938,629	-10,340,824	-5,213,938	-879,759	948,629
20	2,986,584	3,509,236	-10,770,217	-5,643,331	-1,309,152	519,236
40	2,621,142	3,079,842	-11,199,612	-6,072,726	-1,739,547	89,842
60	2,255,701	2,650,448	-11,629,007	-6,502,119	-2,169,940	-339,552
80	1,890,260	2,221,055	-12,058,398	-6,931,512	-2,597,334	-768,945
100	1,524,817	1,791,661	-12,487,793	-7,360,907	-3,026,728	-1,198,339
120	1,159,376	1,362,267	-12,917,186	-7,790,300	-3,456,121	-1,627,733
140	793,935	932,874	-13,346,580	-8,219,693	-3,885,515	-2,057,126
160	428,493	503,479	-13,775,974	-8,649,088	-4,314,909	-2,486,521
180	63,052	74,086	-14,205,367	-9,078,481	-4,744,302	-2,915,914
200	-307,335	-361,119	-14,640,572	-9,513,686	-5,179,508	-3,351,119
220	-678,753	-797,535	-15,076,989	-9,950,102	-5,615,924	-3,787,535
240	-1,050,172	-1,233,952	-15,513,406	-10,386,520	-6,052,341	-4,223,952
260	-1,421,590	-1,670,368	-15,949,822	-10,822,936	-6,488,757	-4,660,368
280	-1,793,008	-2,106,785	-16,386,238	-11,259,352	-6,925,173	-5,096,785
300	-2,164,427	-2,543,202	-16,822,655	-11,695,769	-7,361,590	-5,533,202

Maximum CIL rates (per square metre)

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

£4,844 Private values £4844 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	6,004,022	7,054,725	-7,224,728	-2,097,842	2,236,337	4,064,725
20	5,644,460	6,632,241	-7,647,213	-2,520,327	1,813,852	3,642,241
40	5,284,900	6,209,757	-8,069,696	-2,942,810	1,391,369	3,219,757
60	4,925,338	5,787,273	-8,492,181	-3,365,295	968,884	2,797,273
80	4,565,778	5,364,789	-8,914,664	-3,787,778	546,401	2,374,789
100	4,206,217	4,942,305	-9,337,149	-4,210,263	123,916	1,952,305
120	3,845,490	4,518,451	-9,761,002	-4,634,116	-299,937	1,528,451
140	3,484,048	4,098,057	-10,190,397	-5,063,511	-729,332	1,099,057
160	3,114,607	3,659,663	-10,619,790	-5,492,904	-1,158,725	669,663
180	2,749,166	3,230,270	-11,049,183	-5,922,297	-1,588,118	240,270
200	2,383,724	2,800,876	-11,478,578	-6,351,692	-2,017,513	-189,124
220	2,018,283	2,371,482	-11,907,971	-6,781,085	-2,446,906	-618,482
240	1,652,842	1,942,089	-12,337,364	-7,210,478	-2,876,300	-1,047,911
260	1,287,400	1,512,695	-12,766,759	-7,639,873	-3,305,694	-1,477,305
280	921,958	1,083,301	-13,196,152	-8,069,266	-3,735,087	-1,906,699
300	556,517	653,908	-13,625,546	-8,498,659	-4,164,481	-2,336,092

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£180

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1 Offices (higher) £14,279,453	BLV2 Offices (lower) £9,152,567	BLV3 Warehousing £4,818,389	BLV4 Community uses £2,990,000
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Site type 6

Flats	640 units
Density:	492 dph
CSH level:	4 private
	Affordable

Affordable %	20%
% rented	70%
% intermed	30%

Site area	1.30 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-3,784,431	-2,909,281	-17,188,735	-12,061,849	-7,727,670	-5,899,281
20	-4,311,226	-3,314,255	-17,593,709	-12,466,822	-8,132,644	-6,304,255
40	-4,838,021	-3,719,229	-17,998,682	-12,871,796	-8,537,617	-6,709,229
60	-5,364,815	-4,124,202	-18,403,655	-13,276,769	-8,942,590	-7,114,202
80	-5,891,610	-4,529,175	-18,808,629	-13,681,743	-9,347,564	-7,519,175
100	-6,418,405	-4,934,149	-19,213,603	-14,086,716	-9,752,538	-7,924,149
120	-6,945,199	-5,339,122	-19,618,575	-14,491,689	-10,157,511	-8,329,122
140	-7,471,994	-5,744,096	-20,023,549	-14,896,663	-10,562,484	-8,734,096
160	-7,998,789	-6,149,069	-20,428,523	-15,301,637	-10,967,458	-9,139,069
180	-8,525,583	-6,554,042	-20,833,496	-15,706,610	-11,372,431	-9,544,042
200	-9,052,378	-6,959,016	-21,238,469	-16,111,583	-11,777,404	-9,949,016
220	-9,579,173	-7,363,990	-21,643,443	-16,516,557	-12,182,378	-10,353,990
240	-10,105,968	-7,768,963	-22,048,416	-16,921,530	-12,587,351	-10,758,963
260	-10,632,763	-8,173,936	-22,453,390	-17,326,504	-12,992,325	-11,163,936
280	-11,159,558	-8,578,910	-22,858,363	-17,731,477	-13,397,298	-11,568,910
300	-11,686,352	-8,983,883	-23,263,336	-18,136,450	-13,802,271	-11,973,883

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-881,482	-677,639	-14,957,093	-9,830,206	-5,496,028	-3,667,639
20	-1,408,277	-1,082,613	-15,362,066	-10,235,180	-5,901,001	-4,072,613
40	-1,935,071	-1,487,586	-15,767,039	-10,640,153	-6,305,974	-4,477,586
60	-2,461,866	-1,892,559	-16,172,013	-11,045,127	-6,710,948	-4,882,559
80	-2,988,661	-2,297,533	-16,576,987	-11,450,100	-7,115,922	-5,287,533
100	-3,515,455	-2,702,506	-16,981,960	-11,855,073	-7,520,895	-5,692,506
120	-4,042,250	-3,107,480	-17,386,933	-12,260,047	-7,925,868	-6,097,480
140	-4,569,045	-3,512,453	-17,791,907	-12,665,021	-8,330,842	-6,502,453
160	-5,095,839	-3,917,426	-18,196,880	-13,069,994	-8,735,815	-6,907,426
180	-5,622,634	-4,322,400	-18,601,853	-13,474,967	-9,140,788	-7,312,400
200	-6,149,429	-4,727,374	-19,006,827	-13,879,941	-9,545,762	-7,717,374
220	-6,676,223	-5,132,347	-19,411,800	-14,284,914	-9,950,735	-8,122,347
240	-7,203,018	-5,537,320	-19,816,774	-14,689,888	-10,355,709	-8,527,320
260	-7,729,813	-5,942,294	-20,221,747	-15,094,861	-10,760,682	-8,932,294
280	-8,256,607	-6,347,267	-20,626,720	-15,499,834	-11,165,655	-9,337,267
300	-8,783,402	-6,752,240	-21,031,694	-15,904,808	-11,570,629	-9,742,240

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	3,893,095	2,952,817	-11,286,636	-6,159,750	-1,825,571	2,817
20	3,374,778	2,594,360	-11,685,093	-6,558,207	-2,224,028	-395,640
40	2,856,461	2,195,904	-12,083,549	-6,956,663	-2,622,484	-794,096
60	2,338,143	1,797,447	-12,482,006	-7,355,120	-3,020,941	-1,192,553
80	1,819,825	1,398,990	-12,880,463	-7,753,577	-3,419,398	-1,591,010
100	1,301,508	1,000,534	-13,278,919	-8,152,033	-3,817,854	-1,989,466
120	783,190	602,077	-13,677,376	-8,550,490	-4,216,311	-2,387,923
140	264,873	203,621	-14,075,832	-8,948,946	-4,614,767	-2,786,379
160	-257,590	-198,023	-14,474,276	-9,350,590	-5,016,411	-3,188,023
180	-784,385	-602,996	-14,882,450	-9,755,564	-5,421,385	-3,592,996
200	-1,311,179	-1,007,969	-15,287,423	-10,160,537	-5,826,358	-3,997,969
220	-1,837,974	-1,412,943	-15,692,396	-10,565,510	-6,231,331	-4,402,943
240	-2,364,769	-1,817,917	-16,097,370	-10,970,484	-6,636,305	-4,807,917
260	-2,891,563	-2,222,890	-16,502,343	-11,375,457	-7,041,278	-5,212,890
280	-3,418,358	-2,627,863	-16,907,317	-11,780,430	-7,446,252	-5,617,863
300	-3,945,153	-3,032,836	-17,312,290	-12,185,403	-7,851,225	-6,022,836

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

£4,629

Private values £4629 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	4,840,856	3,721,408	-10,558,046	-5,431,159	-1,096,981	731,408
20	4,326,857	3,326,271	-10,953,183	-5,826,296	-1,492,118	336,271
40	3,808,539	2,927,814	-11,351,659	-6,224,753	-1,890,575	-62,186
60	3,290,221	2,529,357	-11,750,096	-6,623,210	-2,289,031	-460,843
80	2,771,904	2,130,901	-12,148,552	-7,021,666	-2,687,488	-859,099
100	2,253,586	1,732,444	-12,547,009	-7,420,123	-3,085,944	-1,257,556
120	1,735,269	1,333,988	-12,945,466	-7,818,579	-3,484,401	-1,656,012
140	1,216,951	935,531	-13,343,922	-8,217,036	-3,882,858	-2,054,469
160	698,633	537,074	-13,742,379	-8,615,493	-4,281,314	-2,452,926
180	180,316	138,618	-14,140,835	-9,013,949	-4,679,771	-2,851,382
200	-343,529	-264,088	-14,543,542	-9,416,655	-5,082,477	-3,254,088
220	-870,324	-669,062	-14,948,515	-9,821,629	-5,487,450	-3,659,062
240	-1,397,119	-1,074,035	-15,353,489	-10,226,603	-5,892,424	-4,064,035
260	-1,923,913	-1,479,008	-15,758,462	-10,631,576	-6,297,397	-4,469,008
280	-2,450,708	-1,883,982	-16,163,436	-11,036,549	-6,702,371	-4,873,982
300	-2,977,503	-2,288,956	-16,568,409	-11,441,523	-7,107,344	-5,278,956

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

£4,844

Private values £4844 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	8,591,269	6,604,538	-7,674,916	-2,548,030	1,786,149	3,614,538
20	8,081,292	6,212,493	-8,066,960	-2,940,074	1,394,105	3,222,493
40	7,571,315	5,820,449	-8,459,005	-3,332,119	1,002,060	2,830,449
60	7,061,338	5,428,403	-8,851,050	-3,724,164	610,015	2,438,403
80	6,551,361	5,036,359	-9,243,095	-4,116,209	217,970	2,046,359
100	6,041,384	4,644,314	-9,635,139	-4,508,253	-174,074	1,654,314
120	5,531,408	4,252,270	-10,027,184	-4,900,298	-566,119	1,262,270
140	5,021,431	3,860,225	-10,419,228	-5,292,342	-958,163	870,225
160	4,506,947	3,468,176	-10,814,738	-5,687,852	-1,353,673	474,176
180	3,998,630	3,066,259	-11,213,194	-6,086,308	-1,752,129	76,259
200	3,470,312	2,667,803	-11,611,651	-6,484,765	-2,150,586	-322,197
220	2,951,994	2,269,346	-12,010,108	-6,883,222	-2,549,043	-720,654
240	2,433,677	1,870,889	-12,408,564	-7,281,678	-2,947,499	-1,119,111
260	1,915,359	1,472,433	-12,807,021	-7,680,135	-3,345,956	-1,517,567
280	1,397,043	1,073,976	-13,205,477	-8,078,591	-3,744,412	-1,916,024
300	878,725	675,520	-13,603,934	-8,477,048	-4,142,869	-2,314,480

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£180

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 7

Flats & Houses
No of units 1100 units
Density: 219 dph
CSH level: 4 private
Affordable

Affordable %	20%
% rented	70%
% intermed	30%

Site area	6.28 ha
Net to gross	80%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	34,072,754	5,426,861	-8,852,593	-3,725,707	608,472	2,436,861
20	33,273,925	5,299,629	-8,979,825	-3,852,939	481,240	2,309,629
40	32,467,993	5,171,266	-9,108,188	-3,981,302	352,877	2,181,266
60	31,662,060	5,042,903	-9,236,551	-4,109,665	224,514	2,052,903
80	30,852,943	4,914,032	-9,365,421	-4,238,535	95,644	1,924,032
100	30,033,829	4,783,570	-9,495,884	-4,368,997	-34,819	1,793,570
120	29,214,716	4,653,108	-9,626,346	-4,499,460	-165,281	1,663,108
140	28,394,496	4,522,469	-9,756,985	-4,630,099	-295,920	1,532,469
160	27,561,986	4,389,873	-9,889,581	-4,762,695	-428,516	1,399,873
180	26,729,475	4,257,276	-10,022,177	-4,895,291	-561,112	1,267,276
200	25,896,966	4,124,680	-10,154,773	-5,027,887	-693,708	1,134,680
220	25,051,186	3,989,971	-10,289,483	-5,162,597	-828,418	999,971
240	24,205,060	3,855,206	-10,424,248	-5,297,361	-963,183	865,206
260	23,358,935	3,720,441	-10,559,012	-5,432,126	-1,097,947	730,441
280	22,500,128	3,583,657	-10,693,777	-5,566,911	-1,234,732	593,657
300	21,640,164	3,446,688	-10,832,766	-5,705,879	-1,371,701	456,688

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£300

£4,306

Private values £4306 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	38,270,682	6,095,476	-8,183,978	-3,057,091	1,277,087	3,105,476
20	37,488,273	5,970,860	-8,308,594	-3,181,708	1,152,471	2,980,860
40	36,695,309	5,844,562	-8,434,892	-3,308,005	1,026,173	2,854,562
60	35,902,347	5,718,265	-8,561,189	-3,434,303	899,876	2,728,265
80	35,109,384	5,591,967	-8,687,486	-3,560,600	773,579	2,601,967
100	34,306,257	5,464,051	-8,815,402	-3,688,516	645,663	2,474,051
120	33,500,324	5,335,688	-8,943,765	-3,816,879	517,299	2,345,688
140	32,694,392	5,207,325	-9,072,129	-3,945,242	388,936	2,217,325
160	31,882,542	5,078,019	-9,201,434	-4,074,548	259,631	2,088,019
180	31,063,429	4,947,557	-9,331,896	-4,205,010	129,168	1,957,557
200	30,244,315	4,817,095	-9,462,359	-4,335,473	-1,294	1,827,095
220	29,422,952	4,686,274	-9,593,180	-4,466,294	-132,115	1,696,274
240	28,590,441	4,553,678	-9,725,776	-4,598,890	-264,711	1,563,678
260	27,757,932	4,421,081	-9,858,372	-4,731,486	-397,307	1,431,081
280	26,925,421	4,288,485	-9,990,968	-4,864,082	-529,903	1,298,485
300	26,080,116	4,153,851	-10,125,602	-4,998,716	-664,537	1,163,851

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£180	£300

£4,575

Private values £4575 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	45,170,891	7,194,491	-7,084,962	-1,958,076	2,376,103	4,204,491
20	44,403,244	7,072,226	-7,207,228	-2,080,342	2,253,837	4,082,226
40	43,635,596	6,949,960	-7,329,493	-2,202,607	2,131,572	3,959,960
60	42,867,948	6,827,695	-7,451,759	-2,324,872	2,009,306	3,837,695
80	42,088,666	6,703,577	-7,575,877	-2,448,991	1,885,188	3,713,577
100	41,308,462	6,579,311	-7,700,142	-2,573,256	1,760,923	3,589,311
120	40,528,259	6,455,046	-7,824,407	-2,697,521	1,636,658	3,465,046
140	39,744,630	6,330,236	-7,949,218	-2,822,332	1,511,847	3,340,236
160	38,951,667	6,203,938	-8,075,515	-2,948,629	1,385,550	3,213,938
180	38,158,704	6,077,641	-8,201,813	-3,074,926	1,259,252	3,087,641
200	37,365,740	5,951,343	-8,328,110	-3,201,224	1,132,955	2,961,343
220	36,569,097	5,825,046	-8,454,797	-3,328,304	1,006,275	2,833,046
240	35,768,166	5,698,301	-8,584,153	-3,457,267	879,912	2,705,301
260	34,952,234	5,566,938	-8,712,516	-3,585,630	748,549	2,576,938
280	34,144,616	5,438,306	-8,841,147	-3,714,261	619,918	2,448,306
300	33,325,502	5,307,844	-8,971,610	-3,844,724	489,455	2,317,844

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

£4,629

Private values £4629 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	46,538,802	7,412,362	-6,867,092	-1,740,205	2,593,973	4,422,362
20	45,776,713	7,290,982	-6,988,472	-1,861,585	2,472,593	4,300,982
40	45,009,065	7,168,717	-7,110,737	-1,983,951	2,350,328	4,178,717
60	44,241,417	7,046,451	-7,233,002	-2,106,116	2,228,063	4,056,451
80	43,473,769	6,924,186	-7,355,268	-2,228,382	2,105,797	3,934,186
100	42,696,222	6,800,344	-7,479,110	-2,352,224	1,981,955	3,810,344
120	41,916,019	6,676,079	-7,603,375	-2,476,489	1,857,690	3,686,079
140	41,135,816	6,551,814	-7,727,640	-2,600,754	1,733,425	3,561,814
160	40,354,494	6,427,370	-7,852,083	-2,725,197	1,608,982	3,437,370
180	39,561,531	6,301,073	-7,976,381	-2,851,494	1,482,684	3,311,073
200	38,768,568	6,174,776	-8,104,678	-2,977,792	1,356,387	3,184,776
220	37,975,604	6,048,478	-8,230,975	-3,104,089	1,230,090	3,058,478
240	37,176,852	5,921,259	-8,358,195	-3,231,309	1,102,870	2,931,259
260	36,370,921	5,792,896	-8,486,558	-3,359,672	974,507	2,802,896
280	35,564,988	5,664,533	-8,614,921	-3,488,035	846,144	2,674,533
300	34,759,056	5,536,170	-8,743,284	-3,616,398	717,781	2,546,170

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

£4,844

Private values £4844 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	51,968,500	8,277,165	-6,002,289	-875,403	3,458,776	5,287,165
20	51,223,289	8,158,473	-6,120,981	-994,094	3,340,084	5,168,473
40	50,467,995	8,038,175	-6,241,278	-1,114,392	3,219,787	5,048,175
60	49,712,700	7,917,877	-6,361,576	-1,234,690	3,099,489	4,927,877
80	48,957,404	7,797,579	-6,481,874	-1,354,988	2,979,191	4,807,579
100	48,199,999	7,676,945	-6,602,508	-1,475,622	2,858,557	4,686,945
120	47,432,351	7,554,680	-6,724,774	-1,597,887	2,736,291	4,564,680
140	46,664,703	7,432,415	-6,847,039	-1,720,153	2,614,026	4,442,415
160	45,897,056	7,310,149	-6,969,304	-1,842,418	2,491,761	4,320,149
180	45,126,446	7,187,412	-7,092,041	-1,965,155	2,369,024	4,197,412
200	44,348,243	7,063,147	-7,216,306	-2,088,420	2,244,759	4,073,147
220	43,566,040	6,938,882	-7,340,571	-2,213,685	2,120,494	3,948,882
240	42,785,837	6,814,617	-7,464,836	-2,337,950	1,996,228	3,824,617
260	42,000,987	6,689,612	-7,589,842	-2,462,956	1,871,223	3,699,612
280	41,208,024	6,563,314	-7,716,139	-2,589,253	1,744,926	3,573,314
300	40,415,061	6,437,017	-7,842,437	-2,715,550	1,618,628	3,447,017

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1 Offices (higher) £14,279,453	BLV2 Offices (lower) £9,152,567	BLV3 Warehousing £4,818,389	BLV4 Community uses £2,990,000
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Site type 8	
Flats & Houses	
No of units	1200 units
Density:	114 dph
CSH level:	4 private
Affordable	

Affordable %	20%
% rented	70%
% intermed	30%

Site area	13.16 ha
Net to gross	80%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	29,635,961	2,252,333	-12,027,120	-6,900,234	-2,566,056	-737,667
20	28,856,159	2,193,068	-12,086,385	-6,959,499	-2,625,320	-796,932
40	28,068,888	2,133,311	-12,146,142	-7,019,256	-2,685,077	-856,689
60	27,283,618	2,073,555	-12,205,899	-7,079,012	-2,744,834	-916,445
80	26,489,271	2,013,185	-12,266,269	-7,139,383	-2,805,204	-976,815
100	25,690,141	1,952,451	-12,327,003	-7,200,117	-2,865,938	-1,037,549
120	24,891,011	1,891,717	-12,387,737	-7,260,851	-2,926,672	-1,098,283
140	24,081,249	1,830,175	-12,449,279	-7,322,392	-2,988,214	-1,159,825
160	23,269,049	1,768,448	-12,511,006	-7,384,120	-3,049,941	-1,221,552
180	22,456,265	1,706,676	-12,572,777	-7,445,891	-3,111,712	-1,283,324
200	21,630,781	1,643,939	-12,635,514	-7,508,628	-3,174,449	-1,346,061
220	20,805,297	1,581,203	-12,698,251	-7,571,365	-3,237,186	-1,408,797
240	19,975,503	1,518,138	-12,761,315	-7,634,429	-3,300,250	-1,471,862
260	19,136,519	1,454,375	-12,825,078	-7,698,192	-3,364,013	-1,535,625
280	18,297,535	1,390,613	-12,888,841	-7,761,955	-3,427,776	-1,599,387
300	17,449,791	1,326,184	-12,953,269	-7,826,383	-3,492,204	-1,663,816

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	33,663,358	2,558,415	-11,721,038	-6,594,152	-2,259,973	-431,585
20	32,902,189	2,500,566	-11,778,887	-6,652,001	-2,317,822	-489,434
40	32,131,809	2,442,017	-11,837,436	-6,710,550	-2,376,371	-547,983
60	31,358,192	2,383,223	-11,896,231	-6,769,345	-2,435,166	-606,777
80	30,584,574	2,324,428	-11,955,026	-6,828,140	-2,493,961	-665,572
100	29,801,842	2,264,940	-12,014,513	-6,887,627	-2,553,449	-725,060
120	29,015,572	2,205,184	-12,074,270	-6,947,384	-2,613,205	-784,816
140	28,229,302	2,145,427	-12,134,027	-7,007,140	-2,672,962	-844,573
160	27,433,395	2,084,938	-12,194,515	-7,067,629	-2,733,450	-905,062
180	26,634,265	2,024,204	-12,255,249	-7,128,363	-2,794,184	-965,796
200	25,835,136	1,963,470	-12,315,983	-7,189,097	-2,854,918	-1,026,530
220	25,025,209	1,901,916	-12,377,538	-7,250,651	-2,916,473	-1,088,084
240	24,213,009	1,840,189	-12,439,265	-7,312,379	-2,978,200	-1,149,811
260	23,400,809	1,778,462	-12,500,992	-7,374,106	-3,039,927	-1,211,538
280	22,575,991	1,715,775	-12,563,678	-7,436,792	-3,102,613	-1,274,225
300	21,750,507	1,653,039	-12,626,415	-7,499,529	-3,165,350	-1,336,961

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	40,266,379	3,060,245	-11,219,209	-6,092,323	-1,758,144	70,245
20	39,526,892	3,004,044	-11,275,410	-6,148,524	-1,814,345	14,044
40	38,777,972	2,947,126	-11,332,328	-6,205,441	-1,871,263	-42,874
60	38,029,051	2,890,208	-11,389,246	-6,262,359	-1,928,181	-99,792
80	37,280,131	2,833,290	-11,446,164	-6,319,277	-1,985,099	-156,710
100	36,529,126	2,775,530	-11,503,924	-6,377,038	-2,042,859	-214,470
120	35,758,958	2,717,681	-11,561,773	-6,434,887	-2,100,708	-272,319
140	34,997,789	2,659,832	-11,619,622	-6,492,735	-2,158,557	-330,168
160	34,228,577	2,601,372	-11,678,082	-6,551,196	-2,217,017	-388,628
180	33,454,960	2,542,577	-11,736,877	-6,609,990	-2,275,812	-447,423
200	32,681,342	2,483,782	-11,795,672	-6,668,785	-2,334,607	-506,218
220	31,902,162	2,424,564	-11,854,889	-6,728,003	-2,393,824	-565,436
240	31,115,892	2,364,808	-11,914,646	-6,787,760	-2,453,581	-625,192
260	30,329,621	2,305,051	-11,974,402	-6,847,516	-2,513,337	-684,949
280	29,539,690	2,245,016	-12,034,437	-6,907,551	-2,573,372	-744,984
300	28,740,560	2,184,283	-12,095,171	-6,968,285	-2,634,106	-805,717

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£20

£4,629

Private values £4629 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	41,570,673	3,159,371	-11,120,082	-5,993,196	-1,659,017	169,371
20	40,833,805	3,103,369	-11,176,084	-6,049,198	-1,715,019	113,369
40	40,096,030	3,047,298	-11,232,155	-6,105,269	-1,771,090	57,298
60	39,347,111	2,990,380	-11,289,073	-6,162,187	-1,828,008	380
80	38,598,191	2,933,463	-11,345,991	-6,219,105	-1,884,926	-56,537
100	37,849,271	2,876,545	-11,402,909	-6,276,023	-1,941,844	-113,455
120	37,091,480	2,818,952	-11,460,501	-6,333,615	-1,999,436	-171,048
140	36,330,311	2,761,104	-11,518,350	-6,391,464	-2,057,285	-228,896
160	35,569,143	2,703,255	-11,576,199	-6,449,313	-2,115,134	-286,745
180	34,802,653	2,645,002	-11,634,452	-6,507,566	-2,173,387	-344,998
200	34,029,036	2,586,207	-11,693,247	-6,566,361	-2,232,182	-403,793
220	33,255,418	2,527,412	-11,752,042	-6,625,156	-2,290,977	-462,588
240	32,479,480	2,468,440	-11,811,013	-6,684,127	-2,349,948	-521,560
260	31,693,209	2,408,684	-11,870,770	-6,743,853	-2,409,705	-581,316
280	30,906,939	2,348,927	-11,930,526	-6,803,640	-2,469,461	-641,073
300	30,120,670	2,289,171	-11,990,283	-6,863,396	-2,529,218	-700,829

Maximum CIL rates (per square metre)

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

Site type 8

£4,844

Private values £4844 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	46,753,096	3,553,235	-10,726,218	-5,699,332	-1,265,153	563,235
20	46,028,086	3,498,135	-10,781,319	-5,654,433	-1,320,254	508,135
40	45,303,075	3,443,034	-10,836,420	-5,709,534	-1,375,355	453,034
60	44,577,245	3,387,871	-10,891,583	-5,764,697	-1,430,518	397,871
80	43,840,377	3,331,869	-10,947,585	-5,820,699	-1,486,520	341,869
100	43,103,508	3,275,867	-11,003,587	-5,876,701	-1,542,522	285,867
120	42,366,640	3,219,865	-11,059,589	-5,932,703	-1,598,524	229,865
140	41,623,668	3,163,399	-11,116,055	-5,989,169	-1,654,990	173,399
160	40,874,748	3,106,481	-11,172,973	-6,046,086	-1,711,908	116,481
180	40,125,829	3,049,563	-11,229,891	-6,103,004	-1,768,826	59,563
200	39,376,894	2,992,644	-11,286,810	-6,159,923	-1,825,745	2,644
220	38,615,725	2,934,795	-11,344,658	-6,217,772	-1,883,593	-55,205
240	37,854,557	2,876,946	-11,402,507	-6,275,621	-1,941,442	-113,054
260	37,093,388	2,819,097	-11,460,356	-6,333,470	-1,999,291	-170,903
280	36,325,345	2,760,726	-11,518,727	-6,391,841	-2,057,662	-229,274
300	35,551,727	2,701,931	-11,577,522	-6,450,636	-2,116,457	-288,069

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£200

**Community Infrastructure Levy Viability
London Legacy Development Corporation
Results summary 10% AH**

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

Site type site type 1				
	BLV1	BLV2	BLV3	BLV4
£4,144	#N/A	#N/A	300	300
£4,306	#N/A	#N/A	300	300
£4,575	#N/A	#N/A	300	300
£4,629	#N/A	#N/A	300	300
£4,844	#N/A	20	300	300

Site type site type 2				
	BLV1	BLV2	BLV3	BLV4
£4,144	#N/A	#N/A	120	200
£4,306	#N/A	60	240	300
£4,575	40	260	300	300
£4,629	80	300	300	300
£4,844	240	300	300	300

Site type site type 3				
	BLV1	BLV2	BLV3	BLV4
£4,144	#N/A	#N/A	60	140
£4,306	#N/A	0	180	260
£4,575	#N/A	200	300	300
£4,629	20	240	300	300
£4,844	180	300	300	300

Site type site type 4				
	BLV1	BLV2	BLV3	BLV4
£4,144	#N/A	#N/A	#N/A	#N/A
£4,306	#N/A	#N/A	#N/A	#N/A
£4,575	#N/A	#N/A	#N/A	0
£4,629	#N/A	#N/A	#N/A	40
£4,844	#N/A	20	140	180

Site type site type 5				
	BLV1	BLV2	BLV3	BLV4
£4,144	#N/A	#N/A	#N/A	#N/A
£4,306	#N/A	#N/A	#N/A	#N/A
£4,575	#N/A	#N/A	100	160
£4,629	#N/A	#N/A	120	200
£4,844	#N/A	100	280	300

**Community Infrastructure Levy Viability
London Legacy Development Corporation
Results summary 10% AH**

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

Site type site type 6				
	BLV1	BLV2	BLV3	BLV4
£4,144	#N/A	#N/A	#N/A	#N/A
£4,306	#N/A	#N/A	#N/A	#N/A
£4,575	#N/A	#N/A	80	160
£4,629	#N/A	#N/A	120	200
£4,844	#N/A	60	260	300

Site type site type 7				
	BLV1	BLV2	BLV3	BLV4
£4,144	#N/A	#N/A	200	300
£4,306	#N/A	#N/A	300	300
£4,575	#N/A	#N/A	300	300
£4,629	#N/A	#N/A	300	300
£4,844	#N/A	40	300	300

Site type site type 8				
	BLV1	BLV2	BLV3	BLV4
£4,144	#N/A	#N/A	#N/A	#N/A
£4,306	#N/A	#N/A	#N/A	#N/A
£4,575	#N/A	#N/A	#N/A	160
£4,629	#N/A	#N/A	#N/A	200
£4,844	#N/A	#N/A	#N/A	300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1 Offices (higher) £14,279,453	BLV2 Offices (lower) £9,152,567	BLV3 Warehousing £4,818,389	BLV4 Community uses £2,990,000
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Site type 1	
Flats	
No of units	3 units
Density:	91 dph
CSH level:	4 private
Affordable	

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.03 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	221,589	6,721,525	-7,557,929	-2,431,043	1,903,136	3,731,525
20	214,425	6,504,228	-7,775,226	-2,648,340	1,685,839	3,514,228
40	211,072	6,402,524	-7,876,930	-2,750,044	1,584,135	3,412,524
60	207,719	6,300,819	-7,978,634	-2,851,748	1,482,431	3,310,819
80	204,367	6,199,146	-8,080,308	-2,953,422	1,380,757	3,209,146
100	201,015	6,097,441	-8,182,012	-3,055,126	1,279,053	3,107,441
120	197,663	5,995,768	-8,283,686	-3,156,800	1,177,379	3,005,768
140	194,310	5,894,063	-8,385,390	-3,258,504	1,075,675	2,904,063
160	190,958	5,792,390	-8,487,064	-3,360,178	974,001	2,802,390
180	187,605	5,690,685	-8,588,768	-3,461,882	872,297	2,700,685
200	184,252	5,588,981	-8,690,472	-3,563,586	770,593	2,598,981
220	180,900	5,487,307	-8,792,146	-3,665,280	668,919	2,497,307
240	177,547	5,385,603	-8,893,850	-3,766,964	567,215	2,395,603
260	174,195	5,283,929	-8,995,524	-3,868,638	465,541	2,293,929
280	170,843	5,182,225	-9,097,228	-3,970,342	363,837	2,192,225
300	167,490	5,080,521	-9,198,932	-4,072,046	262,133	2,090,521

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

£4,306

Private values £4306 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	£242,147	7,345,140	-6,934,313	-1,807,427	2,526,752	4,355,140
20	234,630	7,117,124	-7,162,329	-2,035,443	2,298,736	4,127,124
40	231,278	7,015,420	-7,264,033	-2,137,147	2,197,032	4,025,420
60	227,925	6,913,716	-7,365,737	-2,238,851	2,095,327	3,923,716
80	224,573	6,812,042	-7,467,411	-2,340,525	1,993,654	3,822,042
100	221,220	6,710,338	-7,569,115	-2,442,229	1,891,949	3,720,338
120	217,868	6,608,664	-7,670,789	-2,543,903	1,790,276	3,618,664
140	214,515	6,506,960	-7,772,493	-2,645,607	1,688,572	3,516,960
160	211,162	6,405,256	-7,874,198	-2,747,311	1,586,867	3,415,256
180	207,810	6,303,582	-7,975,871	-2,848,985	1,485,194	3,313,582
200	204,458	6,201,878	-8,077,576	-2,950,689	1,383,489	3,211,878
220	201,106	6,100,204	-8,179,249	-3,052,363	1,281,816	3,110,204
240	197,753	5,998,500	-8,280,954	-3,154,067	1,180,111	3,008,500
260	194,401	5,896,826	-8,382,627	-3,255,741	1,078,438	2,906,826
280	191,048	5,795,122	-8,484,332	-3,357,445	976,733	2,805,122
300	187,695	5,693,418	-8,586,036	-3,459,150	875,029	2,703,418

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

£4,575

Private values £4575 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	276,412	8,384,499	-5,894,954	-768,068	3,566,111	5,394,499
20	268,305	8,138,599	-6,140,855	-1,013,969	3,320,210	5,148,599
40	264,954	8,036,925	-6,242,529	-1,115,643	3,218,536	5,046,925
60	261,601	7,935,221	-6,344,233	-1,217,347	3,116,832	4,945,221
80	258,248	7,833,516	-6,445,937	-1,319,051	3,015,128	4,843,516
100	254,896	7,731,843	-6,547,611	-1,420,725	2,913,454	4,741,843
120	251,543	7,630,138	-6,649,315	-1,522,429	2,811,750	4,640,138
140	248,191	7,528,465	-6,750,989	-1,624,103	2,710,076	4,538,465
160	244,838	7,426,760	-6,852,693	-1,725,807	2,608,372	4,436,760
180	241,485	7,325,056	-6,954,397	-1,827,511	2,506,668	4,335,056
200	238,133	7,223,382	-7,056,071	-1,929,185	2,404,994	4,233,382
220	234,781	7,121,678	-7,157,775	-2,030,889	2,303,290	4,131,678
240	231,429	7,020,005	-7,259,449	-2,132,563	2,201,616	4,030,005
260	228,076	6,918,300	-7,361,153	-2,234,267	2,099,912	3,928,300
280	224,724	6,816,627	-7,462,827	-2,335,941	1,998,238	3,826,627
300	221,371	6,714,922	-7,564,531	-2,437,645	1,896,534	3,724,922

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

£4,629

Private values £4629 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	283,265	8,592,371	-5,687,083	-560,196	3,773,982	5,602,371
20	275,040	8,342,887	-5,936,566	-809,680	3,524,499	5,352,887
40	271,688	8,241,214	-6,038,240	-911,354	3,422,825	5,251,214
60	268,335	8,139,509	-6,139,944	-1,013,058	3,321,121	5,149,509
80	264,984	8,037,836	-6,241,618	-1,114,732	3,219,447	5,047,836
100	261,631	7,936,131	-6,343,322	-1,216,436	3,117,743	4,946,131
120	258,279	7,834,458	-6,444,996	-1,318,110	3,016,069	4,844,458
140	254,926	7,732,753	-6,546,700	-1,419,814	2,914,365	4,742,753
160	251,573	7,631,049	-6,648,404	-1,521,518	2,812,661	4,641,049
180	248,221	7,529,375	-6,750,078	-1,623,192	2,710,987	4,539,375
200	244,868	7,427,671	-6,851,782	-1,724,896	2,609,283	4,437,671
220	241,516	7,325,997	-6,953,456	-1,826,570	2,507,609	4,335,997
240	238,164	7,224,293	-7,055,160	-1,928,274	2,405,905	4,234,293
260	234,811	7,122,589	-7,156,864	-2,029,978	2,304,201	4,132,589
280	231,459	7,020,915	-7,258,538	-2,131,652	2,202,527	4,030,915
300	228,106	6,919,211	-7,360,242	-2,233,356	2,100,823	3,929,211

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

Site type 1

£4,844

Private values £4844 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	310,677	9,423,858	-4,855,595	271,291	4,605,470	6,433,858
20	301,981	9,160,103	-5,119,350	7,536	4,341,715	6,170,103
40	298,629	9,058,399	-5,221,054	-94,168	4,240,010	6,068,399
60	295,277	8,956,725	-5,322,728	-195,842	4,138,337	5,966,725
80	291,924	8,855,021	-5,424,432	-297,546	4,036,632	5,865,021
100	288,571	8,753,317	-5,526,137	-399,250	3,934,928	5,763,317
120	285,219	8,651,643	-5,627,810	-500,924	3,833,255	5,661,643
140	281,866	8,549,939	-5,729,515	-602,628	3,731,550	5,559,939
160	278,514	8,448,265	-5,831,188	-704,302	3,629,877	5,458,265
180	275,161	8,346,561	-5,932,893	-806,006	3,528,172	5,356,561
200	271,808	8,244,857	-6,034,597	-907,711	3,426,468	5,254,857
220	268,457	8,143,183	-6,136,271	-1,009,384	3,324,794	5,153,183
240	265,104	8,041,479	-6,237,975	-1,111,089	3,223,090	5,051,479
260	261,752	7,939,805	-6,339,649	-1,212,762	3,121,416	4,949,805
280	258,399	7,838,101	-6,441,353	-1,314,467	3,019,712	4,848,101
300	255,046	7,736,397	-6,543,057	-1,416,171	2,918,008	4,746,397

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£300	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1 Offices (higher) £14,279,453	BLV2 Offices (lower) £9,152,567	BLV3 Warehousing £4,818,389	BLV4 Community uses £2,990,000
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Site type	2
No of units	10 units
Density:	458 dph
CSH level:	4 private
	Affordable

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	171,000	7,831,816	-6,447,638	-1,320,752	3,013,427	4,841,816
20	160,783	7,363,871	-6,915,582	-1,788,696	2,545,483	4,373,871
40	150,566	6,895,927	-7,383,526	-2,256,640	2,077,539	3,905,927
60	140,350	6,428,029	-7,851,425	-2,724,539	1,609,640	3,438,029
80	130,133	5,960,084	-8,319,369	-3,192,483	1,141,696	2,970,084
100	119,916	5,492,140	-8,787,313	-3,660,427	673,751	2,502,140
120	109,699	5,024,196	-9,255,258	-4,128,372	205,807	2,034,196
140	99,481	4,556,251	-9,723,202	-4,596,316	-262,137	1,566,251
160	89,264	4,088,307	-10,191,146	-5,064,260	-730,081	1,098,307
180	79,047	3,620,363	-10,659,091	-5,532,204	-1,198,026	630,363
200	68,830	3,152,419	-11,127,035	-6,000,149	-1,665,970	162,419
220	58,613	2,684,474	-11,594,979	-6,468,093	-2,133,914	-305,526
240	48,396	2,216,530	-12,062,923	-6,936,037	-2,601,858	-773,470
260	38,179	1,748,586	-12,530,868	-7,403,982	-3,069,803	-1,241,414
280	27,962	1,280,642	-12,998,812	-7,871,926	-3,537,747	-1,709,358
300	17,744	812,697	-13,466,756	-8,339,870	-4,005,691	-2,177,303

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£200

£4,306

Private values £4306 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	232,579	10,652,113	-3,627,340	1,499,546	5,833,725	7,662,113
20	222,362	10,184,169	-4,095,284	1,031,602	5,365,781	7,194,169
40	212,145	9,716,225	-4,563,229	563,658	4,897,836	6,726,225
60	201,928	9,248,281	-5,031,173	95,713	4,429,892	6,258,281
80	191,710	8,780,336	-5,499,117	-372,231	3,961,948	5,790,336
100	181,493	8,312,392	-5,967,061	-840,175	3,494,003	5,322,392
120	171,276	7,844,448	-6,435,006	-1,308,120	3,026,059	4,854,448
140	161,059	7,376,503	-6,902,950	-1,776,064	2,558,115	4,386,503
160	150,842	6,908,559	-7,370,894	-2,244,008	2,090,171	3,918,559
180	140,626	6,440,614	-7,838,793	-2,711,907	1,622,272	3,450,614
200	130,409	5,972,716	-8,306,737	-3,179,851	1,154,328	2,982,716
220	120,192	5,504,772	-8,774,681	-3,647,795	686,384	2,514,772
240	109,974	5,036,828	-9,242,626	-4,115,739	218,439	2,046,828
260	99,757	4,568,884	-9,710,570	-4,583,684	-249,505	1,578,884
280	89,540	4,100,939	-10,178,514	-5,051,628	-717,449	1,110,939
300	79,323	3,632,995	-10,646,458	-5,519,572	-1,185,393	642,995

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£240	£300

£4,575

Private values £4575 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	335,209	15,352,579	1,073,126	6,200,012	10,534,191	12,362,579
20	324,992	14,884,635	605,181	5,732,068	10,066,246	11,894,635
40	314,775	14,416,691	137,237	5,264,123	9,598,302	11,426,691
60	304,558	13,948,746	-330,707	4,796,179	9,130,358	10,958,746
80	294,341	13,480,802	-798,651	4,328,235	8,662,414	10,490,802
100	284,124	13,012,858	-1,266,596	3,860,290	8,194,469	10,022,858
120	273,906	12,544,914	-1,734,540	3,392,346	7,726,525	9,554,914
140	263,689	12,076,969	-2,202,484	2,924,402	7,258,581	9,086,969
160	253,472	11,609,025	-2,670,428	2,456,458	6,790,636	8,619,025
180	243,255	11,141,081	-3,138,373	1,988,513	6,322,692	8,151,081
200	233,039	10,673,182	-3,606,271	1,520,615	5,854,794	7,683,182
220	222,822	10,205,238	-4,074,215	1,052,671	5,386,849	7,215,238
240	212,605	9,737,294	-4,542,160	584,726	4,918,905	6,747,294
260	202,388	9,269,349	-5,010,104	116,782	4,450,961	6,279,349
280	192,170	8,801,405	-5,478,048	-351,162	3,983,017	5,811,405
300	181,953	8,333,461	-5,945,993	-819,106	3,515,072	5,343,461

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£260	£300	£300

£4,629

Private values £4629 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	355,735	16,292,663	2,013,210	7,140,096	11,474,275	13,302,663
20	345,518	15,824,719	1,545,265	6,672,152	11,006,330	12,834,719
40	335,301	15,356,775	1,077,321	6,204,207	10,538,386	12,366,775
60	325,084	14,888,830	609,377	5,736,263	10,070,442	11,898,830
80	314,867	14,420,886	141,433	5,268,319	9,602,498	11,430,886
100	304,649	13,952,942	-326,512	4,800,374	9,134,553	10,962,942
120	294,432	13,484,998	-794,456	4,332,430	8,666,609	10,494,998
140	284,216	13,017,099	-1,262,354	3,864,532	8,198,711	10,027,099
160	273,999	12,549,155	-1,730,299	3,396,587	7,730,766	9,559,155
180	263,782	12,081,211	-2,198,243	2,928,643	7,262,822	9,091,211
200	253,565	11,613,266	-2,666,187	2,460,699	6,794,878	8,623,266
220	243,348	11,145,322	-3,134,131	1,992,755	6,326,933	8,155,322
240	233,131	10,677,378	-3,602,076	1,524,810	5,858,989	7,687,378
260	222,913	10,209,433	-4,070,020	1,056,866	5,391,045	7,219,433
280	212,696	9,741,489	-4,537,964	588,922	4,923,101	6,751,489
300	202,479	9,273,545	-5,005,909	120,978	4,455,156	6,283,545

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	£300	£300	£300

Site type 2

£4,844

Private values £4844 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	437,839	20,053,045	5,773,592	10,900,478	15,234,656	17,063,045
20	427,622	19,585,101	5,305,647	10,432,533	14,766,712	16,595,101
40	417,405	19,117,156	4,837,703	9,964,589	14,298,768	16,127,156
60	407,188	18,649,212	4,369,759	9,496,645	13,830,824	15,659,212
80	396,971	18,181,268	3,901,814	9,028,701	13,362,879	15,191,268
100	386,754	17,713,324	3,433,870	8,560,756	12,894,935	14,723,324
120	376,537	17,245,379	2,965,926	8,092,812	12,426,991	14,255,379
140	366,320	16,777,435	2,497,982	7,624,868	11,959,047	13,787,435
160	356,102	16,309,491	2,030,037	7,156,923	11,491,102	13,319,491
180	345,885	15,841,547	1,562,093	6,688,979	11,023,158	12,851,547
200	335,669	15,373,603	1,094,149	6,221,034	10,555,214	12,383,603
220	325,452	14,905,659	626,205	5,753,090	10,087,270	11,915,659
240	315,235	14,437,715	158,261	5,285,146	9,619,326	11,447,715
260	305,018	13,969,771	-309,638	4,817,202	9,151,382	10,979,771
280	294,801	13,501,827	-777,583	4,349,258	8,683,438	10,511,827
300	284,584	13,033,883	-1,245,527	3,881,314	8,215,494	10,043,883

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£240	£300	£300	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type	3
Flats	
No of units	65 units
Density:	500 dph
CSH level:	4 private
Affordable	

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	854,923	6,576,332	-7,703,121	-2,576,235	1,757,944	3,586,332
20	794,722	6,113,246	-8,166,207	-3,039,321	1,294,858	3,123,246
40	734,521	5,650,160	-8,629,293	-3,502,407	831,772	2,660,160
60	674,319	5,187,067	-9,092,387	-3,965,500	368,678	2,197,067
80	614,118	4,723,981	-9,555,472	-4,428,586	-94,408	1,733,981
100	553,916	4,260,895	-10,018,558	-4,891,672	-557,493	1,270,895
120	493,714	3,797,802	-10,481,652	-5,354,766	-1,020,587	807,802
140	433,513	3,334,716	-10,944,738	-5,817,852	-1,483,673	344,716
160	373,312	2,871,630	-11,407,824	-6,280,937	-1,946,759	-118,370
180	313,110	2,408,536	-11,870,917	-6,744,031	-2,409,852	-581,464
200	252,909	1,945,450	-12,334,003	-7,207,117	-2,872,938	-1,044,550
220	192,707	1,482,365	-12,797,089	-7,670,203	-3,336,024	-1,507,635
240	132,505	1,019,271	-13,260,182	-8,133,296	-3,799,117	-1,970,729
260	72,304	556,185	-13,723,268	-8,596,382	-4,262,203	-2,433,815
280	12,103	93,099	-14,186,354	-9,059,468	-4,725,289	-2,896,901
300	-48,885	-376,041	-14,655,495	-9,528,608	-5,194,430	-3,366,041

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£60	£140

£4,306

Private values £4306 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	1,211,826	9,321,740	-4,957,714	169,172	4,503,351	6,331,740
20	1,151,624	8,858,646	-5,420,807	-293,921	4,040,258	5,868,646
40	1,091,423	8,395,560	-5,883,893	-757,007	3,577,172	5,405,560
60	1,031,222	7,932,474	-6,346,979	-1,220,093	3,114,086	4,942,474
80	971,020	7,469,381	-6,810,073	-1,683,187	2,650,992	4,479,381
100	910,818	7,006,295	-7,273,159	-2,146,272	2,187,906	4,016,295
120	850,617	6,543,209	-7,736,244	-2,609,358	1,724,821	3,553,209
140	790,415	6,080,116	-8,199,338	-3,072,452	1,261,727	3,090,116
160	730,214	5,617,030	-8,662,424	-3,535,538	798,641	2,627,030
180	670,013	5,153,944	-9,125,510	-3,998,624	335,555	2,163,944
200	609,811	4,690,850	-9,588,603	-4,461,717	-127,538	1,700,850
220	549,609	4,227,764	-10,051,689	-4,924,803	-590,624	1,237,764
240	489,408	3,764,679	-10,514,775	-5,387,889	-1,053,710	774,679
260	429,206	3,301,585	-10,977,868	-5,850,982	-1,516,804	311,585
280	369,005	2,838,499	-11,440,954	-6,314,068	-1,979,889	-151,501
300	308,804	2,375,413	-11,904,040	-6,777,154	-2,442,975	-614,587

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£180	£260

£4,575

Private values £4575 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	1,806,663	13,897,406	-382,048	4,744,839	9,079,017	10,907,406
20	1,746,461	13,434,312	-845,141	4,281,745	8,615,924	10,444,312
40	1,686,259	12,971,227	-1,308,227	3,818,659	8,152,838	9,981,227
60	1,626,058	12,508,141	-1,771,313	3,355,573	7,689,752	9,518,141
80	1,565,856	12,045,047	-2,234,406	2,892,480	7,226,659	9,055,047
100	1,505,655	11,581,961	-2,697,492	2,429,394	6,763,573	8,591,961
120	1,445,454	11,118,875	-3,160,578	1,966,308	6,300,487	8,128,875
140	1,385,252	10,655,782	-3,623,672	1,503,215	5,837,393	7,665,782
160	1,325,050	10,192,696	-4,086,757	1,040,129	5,374,307	7,202,696
180	1,264,849	9,729,610	-4,549,843	577,043	4,911,222	6,739,610
200	1,204,647	9,266,517	-5,012,937	113,949	4,448,128	6,276,517
220	1,144,446	8,803,431	-5,476,023	-349,137	3,985,042	5,813,431
240	1,084,245	8,340,345	-5,939,109	-812,222	3,521,956	5,350,345
260	1,024,044	7,877,259	-6,402,194	-1,275,308	3,058,870	4,887,259
280	963,842	7,414,165	-6,865,288	-1,738,402	2,595,777	4,424,165
300	903,640	6,951,080	-7,328,374	-2,201,488	2,132,691	3,961,080

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£300	£300

£4,629

Private values £4629 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	1,925,630	14,812,539	533,086	5,659,972	9,994,151	11,822,539
20	1,865,428	14,349,446	69,992	5,196,878	9,531,057	11,359,446
40	1,805,227	13,886,360	-393,094	4,733,792	9,067,971	10,896,360
60	1,745,026	13,423,274	-856,180	4,270,707	8,604,885	10,433,274
80	1,684,823	12,960,180	-1,319,273	3,807,613	8,141,792	9,970,180
100	1,624,622	12,497,095	-1,782,359	3,344,527	7,678,706	9,507,095
120	1,564,421	12,034,009	-2,245,445	2,881,441	7,215,620	9,044,009
140	1,504,220	11,570,923	-2,708,531	2,418,355	6,752,534	8,580,923
160	1,444,018	11,107,829	-3,171,624	1,955,262	6,289,441	8,117,829
180	1,383,817	10,644,743	-3,634,710	1,492,176	5,826,355	7,654,743
200	1,323,615	10,181,658	-4,097,796	1,029,090	5,363,269	7,191,658
220	1,263,413	9,718,564	-4,560,889	565,997	4,900,175	6,728,564
240	1,203,212	9,255,478	-5,023,975	102,911	4,437,090	6,265,478
260	1,143,011	8,792,392	-5,487,061	-360,175	3,974,004	5,802,392
280	1,082,809	8,329,299	-5,950,155	-823,269	3,510,910	5,339,299
300	1,022,608	7,866,213	-6,413,241	-1,286,354	3,047,824	4,876,213

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£240	£300	£300

Site type 3

£4,844

Private values £4844 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	2,396,668	18,435,906	4,156,453	9,283,339	13,617,518	15,445,906
20	2,337,435	17,980,270	3,700,816	8,827,702	13,161,881	14,990,270
40	2,278,202	17,524,633	3,245,180	8,372,066	12,706,245	14,534,633
60	2,218,971	17,069,004	2,789,551	7,916,437	12,250,616	14,079,004
80	2,159,738	16,613,368	2,333,914	7,460,800	11,794,979	13,623,368
100	2,100,492	16,157,628	1,878,174	7,005,060	11,339,239	13,167,628
120	2,040,290	15,694,542	1,415,088	6,541,974	10,876,153	12,704,542
140	1,980,089	15,231,456	952,002	6,078,889	10,413,067	12,241,456
160	1,919,887	14,768,362	488,909	5,615,795	9,949,974	11,778,362
180	1,859,686	14,305,276	25,823	5,152,709	9,486,888	11,315,276
200	1,799,485	13,842,191	-437,263	4,689,623	9,023,802	10,852,191
220	1,739,283	13,379,097	-900,356	4,226,530	8,560,709	10,389,097
240	1,679,081	12,916,011	-1,363,442	3,763,444	8,097,623	9,926,011
260	1,618,880	12,452,925	-1,826,528	3,300,358	7,634,537	9,462,925
280	1,558,678	11,989,832	-2,289,622	2,837,264	7,171,443	8,999,832
300	1,498,477	11,526,746	-2,752,708	2,374,179	6,708,357	8,536,746

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£300	£300	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 4	
Flats	
No of units	120 units
Density:	743 dph
CSH level:	4 private
	Affordable

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.16 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-1,320,018	-8,173,114	-22,452,568	-17,325,681	-12,991,503	-11,163,114
20	-1,439,378	-8,912,150	-23,191,603	-18,064,717	-13,730,538	-11,902,150
40	-1,558,738	-9,651,185	-23,930,639	-18,803,753	-14,469,574	-12,641,185
60	-1,678,098	-10,390,221	-24,669,674	-19,542,788	-15,208,609	-13,380,221
80	-1,797,457	-11,129,257	-25,408,710	-20,281,824	-15,947,645	-14,119,257
100	-1,916,816	-11,868,296	-26,147,739	-21,020,853	-16,686,675	-14,858,286
120	-2,036,176	-12,607,322	-26,886,775	-21,759,889	-17,425,710	-15,597,322
140	-2,155,535	-13,346,357	-27,625,811	-22,498,925	-18,164,746	-16,336,357
160	-2,274,895	-14,085,393	-28,364,846	-23,237,960	-18,903,781	-17,075,393
180	-2,394,255	-14,824,428	-29,103,882	-23,976,996	-19,642,817	-17,814,428
200	-2,513,615	-15,563,464	-29,842,918	-24,716,031	-20,381,853	-18,553,464
220	-2,632,974	-16,302,500	-30,581,953	-25,455,067	-21,120,888	-19,292,500
240	-2,752,334	-17,041,535	-31,320,989	-26,194,103	-21,859,924	-20,031,535
260	-2,871,694	-17,780,571	-32,060,024	-26,933,138	-22,598,959	-20,770,571
280	-2,991,053	-18,519,606	-32,799,054	-27,672,168	-23,337,989	-21,509,606
300	-3,110,412	-19,258,636	-33,538,089	-28,411,203	-24,077,024	-22,248,636

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	-630,202	-3,902,003	-18,181,456	-13,054,570	-8,720,391	-6,892,003
20	-749,562	-4,641,038	-18,920,492	-13,793,606	-9,459,427	-7,631,038
40	-868,922	-5,380,074	-19,659,528	-14,532,641	-10,198,463	-8,370,074
60	-988,281	-6,119,103	-20,398,557	-15,271,671	-10,937,492	-9,109,103
80	-1,107,640	-6,858,139	-21,137,593	-16,010,706	-11,676,528	-9,848,139
100	-1,227,000	-7,597,175	-21,876,628	-16,749,742	-12,415,563	-10,587,175
120	-1,346,360	-8,336,210	-22,615,664	-17,488,778	-13,154,599	-11,326,210
140	-1,465,719	-9,075,246	-23,354,699	-18,227,813	-13,893,634	-12,065,246
160	-1,585,079	-9,814,282	-24,093,735	-18,966,849	-14,632,670	-12,804,282
180	-1,704,439	-10,553,317	-24,832,771	-19,705,884	-15,371,706	-13,543,317
200	-1,823,799	-11,292,353	-25,571,806	-20,444,920	-16,110,741	-14,282,353
220	-1,943,158	-12,031,388	-26,310,842	-21,183,956	-16,849,777	-15,021,388
240	-2,062,517	-12,770,418	-27,049,871	-21,922,985	-17,588,806	-15,760,418
260	-2,181,877	-13,509,453	-27,788,907	-22,662,021	-18,327,842	-16,499,453
280	-2,301,236	-14,248,489	-28,527,942	-23,401,056	-19,066,878	-17,238,489
300	-2,420,596	-14,987,525	-29,266,978	-24,140,092	-19,805,913	-17,977,525

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	511,132	3,164,760	-11,114,694	-5,987,808	-1,653,629	174,760
20	393,693	2,437,618	-11,841,835	-6,714,949	-2,380,770	-552,382
40	276,255	1,710,477	-12,568,977	-7,442,091	-3,107,912	-1,279,523
60	158,816	983,335	-13,296,118	-8,169,232	-3,835,053	-2,006,665
80	41,376	256,188	-14,023,266	-8,896,380	-4,562,201	-2,733,812
100	-77,306	-478,654	-14,758,107	-9,631,221	-5,297,042	-3,468,654
120	-196,666	-1,217,689	-15,497,143	-10,370,257	-6,036,078	-4,207,689
140	-316,026	-1,956,725	-16,236,179	-11,109,292	-6,775,114	-4,946,725
160	-435,385	-2,695,761	-16,975,214	-11,848,328	-7,514,149	-5,685,761
180	-554,745	-3,434,796	-17,714,250	-12,587,364	-8,253,185	-6,424,796
200	-674,105	-4,173,832	-18,453,285	-13,326,399	-8,992,220	-7,163,832
220	-793,464	-4,912,867	-19,192,321	-14,065,435	-9,731,256	-7,902,867
240	-912,823	-5,651,897	-19,931,350	-14,804,464	-10,470,285	-8,641,897
260	-1,032,183	-6,390,932	-20,670,386	-15,543,500	-11,209,321	-9,380,932
280	-1,151,543	-7,129,968	-21,409,422	-16,282,535	-11,948,357	-10,119,968
300	-1,270,902	-7,869,004	-22,148,457	-17,021,571	-12,687,392	-10,859,004

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

£4,629

Private values £4629 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	737,371	4,565,552	-9,713,901	-4,587,015	-252,836	1,575,552
20	619,932	3,838,411	-10,441,043	-5,314,156	-979,978	848,411
40	502,493	3,111,269	-11,168,184	-6,041,298	-1,707,119	121,269
60	385,054	2,384,128	-11,895,326	-6,768,439	-2,434,261	-605,872
80	267,616	1,656,986	-12,622,467	-7,495,581	-3,161,402	-1,333,014
100	150,176	929,839	-13,349,615	-8,222,720	-3,888,550	-2,060,161
120	32,737	202,697	-14,076,756	-8,949,879	-4,615,691	-2,787,303
140	-86,087	-533,023	-14,812,477	-9,685,591	-5,351,412	-3,523,023
160	-206,446	-1,272,053	-15,551,506	-10,424,620	-6,090,441	-4,262,053
180	-324,806	-2,011,088	-16,290,542	-11,163,656	-6,829,477	-5,001,088
200	-444,165	-2,750,124	-17,029,577	-11,902,691	-7,568,513	-5,740,124
220	-563,525	-3,489,160	-17,768,613	-12,641,727	-8,307,548	-6,479,160
240	-682,885	-4,228,195	-18,507,649	-13,380,763	-9,046,584	-7,218,195
260	-802,245	-4,967,231	-19,246,684	-14,119,799	-9,785,619	-7,957,231
280	-921,604	-5,706,266	-19,985,720	-14,858,834	-10,524,655	-8,696,266
300	-1,040,964	-6,445,302	-20,724,756	-15,597,869	-11,263,691	-9,435,302

Maximum CIL rates (per square metre)

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

Site type 4

£4,844

Private values £4844 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	1,642,325	10,168,729	-4,110,725	1,016,162	5,350,340	7,178,729
20	1,524,886	9,441,588	-4,837,866	289,020	4,623,199	6,451,588
40	1,407,448	8,714,446	-5,565,007	-438,121	3,896,057	5,724,446
60	1,290,009	7,987,305	-6,292,149	-1,165,263	3,168,916	4,997,305
80	1,172,570	7,260,163	-7,019,290	-1,892,404	2,441,775	4,270,163
100	1,055,130	6,533,015	-7,746,438	-2,619,552	1,714,627	3,543,015
120	937,692	5,805,874	-8,473,580	-3,346,693	987,485	2,815,874
140	820,253	5,078,732	-9,200,721	-4,073,835	260,344	2,088,732
160	702,814	4,351,591	-9,927,862	-4,800,976	-466,798	1,361,591
180	585,375	3,624,450	-10,655,004	-5,528,118	-1,193,939	634,450
200	467,937	2,897,308	-11,382,145	-6,255,259	-1,921,081	-92,692
220	350,497	2,170,160	-12,109,293	-6,982,407	-2,648,228	-819,840
240	233,058	1,443,019	-12,836,435	-7,709,548	-3,375,370	-1,546,981
260	115,620	715,877	-13,563,576	-8,436,690	-4,102,511	-2,274,123
280	-1,849	-11,447	-14,290,901	-9,164,015	-4,829,836	-3,001,447
300	-121,209	-750,483	-15,029,936	-9,903,050	-5,568,871	-3,740,483

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£140	£180

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 5	
Flats	
No of units	400 units
Density:	470 dph
CSH level:	4 private
Affordable	

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.85 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	123,351	144,937	-14,134,516	-9,007,630	-4,673,451	-2,845,063
20	-292,477	-343,661	-14,623,114	-9,496,228	-5,162,049	-3,333,661
40	-710,323	-834,630	-15,114,083	-9,987,197	-5,653,018	-3,824,630
60	-1,128,168	-1,325,597	-15,605,051	-10,478,165	-6,143,986	-4,315,597
80	-1,546,014	-1,816,566	-16,096,020	-10,969,134	-6,634,955	-4,806,566
100	-1,963,860	-2,307,535	-16,586,989	-11,460,103	-7,125,924	-5,297,535
120	-2,381,706	-2,798,504	-17,077,958	-11,951,071	-7,616,893	-5,788,504
140	-2,799,552	-3,289,472	-17,568,925	-12,442,039	-8,107,860	-6,279,472
160	-3,217,398	-3,780,441	-18,059,894	-12,933,008	-8,598,829	-6,770,441
180	-3,635,244	-4,271,410	-18,550,863	-13,423,977	-9,089,798	-7,261,410
200	-4,053,090	-4,762,378	-19,041,832	-13,914,946	-9,580,767	-7,752,378
220	-4,470,936	-5,253,347	-19,532,801	-14,405,915	-10,071,736	-8,243,347
240	-4,888,782	-5,744,315	-20,023,768	-14,896,882	-10,562,703	-8,734,315
260	-5,306,628	-6,235,284	-20,514,737	-15,387,851	-11,053,672	-9,225,284
280	-5,724,474	-6,726,253	-21,005,706	-15,878,820	-11,544,641	-9,716,253
300	-6,142,320	-7,217,222	-21,496,675	-16,369,789	-12,035,610	-10,207,222

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	2,389,760	2,807,968	-11,471,486	-6,344,599	-2,010,421	-182,032
20	1,978,638	2,324,900	-11,954,554	-6,827,668	-2,493,489	-665,100
40	1,567,516	1,841,831	-12,437,622	-7,310,736	-2,976,557	-1,148,169
60	1,156,394	1,358,763	-12,920,690	-7,793,804	-3,459,625	-1,631,237
80	745,273	875,696	-13,403,757	-8,276,871	-3,942,692	-2,114,304
100	334,151	392,628	-13,886,826	-8,759,939	-4,425,761	-2,597,372
120	-78,229	-91,919	-14,371,372	-9,244,486	-4,910,307	-3,081,919
140	-498,075	-582,888	-14,854,341	-9,735,455	-5,401,276	-3,572,888
160	-918,921	-1,073,857	-15,337,310	-10,226,424	-5,892,245	-4,063,857
180	-1,339,766	-1,564,825	-15,820,279	-10,717,393	-6,383,214	-4,554,825
200	-1,760,612	-2,055,793	-16,303,247	-11,208,361	-6,874,182	-5,045,793
220	-2,181,457	-2,546,762	-16,786,216	-11,699,329	-7,365,151	-5,536,762
240	-2,602,303	-3,037,731	-17,269,184	-12,190,298	-7,856,119	-6,027,731
260	-3,023,149	-3,528,700	-17,760,153	-12,681,267	-8,347,088	-6,518,700
280	-3,444,000	-4,019,669	-18,251,122	-13,172,236	-8,838,057	-7,009,669
300	-3,864,846	-4,510,638	-18,742,090	-13,663,204	-9,329,025	-7,500,638

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	6,134,872	7,208,474	-7,070,979	-1,944,093	2,390,086	4,218,474
20	5,730,366	6,733,180	-7,546,273	-2,419,387	1,914,792	3,743,180
40	5,325,860	6,257,886	-8,021,568	-2,894,682	1,439,497	3,267,886
60	4,921,354	5,782,592	-8,496,862	-3,369,976	964,203	2,792,592
80	4,516,848	5,307,297	-8,972,156	-3,845,270	488,909	2,317,297
100	4,112,342	4,832,001	-9,447,450	-4,320,564	12,623	1,842,001
120	3,707,836	4,356,706	-9,922,744	-4,795,858	-470,444	1,366,706
140	3,303,330	3,881,410	-10,398,038	-5,271,152	-963,513	871,410
160	2,898,824	3,406,114	-10,873,332	-5,746,446	-1,438,581	391,808
180	2,494,318	2,930,818	-11,348,626	-6,221,740	-1,913,875	-91,261
200	2,089,812	2,455,522	-11,823,920	-6,697,034	-2,408,169	-574,329
220	1,685,306	1,980,226	-12,303,214	-7,172,328	-2,892,463	-1,058,633
240	1,280,800	1,504,930	-12,782,508	-7,647,622	-3,376,757	-1,542,937
260	876,294	1,029,634	-13,261,802	-8,122,916	-3,861,051	-2,027,241
280	471,788	554,338	-13,741,096	-8,598,210	-4,345,345	-2,511,545
300	283	333	-14,220,390	-9,073,504	-4,829,639	-2,995,849

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£160

£4,629

Private values £4629 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	6,878,964	8,082,783	-6,196,671	-1,069,785	3,264,394	5,092,783
20	6,474,458	7,607,488	-6,671,965	-1,545,079	2,789,100	4,617,488
40	6,069,952	7,132,194	-7,147,260	-2,020,373	2,313,805	4,142,194
60	5,665,446	6,656,900	-7,622,554	-2,495,668	1,838,511	3,666,900
80	5,260,940	6,181,605	-8,097,848	-2,970,962	1,363,217	3,191,605
100	4,856,434	5,706,311	-8,573,143	-3,446,256	887,922	2,716,311
120	4,451,928	5,231,017	-9,048,437	-3,921,551	412,628	2,241,017
140	4,047,422	4,755,722	-9,523,731	-4,396,845	-65,836	1,765,722
160	3,642,916	4,280,428	-10,003,025	-4,872,139	-548,904	1,290,428
180	3,238,410	3,805,134	-10,478,319	-5,347,433	-1,033,972	795,134
200	2,833,904	3,329,839	-10,953,613	-5,822,727	-1,519,040	319,839
220	2,429,398	2,854,545	-11,428,907	-6,298,021	-1,994,108	-169,545
240	2,024,892	2,379,250	-11,904,201	-6,773,315	-2,469,176	-654,250
260	1,620,386	1,903,956	-12,379,495	-7,248,609	-2,944,244	-1,134,956
280	1,215,880	1,428,661	-12,854,789	-7,723,903	-3,419,312	-1,619,661
300	755,752	888,008	-13,330,083	-8,199,200	-3,904,380	-2,104,661

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£200

Site type 5

£4,844

Private values £4844 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	9,838,550	11,560,296	-2,719,157	2,407,729	6,741,908	8,570,296
20	9,440,553	11,092,650	-3,186,803	1,940,083	6,274,261	8,102,650
40	9,042,557	10,625,005	-3,654,448	1,472,438	5,806,616	7,635,005
60	8,644,561	10,157,360	-4,122,103	1,004,793	5,338,971	7,167,360
80	8,246,565	9,689,715	-4,589,758	537,148	4,871,326	6,699,715
100	7,848,569	9,222,070	-5,057,413	71,503	4,403,681	6,232,070
120	7,450,573	8,754,425	-5,525,068	-215,152	3,936,036	5,764,425
140	7,052,577	8,286,780	-5,992,723	-482,807	3,468,391	5,296,780
160	6,654,581	7,819,135	-6,460,378	-750,462	3,000,746	4,829,135
180	6,256,585	7,351,490	-6,928,033	-1,018,117	2,533,101	4,361,490
200	5,858,589	6,883,845	-7,395,688	-1,285,772	2,065,456	3,893,845
220	5,460,593	6,416,200	-7,863,343	-1,553,427	1,597,811	3,426,200
240	5,062,597	5,948,555	-8,331,000	-1,821,082	1,130,166	2,958,555
260	4,664,601	5,480,910	-8,798,655	-2,088,737	662,521	2,490,910
280	4,266,605	5,013,265	-9,266,310	-2,356,392	194,876	2,023,265
300	3,868,609	4,545,620	-9,733,965	-2,624,047	-272,979	1,555,620

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£280	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 6	
Flats	
No of units	640 units
Density:	492 dph
CSH level:	4 private
	Affordable

Affordable %	10%
% rented	70%
% intermed	30%

Site area	1.30 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	292,191	224,622	-14,054,832	-8,927,946	-4,593,767	-2,765,378
20	-296,675	-227,300	-14,506,754	-9,379,868	-5,045,689	-3,217,300
40	-888,319	-682,895	-14,962,349	-9,835,462	-5,501,284	-3,672,895
60	-1,480,963	-1,138,490	-15,417,944	-10,291,057	-5,956,879	-4,128,490
80	-2,073,607	-1,594,086	-15,873,539	-10,746,653	-6,412,474	-4,584,086
100	-2,666,251	-2,049,681	-16,329,134	-11,202,248	-6,868,069	-5,039,681
120	-3,258,895	-2,505,276	-16,784,729	-11,657,843	-7,323,664	-5,495,276
140	-3,851,539	-2,960,870	-17,240,324	-12,113,438	-7,779,259	-5,950,870
160	-4,444,184	-3,416,466	-17,695,920	-12,569,033	-8,234,855	-6,406,466
180	-5,036,827	-3,872,061	-18,151,515	-13,024,628	-8,690,450	-6,862,061
200	-5,629,471	-4,327,656	-18,607,109	-13,480,223	-9,146,044	-7,317,656
220	-6,222,115	-4,783,251	-19,062,704	-13,935,818	-9,601,639	-7,773,251
240	-6,814,760	-5,238,847	-19,518,300	-14,391,414	-10,057,235	-8,228,847
260	-7,407,404	-5,694,441	-19,973,895	-14,847,009	-10,512,830	-8,684,441
280	-8,000,047	-6,150,036	-20,429,490	-15,302,604	-10,968,425	-9,140,036
300	-8,592,691	-6,605,631	-20,885,085	-15,758,199	-11,424,020	-9,595,631

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	3,505,455	2,694,818	-11,584,635	-6,457,749	-2,123,570	-295,182
20	2,922,348	2,246,555	-12,032,898	-6,906,012	-2,571,834	-743,445
40	2,339,240	1,798,291	-12,481,163	-7,354,276	-3,020,098	-1,191,709
60	1,756,133	1,350,028	-12,929,426	-7,802,540	-3,468,361	-1,639,972
80	1,173,026	901,763	-13,377,690	-8,250,804	-3,916,625	-2,088,237
100	589,919	453,500	-13,825,953	-8,699,067	-4,364,888	-2,536,500
120	6,812	5,237	-14,274,217	-9,147,331	-4,813,152	-2,984,763
140	-588,721	-450,273	-14,722,727	-9,602,841	-5,268,662	-3,440,273
160	-1,178,365	-905,868	-15,185,322	-10,058,436	-5,724,257	-3,895,868
180	-1,771,009	-1,361,463	-15,640,917	-10,514,031	-6,179,852	-4,351,463
200	-2,363,653	-1,817,058	-16,096,512	-10,969,625	-6,635,447	-4,807,058
220	-2,956,297	-2,272,653	-16,552,107	-11,425,220	-7,091,042	-5,262,653
240	-3,548,941	-2,728,249	-17,007,702	-11,880,816	-7,546,637	-5,718,249
260	-4,141,585	-3,183,844	-17,463,297	-12,336,411	-8,002,232	-6,173,844
280	-4,734,229	-3,639,439	-17,918,892	-12,792,006	-8,457,827	-6,629,439
300	-5,326,873	-4,095,033	-18,374,487	-13,247,601	-8,913,422	-7,085,033

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	8,800,189	6,765,145	-7,514,308	-2,387,422	1,946,757	3,775,145
20	8,226,464	6,324,094	-7,955,359	-2,828,473	1,505,706	3,334,094
40	7,652,740	5,883,044	-8,396,409	-3,269,523	1,064,656	2,893,044
60	7,079,017	5,441,994	-8,837,459	-3,710,573	623,605	2,451,994
80	6,505,293	5,000,944	-9,278,510	-4,151,623	182,555	2,010,944
100	5,931,569	4,559,894	-9,719,560	-4,592,674	-258,495	1,569,894
120	5,357,844	4,118,843	-10,160,611	-5,033,724	-699,546	1,128,843
140	4,779,146	3,673,969	-10,605,485	-5,478,599	-1,144,420	683,969
160	4,198,038	3,225,705	-11,053,749	-5,926,863	-1,592,684	235,705
180	3,612,932	2,777,441	-11,502,012	-6,375,126	-2,040,947	-212,559
200	3,029,824	2,329,177	-11,950,276	-6,823,390	-2,489,211	-660,823
220	2,446,717	1,880,914	-12,398,540	-7,271,654	-2,937,475	-1,109,086
240	1,863,609	1,432,650	-12,846,804	-7,719,918	-3,385,739	-1,557,350
260	1,280,502	984,386	-13,295,067	-8,168,181	-3,834,002	-2,005,614
280	697,396	536,123	-13,743,331	-8,616,444	-4,282,266	-2,453,877
300	114,288	87,859	-14,191,595	-9,064,709	-4,730,530	-2,902,141

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£80	£160

£4,629

Private values £4629 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	9,854,992	7,576,025	-6,703,429	-1,576,542	2,757,636	4,586,025
20	9,281,268	7,134,975	-7,144,479	-2,017,593	2,316,586	4,144,975
40	8,707,544	6,693,925	-7,585,529	-2,458,643	1,875,536	3,703,925
60	8,133,821	6,252,875	-8,026,579	-2,899,693	1,434,486	3,262,875
80	7,560,096	5,811,824	-8,467,630	-3,340,744	993,435	2,821,824
100	6,986,372	5,370,774	-8,908,680	-3,781,794	552,385	2,380,774
120	6,412,648	4,929,723	-9,349,730	-4,222,844	111,335	1,939,723
140	5,838,925	4,488,673	-9,790,780	-4,663,894	-329,715	1,498,673
160	5,265,201	4,047,623	-10,231,830	-5,104,944	-770,765	1,057,623
180	4,684,020	3,606,573	-10,672,880	-5,545,994	-1,211,815	616,573
200	4,100,912	3,165,523	-11,113,930	-5,987,044	-1,652,865	175,523
220	3,517,804	2,724,473	-11,554,980	-6,428,094	-2,093,915	-265,473
240	2,934,696	2,283,423	-11,996,030	-6,869,144	-2,534,965	-716,423
260	2,351,588	1,842,373	-12,437,080	-7,310,194	-2,976,015	-1,167,373
280	1,768,480	1,399,323	-12,878,130	-7,751,244	-3,417,065	-1,718,323
300	1,185,372	950,273	-13,319,180	-8,192,294	-3,858,115	-2,269,273

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£120	£200

Site type 6

£4,844

Private values £4844 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	14,020,998	10,778,642	-3,500,811	1,626,075	5,960,254	7,788,642
20	13,456,507	10,344,690	-3,934,764	1,192,122	5,526,301	7,354,690
40	12,892,015	9,910,737	-4,368,717	758,169	5,092,348	6,920,737
60	12,327,524	9,476,784	-4,802,669	324,217	4,658,396	6,486,784
80	11,763,032	9,042,831	-5,236,623	-109,736	4,224,442	6,052,831
100	11,198,540	8,608,878	-5,670,576	-543,690	3,790,489	5,618,878
120	10,631,862	8,173,244	-6,106,209	-979,323	3,354,856	5,183,244
140	10,058,139	7,732,194	-6,547,259	-1,420,373	2,913,806	4,742,194
160	9,484,415	7,291,144	-6,988,310	-1,861,423	2,472,755	4,301,144
180	8,910,691	6,850,094	-7,429,360	-2,302,473	2,031,705	3,860,094
200	8,336,968	6,409,044	-7,870,410	-2,743,524	1,590,655	3,419,044
220	7,763,243	5,967,993	-8,311,461	-3,184,574	1,149,604	2,977,993
240	7,189,519	5,526,943	-8,752,511	-3,625,625	708,554	2,536,943
260	6,615,795	5,085,893	-9,193,561	-4,066,675	267,504	2,095,893
280	6,042,072	4,644,843	-9,634,611	-4,507,725	-173,546	1,654,843
300	5,468,348	4,203,792	-10,075,661	-4,948,775	-614,596	1,213,792

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£260	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 7

	Flats & Houses
No of units	1100 units
Density:	219 dph
CSH level:	4 private
	Affordable

Affordable %	10%
% rented	70%
% intermed	30%

Site area	6.28 ha
Net to gross	80%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	39,624,200	6,311,054	-7,968,399	-2,841,513	1,492,666	3,321,054
20	38,732,117	6,168,970	-8,110,484	-2,983,598	1,350,581	3,178,970
40	37,840,033	6,026,885	-8,252,568	-3,125,682	1,208,497	3,036,885
60	36,933,678	5,882,528	-8,396,926	-3,270,040	1,064,139	2,892,528
80	36,027,005	5,738,119	-8,541,334	-3,414,448	919,731	2,748,119
100	35,120,331	5,593,711	-8,685,743	-3,558,856	775,322	2,603,711
120	34,202,248	5,447,485	-8,831,968	-3,705,082	629,097	2,457,485
140	33,280,745	5,300,715	-8,978,738	-3,851,852	482,327	2,310,715
160	32,359,243	5,153,945	-9,125,509	-3,998,623	335,556	2,163,945
180	31,428,512	5,005,705	-9,273,749	-4,146,863	187,316	2,015,705
200	30,491,938	4,856,534	-9,422,919	-4,296,033	36,146	1,866,534
220	29,555,364	4,707,363	-9,572,090	-4,445,204	-111,025	1,717,363
240	28,611,039	4,556,958	-9,722,495	-4,595,609	-261,430	1,566,958
260	27,659,148	4,405,348	-9,874,106	-4,747,219	-413,041	1,415,348
280	26,707,256	4,253,738	-10,025,716	-4,898,830	-564,651	1,263,738
300	25,748,363	4,101,012	-10,178,441	-5,051,555	-717,377	1,111,012

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£200	£300

£4,306

Private values £4306 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	44,325,678	7,059,872	-7,219,582	-2,092,696	2,241,483	4,069,872
20	43,447,950	6,920,073	-7,359,380	-2,232,494	2,101,685	3,930,073
40	42,570,222	6,780,275	-7,499,178	-2,372,292	1,961,887	3,790,275
60	41,682,491	6,638,884	-7,640,569	-2,513,683	1,820,496	3,648,884
80	40,790,408	6,496,800	-7,782,654	-2,655,768	1,678,411	3,506,800
100	39,898,324	6,354,715	-7,924,739	-2,797,852	1,536,326	3,364,715
120	39,001,725	6,211,911	-8,067,542	-2,940,656	1,393,523	3,221,911
140	38,095,052	6,067,503	-8,211,951	-3,085,065	1,249,114	3,077,503
160	37,188,378	5,923,094	-8,356,359	-3,229,473	1,104,706	2,933,094
180	36,281,704	5,778,686	-8,500,767	-3,373,881	960,297	2,788,686
200	35,369,546	5,631,971	-8,647,483	-3,520,597	813,582	2,641,971
220	34,439,044	5,485,200	-8,794,253	-3,667,367	666,812	2,495,200
240	33,517,541	5,338,430	-8,941,023	-3,814,137	520,042	2,348,430
260	32,585,526	5,189,986	-9,089,468	-3,962,582	371,597	2,199,986
280	31,648,951	5,040,815	-9,238,639	-4,111,753	222,426	2,050,815
300	30,712,377	4,891,644	-9,387,809	-4,260,923	73,256	1,901,644

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

£4,575

Private values £4575 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	52,055,925	8,291,089	-5,988,364	-861,478	3,472,701	5,301,089
20	51,203,932	8,155,390	-6,124,064	-997,177	3,337,001	5,165,390
40	50,340,328	8,017,841	-6,261,612	-1,134,726	3,199,453	5,027,841
60	49,476,724	7,880,293	-6,399,161	-1,272,275	3,061,904	4,890,293
80	48,613,120	7,742,744	-6,536,709	-1,409,823	2,924,356	4,752,744
100	47,743,181	7,604,187	-6,675,257	-1,548,381	2,785,798	4,614,187
120	46,865,452	7,464,388	-6,815,065	-1,688,189	2,646,000	4,474,388
140	45,987,725	7,324,590	-6,954,863	-1,827,977	2,506,202	4,334,590
160	45,109,997	7,184,792	-7,094,661	-1,967,775	2,366,404	4,194,792
180	44,220,893	7,043,182	-7,236,271	-2,109,385	2,224,794	4,053,182
200	43,328,809	6,901,098	-7,378,356	-2,251,470	2,082,709	3,911,098
220	42,436,726	6,759,013	-7,520,440	-2,393,554	1,940,625	3,769,013
240	41,541,797	6,616,475	-7,662,978	-2,536,092	1,798,087	3,626,475
260	40,635,123	6,472,067	-7,807,387	-2,680,501	1,653,678	3,482,067
280	39,728,449	6,327,658	-7,951,795	-2,824,909	1,509,270	3,337,658
300	38,821,776	6,183,250	-8,096,203	-2,969,317	1,364,862	3,193,250

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

£4,629

Private values £4629 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	53,585,864	8,534,767	-5,744,687	-617,801	3,716,378	5,544,767
20	52,736,157	8,399,432	-5,880,022	-753,136	3,581,043	5,409,432
40	51,885,482	8,263,942	-6,015,511	-888,625	3,445,554	5,273,942
60	51,021,878	8,126,394	-6,153,060	-1,026,174	3,308,005	5,136,394
80	50,158,274	7,988,845	-6,290,608	-1,163,722	3,170,457	4,998,845
100	49,294,670	7,851,297	-6,428,157	-1,301,271	3,032,908	4,861,297
120	48,428,682	7,713,050	-6,566,404	-1,439,518	2,894,661	4,723,050
140	47,548,953	7,573,251	-6,706,202	-1,579,116	2,754,863	4,583,251
160	46,671,225	7,433,453	-6,846,000	-1,719,114	2,615,065	4,443,453
180	45,793,497	7,293,655	-6,985,798	-1,858,912	2,475,267	4,303,655
200	44,908,990	7,152,459	-7,126,995	-2,000,109	2,334,070	4,162,459
220	44,014,907	7,010,374	-7,269,079	-2,142,193	2,191,986	4,020,374
240	43,122,823	6,868,290	-7,411,164	-2,284,278	2,049,901	3,878,290
260	42,230,739	6,726,205	-7,553,248	-2,426,362	1,907,817	3,736,205
280	41,324,472	6,581,861	-7,697,592	-2,570,706	1,763,473	3,591,861
300	40,417,798	6,437,453	-7,842,001	-2,715,114	1,619,064	3,447,453

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

Site type 7

£4,844

Private values £4844 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	59,674,007	9,504,442	-4,775,012	351,875	4,686,053	6,514,442
20	58,837,975	9,371,285	-4,908,169	218,717	4,552,896	6,381,285
40	58,001,941	9,238,127	-5,041,326	85,560	4,419,739	6,248,127
60	57,156,500	9,103,472	-5,175,982	-49,096	4,285,083	6,113,472
80	56,306,793	8,968,136	-5,311,317	-184,431	4,149,748	5,978,136
100	55,457,087	8,832,801	-5,446,652	-319,766	4,014,413	5,842,801
120	54,607,379	8,697,466	-5,581,987	-455,101	3,879,078	5,707,466
140	53,748,074	8,560,602	-5,718,851	-591,965	3,742,214	5,570,602
160	52,884,470	8,423,054	-5,856,400	-729,514	3,604,665	5,433,054
180	52,020,866	8,285,505	-5,993,948	-867,062	3,467,117	5,295,505
200	51,157,263	8,147,957	-6,131,497	-1,004,611	3,329,568	5,157,957
220	50,282,956	8,008,704	-6,270,750	-1,143,864	3,190,315	5,018,704
240	49,405,228	7,868,905	-6,410,548	-1,283,662	3,050,517	4,878,905
260	48,527,499	7,729,107	-6,550,346	-1,423,460	2,910,719	4,739,107
280	47,649,771	7,589,309	-6,690,144	-1,563,258	2,770,920	4,599,309
300	46,759,295	7,447,480	-6,831,973	-1,705,087	2,629,092	4,457,480

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£300	£300

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 8

Flats & Houses	
No of units	1200 units
Density:	114 dph
CSH level:	4 private
Affordable	

Affordable %	10%
% rented	70%
% intermed	30%

Site area	13.16 ha
Net to gross	80%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	34,832,284	2,647,254	-11,632,200	-6,505,314	-2,171,135	-342,746
20	33,961,965	2,581,109	-11,698,344	-6,571,458	-2,237,279	-408,891
40	33,091,644	2,514,965	-11,764,489	-6,637,602	-2,303,424	-475,035
60	32,221,323	2,448,820	-11,830,633	-6,703,746	-2,369,568	-541,180
80	31,351,002	2,382,675	-11,896,777	-6,769,890	-2,435,712	-607,324
100	30,480,681	2,316,530	-11,962,921	-6,836,034	-2,501,856	-673,468
120	29,610,360	2,250,385	-12,029,065	-6,902,178	-2,568,000	-739,612
140	28,740,039	2,184,240	-12,095,209	-6,968,322	-2,634,144	-805,756
160	27,869,718	2,118,095	-12,161,353	-7,034,466	-2,700,288	-871,900
180	27,000,397	2,051,950	-12,227,497	-7,100,610	-2,766,432	-938,044
200	26,130,076	1,985,805	-12,293,641	-7,166,754	-2,832,576	-1,004,188
220	25,260,755	1,919,660	-12,359,785	-7,232,898	-2,898,720	-1,070,332
240	24,390,434	1,853,515	-12,425,929	-7,299,042	-2,964,864	-1,136,476
260	23,520,113	1,787,370	-12,492,073	-7,365,186	-3,031,008	-1,202,620
280	22,650,792	1,721,225	-12,558,217	-7,431,330	-3,097,152	-1,268,764
300	21,780,471	1,655,080	-12,624,361	-7,497,474	-3,163,296	-1,334,908

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	39,338,654	2,989,738	-11,289,716	-6,162,830	-1,828,651	-262
20	38,482,339	2,924,658	-11,354,796	-6,227,910	-1,893,731	-65,342
40	37,626,024	2,859,578	-11,419,876	-6,292,990	-1,958,811	-130,422
60	36,769,710	2,794,498	-11,484,956	-6,358,069	-2,023,891	-195,502
80	35,913,395	2,729,418	-11,550,036	-6,423,149	-2,088,971	-260,582
100	35,057,080	2,664,338	-11,615,116	-6,488,228	-2,154,051	-325,662
120	34,200,765	2,599,258	-11,680,196	-6,553,308	-2,219,131	-390,742
140	33,344,450	2,534,178	-11,745,276	-6,618,388	-2,284,211	-455,822
160	32,488,135	2,469,098	-11,810,356	-6,683,468	-2,349,291	-520,902
180	31,631,820	2,404,018	-11,875,436	-6,748,548	-2,414,371	-585,982
200	30,775,505	2,338,938	-11,940,516	-6,813,628	-2,479,451	-651,062
220	29,919,190	2,273,858	-12,005,596	-6,878,708	-2,544,531	-716,142
240	29,062,875	2,208,778	-12,070,676	-6,943,788	-2,609,611	-781,222
260	28,206,560	2,143,698	-12,135,756	-7,008,868	-2,674,691	-846,302
280	27,350,245	2,078,618	-12,200,836	-7,073,948	-2,739,771	-911,382
300	26,493,930	2,013,538	-12,265,916	-7,139,028	-2,804,851	-976,462

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	46,719,225	3,550,661	-10,728,792	-5,601,906	-1,267,727	560,661
20	45,890,248	3,487,659	-10,791,795	-5,664,908	-1,330,730	497,659
40	45,061,272	3,424,657	-10,854,797	-5,727,911	-1,393,732	434,657
60	44,232,296	3,361,655	-10,917,799	-5,790,913	-1,456,734	371,655
80	43,403,320	3,298,653	-10,980,801	-5,853,915	-1,519,736	308,653
100	42,574,344	3,235,651	-11,043,803	-5,916,917	-1,582,738	245,651
120	41,745,368	3,172,649	-11,106,805	-5,980,919	-1,645,740	182,649
140	40,916,392	3,109,647	-11,169,807	-6,043,921	-1,708,742	119,647
160	40,087,416	3,046,645	-11,232,809	-6,106,923	-1,771,744	56,645
180	39,258,440	2,983,643	-11,295,811	-6,169,925	-1,834,746	-9,357
200	38,429,464	2,920,641	-11,358,813	-6,232,927	-1,897,748	-74,355
220	37,600,488	2,857,639	-11,421,815	-6,295,929	-1,960,750	-139,353
240	36,771,512	2,794,637	-11,484,817	-6,358,931	-2,023,752	-204,351
260	35,942,536	2,731,635	-11,547,819	-6,421,933	-2,086,754	-269,349
280	35,113,560	2,668,633	-11,610,821	-6,484,935	-2,149,756	-334,347
300	34,284,584	2,605,631	-11,673,823	-6,547,937	-2,212,758	-400,345

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£160

£4,629

Private values £4629 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	48,182,924	3,661,902	-10,617,551	-5,490,665	-1,156,486	671,902
20	47,357,580	3,599,176	-10,680,277	-5,553,391	-1,219,212	609,176
40	46,532,236	3,536,450	-10,743,003	-5,616,117	-1,281,938	546,450
60	45,706,892	3,473,724	-10,805,729	-5,678,843	-1,344,664	483,724
80	44,881,548	3,410,998	-10,868,455	-5,741,569	-1,407,390	420,998
100	44,056,204	3,348,272	-10,931,181	-5,804,295	-1,470,116	358,272
120	43,230,860	3,285,546	-10,993,907	-5,867,021	-1,532,842	295,546
140	42,405,516	3,222,820	-11,056,633	-5,929,747	-1,595,568	232,820
160	41,580,172	3,160,094	-11,119,359	-5,992,473	-1,658,294	170,094
180	40,754,828	3,097,368	-11,182,085	-6,055,200	-1,721,020	107,368
200	39,929,484	3,034,642	-11,244,811	-6,117,926	-1,783,746	44,642
220	39,104,140	2,971,916	-11,307,537	-6,180,652	-1,846,472	-18,084
240	38,278,796	2,909,190	-11,370,263	-6,243,378	-1,909,198	-79,608
260	37,453,452	2,846,464	-11,432,989	-6,306,104	-1,971,924	-140,632
280	36,628,108	2,783,738	-11,495,715	-6,368,830	-2,034,650	-201,656
300	35,802,764	2,721,012	-11,558,441	-6,431,556	-2,097,376	-262,680

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£200

Site type 8

£4,844

Private values £4844 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	53,979,413	4,102,435	-10,177,018	-5,050,132	-715,953	1,112,435
20	53,176,900	4,041,444	-10,238,009	-5,111,123	-776,944	1,051,444
40	52,362,123	3,979,521	-10,299,932	-5,173,046	-838,867	989,521
60	51,546,486	3,917,533	-10,361,921	-5,235,034	-900,856	927,533
80	50,730,850	3,855,545	-10,423,909	-5,297,023	-962,844	865,545
100	49,910,996	3,793,236	-10,486,218	-5,359,332	-1,025,153	803,236
120	49,082,019	3,730,233	-10,549,220	-5,422,334	-1,088,155	740,233
140	48,253,043	3,667,231	-10,612,222	-5,485,336	-1,151,157	677,231
160	47,424,066	3,604,229	-10,675,224	-5,548,338	-1,214,160	614,229
180	46,584,842	3,540,448	-10,739,006	-5,612,119	-1,277,941	550,448
200	45,742,307	3,476,415	-10,803,038	-5,676,152	-1,341,973	486,415
220	44,899,772	3,412,383	-10,867,071	-5,740,185	-1,406,006	422,383
240	44,053,752	3,348,085	-10,931,368	-5,804,482	-1,470,303	358,085
260	43,197,437	3,283,005	-10,996,448	-5,869,562	-1,535,383	293,005
280	42,341,123	3,217,925	-11,061,528	-5,934,642	-1,600,463	227,925
300	41,484,809	3,152,845	-11,126,608	-5,999,722	-1,665,543	162,845

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£300

**Community Infrastructure Levy Viability
London Legacy Development Corporation
Results summary - 0% AH**

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

Site type		site type 1			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	300	300
£4,306		#N/A	#N/A	300	300
£4,575		#N/A	20	300	300
£4,629		#N/A	60	300	300
£4,844		#N/A	220	300	300
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 2			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	100	260	300
£4,306		20	220	300	300
£4,575		220	300	300	300
£4,629		260	300	300	300
£4,844		300	300	300	300
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 3			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	40	200	280
£4,306		#N/A	160	300	300
£4,575		160	300	300	300
£4,629		200	300	300	300
£4,844		300	300	300	300
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 4			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	#N/A
£4,306		#N/A	#N/A	#N/A	#N/A
£4,575		#N/A	0	120	160
£4,629		#N/A	40	160	200
£4,844		80	200	300	300
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 5			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	0
£4,306		#N/A	#N/A	40	120
£4,575		#N/A	60	240	300
£4,629		#N/A	100	260	300
£4,844		60	260	300	300
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy Viability
London Legacy Development Corporation
Results summary - 0% AH**

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

Site type		site type 6			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	0
£4,306		#N/A	#N/A	40	120
£4,575		#N/A	40	220	300
£4,629		#N/A	80	260	300
£4,844		20	240	300	300
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 7			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	280	300
£4,306		#N/A	#N/A	300	300
£4,575		#N/A	20	300	300
£4,629		#N/A	60	300	300
£4,844		#N/A	200	300	300
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 8			
		BLV1	BLV2	BLV3	BLV4
£4,144		#N/A	#N/A	#N/A	0
£4,306		#N/A	#N/A	#N/A	100
£4,575		#N/A	#N/A	#N/A	280
£4,629		#N/A	#N/A	#N/A	300
£4,844		#N/A	#N/A	#N/A	300
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A
	0	#N/A	#N/A	#N/A	#N/A

Site type		site type 9			
		BLV1	BLV2	BLV3	BLV4
£4,144		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
£4,306		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
£4,575		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
£4,629		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
£4,844		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 1	
Flats	
No of units	3 units
Density:	91 dph
CSH level:	4 private
Affordable	

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.03 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	250,283	7,591,906	-6,687,547	-1,560,661	2,773,517	4,601,906
20	242,253	7,348,330	-6,931,123	-1,804,237	2,529,942	4,358,330
40	238,528	7,235,359	-7,044,094	-1,917,208	2,416,971	4,245,359
60	234,803	7,122,358	-7,157,095	-2,030,209	2,303,970	4,132,358
80	231,078	7,009,357	-7,270,097	-2,143,210	2,190,968	4,019,357
100	227,353	6,896,386	-7,383,068	-2,256,181	2,077,997	3,906,386
120	223,628	6,783,385	-7,496,069	-2,369,183	1,964,996	3,793,385
140	219,903	6,670,383	-7,609,070	-2,482,184	1,851,995	3,680,383
160	216,178	6,557,413	-7,722,041	-2,595,155	1,739,024	3,567,413
180	212,453	6,444,411	-7,835,042	-2,708,156	1,626,023	3,454,411
200	208,728	6,331,410	-7,948,043	-2,821,157	1,513,022	3,341,410
220	205,003	6,218,439	-8,061,014	-2,934,128	1,400,051	3,228,439
240	201,278	6,105,438	-8,174,016	-3,047,129	1,287,049	3,115,438
260	197,553	5,992,437	-8,287,017	-3,160,131	1,174,048	3,002,437
280	193,829	5,879,466	-8,399,988	-3,273,102	1,061,077	2,889,466
300	190,103	5,766,464	-8,512,989	-3,386,103	948,076	2,776,464

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

£4,306

Private values £4306 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	£273,125	8,284,802	-5,994,652	-867,765	3,466,413	5,294,802
20	264,703	8,029,333	-6,250,120	-1,123,234	3,210,945	5,039,333
40	260,978	7,916,332	-6,363,121	-1,236,235	3,097,944	4,926,332
60	257,254	7,803,361	-6,476,092	-1,349,206	2,984,973	4,813,361
80	253,528	7,690,360	-6,589,094	-1,462,207	2,871,971	4,700,360
100	249,803	7,577,359	-6,702,095	-1,575,209	2,758,970	4,587,359
120	246,078	7,464,388	-6,815,066	-1,688,180	2,645,999	4,474,388
140	242,353	7,351,387	-6,928,067	-1,801,181	2,532,998	4,361,387
160	238,628	7,238,385	-7,041,068	-1,914,182	2,419,997	4,248,385
180	234,904	7,125,414	-7,154,039	-2,027,153	2,307,026	4,135,414
200	231,178	7,012,413	-7,267,040	-2,140,154	2,194,025	4,022,413
220	227,453	6,899,412	-7,380,042	-2,253,155	2,081,023	3,909,412
240	223,729	6,786,441	-7,493,013	-2,366,126	1,968,052	3,796,441
260	220,004	6,673,440	-7,606,014	-2,479,128	1,855,051	3,683,440
280	216,278	6,560,438	-7,719,015	-2,592,129	1,742,050	3,570,438
300	212,554	6,447,468	-7,831,986	-2,705,100	1,629,079	3,457,468

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

£4,575

Private values £4575 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	311,198	9,439,659	-4,839,795	287,091	4,621,270	6,449,659
20	302,120	9,164,318	-5,115,135	11,751	4,345,930	6,174,318
40	298,395	9,051,317	-5,228,136	-101,250	4,232,928	6,061,317
60	294,671	8,938,346	-5,341,107	-214,221	4,119,958	5,948,346
80	290,946	8,825,345	-5,454,109	-327,223	4,006,956	5,835,345
100	287,221	8,712,374	-5,567,080	-440,193	3,893,985	5,722,374
120	283,496	8,599,373	-5,680,081	-553,195	3,780,984	5,609,373
140	279,770	8,486,371	-5,793,082	-666,196	3,667,983	5,496,371
160	276,046	8,373,400	-5,906,053	-779,167	3,555,012	5,383,400
180	272,321	8,260,399	-6,019,054	-892,168	3,442,011	5,270,399
200	268,596	8,147,398	-6,132,056	-1,005,169	3,329,009	5,157,398
220	264,871	8,034,427	-6,245,026	-1,118,140	3,216,039	5,044,427
240	261,146	7,921,426	-6,358,028	-1,231,142	3,103,037	4,931,426
260	257,421	7,808,425	-6,471,029	-1,344,143	2,990,036	4,818,425
280	253,696	7,695,454	-6,584,000	-1,457,114	2,877,065	4,705,454
300	249,971	7,582,452	-6,697,001	-1,570,115	2,764,064	4,592,452

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£300	£300

£4,629

Private values £4629 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	318,812	9,670,624	-4,608,829	518,057	4,852,235	6,680,624
20	309,604	9,391,309	-4,888,144	238,742	4,572,921	6,401,309
40	303,879	9,278,338	-5,001,115	125,771	4,459,950	6,288,338
60	302,154	9,165,337	-5,114,117	12,770	4,346,948	6,175,337
80	298,429	9,052,336	-5,227,118	-100,232	4,233,947	6,062,336
100	294,704	8,939,365	-5,340,089	-213,203	4,120,976	5,949,365
120	290,979	8,826,364	-5,453,090	-326,204	4,007,975	5,836,364
140	287,254	8,713,362	-5,566,091	-439,205	3,894,974	5,723,362
160	283,529	8,600,391	-5,679,062	-552,176	3,782,003	5,610,391
180	279,804	8,487,390	-5,792,063	-665,177	3,669,002	5,497,390
200	276,079	8,374,389	-5,905,065	-778,178	3,556,000	5,384,389
220	272,354	8,261,418	-6,018,036	-891,149	3,443,029	5,271,418
240	268,629	8,148,417	-6,131,037	-1,004,151	3,330,028	5,158,417
260	264,905	8,035,446	-6,244,008	-1,117,122	3,217,057	5,045,446
280	261,179	7,922,445	-6,357,009	-1,230,123	3,104,056	4,932,445
300	257,454	7,809,443	-6,470,010	-1,343,124	2,991,055	4,819,443

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£300	£300

Site type 1

£4,844

Private values £4844 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	349,270	10,594,516	-3,684,938	1,441,948	5,776,127	7,604,516
20	339,537	10,299,303	-3,980,150	1,146,736	5,480,915	7,309,303
40	335,813	10,186,332	-4,093,121	1,033,765	5,367,944	7,196,332
60	332,088	10,073,331	-4,206,123	920,764	5,254,942	7,083,331
80	328,363	9,960,330	-4,319,124	807,762	5,141,941	6,970,330
100	324,638	9,847,359	-4,432,095	694,791	5,028,970	6,857,359
120	320,913	9,734,358	-4,545,096	581,790	4,915,969	6,744,358
140	317,188	9,621,356	-4,658,097	468,789	4,802,968	6,631,356
160	313,463	9,508,385	-4,771,068	355,818	4,689,997	6,518,385
180	309,738	9,395,384	-4,884,069	242,817	4,576,996	6,405,384
200	306,013	9,282,383	-4,997,071	129,816	4,463,994	6,292,383
220	302,288	9,169,412	-5,110,042	16,845	4,351,023	6,179,412
240	298,563	9,056,411	-5,223,043	-96,157	4,238,022	6,066,411
260	294,838	8,943,409	-5,336,044	-209,158	4,125,021	5,953,409
280	291,113	8,830,439	-5,449,015	-322,129	4,012,050	5,840,439
300	287,388	8,717,437	-5,562,016	-435,130	3,899,049	5,727,437

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£220	£300	£300

0

Private values £ 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	-341,523	-10,359,533	-24,638,986	-19,512,100	-15,177,921	-13,349,533
20	-339,436	-10,296,211	-24,575,664	-19,448,778	-15,114,600	-13,286,211
40	-343,221	-10,411,022	-24,690,476	-19,563,590	-15,229,411	-13,401,022
60	-347,007	-10,525,864	-24,805,317	-19,678,431	-15,344,253	-13,515,864
80	-350,792	-10,640,706	-24,920,159	-19,793,273	-15,459,094	-13,630,706
100	-354,578	-10,755,547	-25,035,001	-19,908,115	-15,573,936	-13,745,547
120	-358,364	-10,870,389	-25,149,843	-20,022,956	-15,688,778	-13,860,389
140	-362,150	-10,985,231	-25,264,684	-20,137,798	-15,803,619	-13,975,231
160	-365,936	-11,100,072	-25,379,526	-20,252,640	-15,918,461	-14,090,072
180	-369,722	-11,214,914	-25,494,368	-20,367,481	-16,033,303	-14,204,914
200	-373,508	-11,329,756	-25,609,209	-20,482,323	-16,148,144	-14,319,756
220	-377,294	-11,444,597	-25,724,051	-20,597,165	-16,262,986	-14,434,597
240	-381,079	-11,559,409	-25,838,862	-20,711,976	-16,377,797	-14,549,409
260	-384,865	-11,674,250	-25,953,704	-20,826,818	-16,492,639	-14,664,250
280	-388,651	-11,789,092	-26,068,546	-20,941,659	-16,607,481	-14,779,092
300	-392,437	-11,903,934	-26,183,387	-21,056,501	-16,722,322	-14,893,934

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-341,523	-10,359,533	-24,638,986	-19,512,100	-15,177,921	-13,349,533
20	-339,436	-10,296,211	-24,575,664	-19,448,778	-15,114,600	-13,286,211
40	-343,221	-10,411,022	-24,690,476	-19,563,590	-15,229,411	-13,401,022
60	-347,007	-10,525,864	-24,805,317	-19,678,431	-15,344,253	-13,515,864
80	-350,792	-10,640,706	-24,920,159	-19,793,273	-15,459,094	-13,630,706
100	-354,578	-10,755,547	-25,035,001	-19,908,115	-15,573,936	-13,745,547
120	-358,364	-10,870,389	-25,149,843	-20,022,956	-15,688,778	-13,860,389
140	-362,150	-10,985,231	-25,264,684	-20,137,798	-15,803,619	-13,975,231
160	-365,936	-11,100,072	-25,379,526	-20,252,640	-15,918,461	-14,090,072
180	-369,722	-11,214,914	-25,494,368	-20,367,481	-16,033,303	-14,204,914
200	-373,508	-11,329,756	-25,609,209	-20,482,323	-16,148,144	-14,319,756
220	-377,294	-11,444,597	-25,724,051	-20,597,165	-16,262,986	-14,434,597
240	-381,079	-11,559,409	-25,838,862	-20,711,976	-16,377,797	-14,549,409
260	-384,865	-11,674,250	-25,953,704	-20,826,818	-16,492,639	-14,664,250
280	-388,651	-11,789,092	-26,068,546	-20,941,659	-16,607,481	-14,779,092
300	-392,437	-11,903,934	-26,183,387	-21,056,501	-16,722,322	-14,893,934

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-341,523	-10,359,533	-24,638,986	-19,512,100	-15,177,921	-13,349,533
20	-339,436	-10,296,211	-24,575,664	-19,448,778	-15,114,600	-13,286,211
40	-343,221	-10,411,022	-24,690,476	-19,563,590	-15,229,411	-13,401,022
60	-347,007	-10,525,864	-24,805,317	-19,678,431	-15,344,253	-13,515,864
80	-350,792	-10,640,706	-24,920,159	-19,793,273	-15,459,094	-13,630,706
100	-354,578	-10,755,547	-25,035,001	-19,908,115	-15,573,936	-13,745,547
120	-358,364	-10,870,389	-25,149,843	-20,022,956	-15,688,778	-13,860,389
140	-362,150	-10,985,231	-25,264,684	-20,137,798	-15,803,619	-13,975,231
160	-365,936	-11,100,072	-25,379,526	-20,252,640	-15,918,461	-14,090,072
180	-369,722	-11,214,914	-25,494,368	-20,367,481	-16,033,303	-14,204,914
200	-373,508	-11,329,756	-25,609,209	-20,482,323	-16,148,144	-14,319,756
220	-377,294	-11,444,597	-25,724,051	-20,597,165	-16,262,986	-14,434,597
240	-381,079	-11,559,409	-25,838,862	-20,711,976	-16,377,797	-14,549,409
260	-384,865	-11,674,250	-25,953,704	-20,826,818	-16,492,639	-14,664,250
280	-388,651	-11,789,092	-26,068,546	-20,941,659	-16,607,481	-14,779,092
300	-392,437	-11,903,934	-26,183,387	-21,056,501	-16,722,322	-14,893,934

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-341,523	-10,359,533	-24,638,986	-19,512,100	-15,177,921	-13,349,533
20	-339,436	-10,296,211	-24,575,664	-19,448,778	-15,114,600	-13,286,211
40	-343,221	-10,411,022	-24,690,476	-19,563,590	-15,229,411	-13,401,022
60	-347,007	-10,525,864	-24,805,317	-19,678,431	-15,344,253	-13,515,864
80	-350,792	-10,640,706	-24,920,159	-19,793,273	-15,459,094	-13,630,706
100	-354,578	-10,755,547	-25,035,001	-19,908,115	-15,573,936	-13,745,547
120	-358,364	-10,870,389	-25,149,843	-20,022,956	-15,688,778	-13,860,389
140	-362,150	-10,985,231	-25,264,684	-20,137,798	-15,803,619	-13,975,231
160	-365,936	-11,100,072	-25,379,526	-20,252,640	-15,918,461	-14,090,072
180	-369,722	-11,214,914	-25,494,368	-20,367,481	-16,033,303	-14,204,914
200	-373,508	-11,329,756	-25,609,209	-20,482,323	-16,148,144	-14,319,756
220	-377,294	-11,444,597	-25,724,051	-20,597,165	-16,262,986	-14,434,597
240	-381,079	-11,559,409	-25,838,862	-20,711,976	-16,377,797	-14,549,409
260	-384,865	-11,674,250	-25,953,704	-20,826,818	-16,492,639	-14,664,250
280	-388,651	-11,789,092	-26,068,546	-20,941,659	-16,607,481	-14,779,092
300	-392,437	-11,903,934	-26,183,387	-21,056,501	-16,722,322	-14,893,934

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 2	
Flats	
No of units	10 units
Density:	458 dph
CSH level:	4 private
	Affordable

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.02 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	257,182	11,778,932	-2,500,522	2,626,365	6,960,543	8,788,932
20	245,830	11,258,999	-3,020,455	2,106,432	6,440,610	8,268,999
40	234,477	10,739,066	-3,540,388	1,586,499	5,920,677	7,749,066
60	223,125	10,219,133	-4,060,321	1,066,566	5,400,744	7,229,133
80	211,773	9,699,200	-4,580,254	546,633	4,880,811	6,709,200
100	200,421	9,179,267	-5,100,187	26,700	4,360,878	6,189,267
120	189,068	8,659,334	-5,620,120	-493,233	3,840,945	5,669,334
140	177,716	8,139,401	-6,140,053	-1,013,166	3,321,012	5,149,401
160	166,364	7,619,468	-6,659,986	-1,533,099	2,801,079	4,629,468
180	155,012	7,099,535	-7,179,919	-2,053,032	2,281,146	4,109,535
200	143,659	6,579,602	-7,699,851	-2,572,965	1,761,213	3,589,602
220	132,307	6,059,669	-8,219,784	-3,092,898	1,241,280	3,069,669
240	120,955	5,539,736	-8,739,717	-3,612,831	721,347	2,549,736
260	109,603	5,019,803	-9,259,650	-4,132,764	201,414	2,029,803
280	98,250	4,499,870	-9,779,583	-4,652,697	-318,519	1,509,870
300	86,898	3,979,937	-10,299,516	-5,172,630	-838,452	989,937

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£260	£300

£4,306

Private values £4306 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	325,602	14,912,561	633,107	5,759,993	10,094,172	11,922,561
20	314,250	14,392,628	113,174	5,240,060	9,574,239	11,402,628
40	302,897	13,872,695	-406,759	4,720,127	9,054,306	10,882,695
60	291,545	13,352,762	-926,692	4,200,194	8,534,373	10,362,762
80	280,193	12,832,829	-1,446,625	3,680,261	8,014,440	9,842,829
100	268,841	12,312,896	-1,966,558	3,160,328	7,494,507	9,322,896
120	257,488	11,792,963	-2,486,491	2,640,395	6,974,574	8,802,963
140	246,136	11,273,030	-3,006,424	2,120,462	6,454,641	8,283,030
160	234,784	10,753,097	-3,526,357	1,600,529	5,934,708	7,763,097
180	223,432	10,233,164	-4,046,290	1,080,596	5,414,775	7,243,164
200	212,079	9,713,231	-4,566,223	560,663	4,894,842	6,723,231
220	200,727	9,193,298	-5,086,156	40,730	4,374,909	6,203,298
240	189,375	8,673,365	-5,606,089	-479,203	3,854,976	5,683,365
260	178,023	8,153,432	-6,126,022	-999,136	3,335,043	5,163,432
280	166,670	7,633,499	-6,645,955	-1,519,069	2,815,110	4,643,499
300	155,318	7,113,566	-7,165,888	-2,039,002	2,295,177	4,123,566

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£220	£300	£300

£4,575

Private values £4575 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	439,635	20,135,305	5,855,852	10,982,738	15,316,917	17,145,305
20	428,283	19,615,372	5,335,919	10,462,805	14,796,984	16,625,372
40	416,931	19,095,439	4,815,986	9,942,872	14,277,051	16,105,439
60	405,579	18,575,506	4,296,053	9,422,939	13,757,118	15,585,506
80	394,226	18,055,573	3,776,120	8,903,006	13,237,185	15,065,573
100	382,874	17,535,640	3,256,187	8,383,073	12,717,252	14,545,640
120	371,522	17,015,707	2,736,254	7,863,140	12,197,319	14,025,707
140	360,170	16,495,774	2,216,321	7,343,207	11,677,386	13,505,774
160	348,817	15,975,841	1,696,388	6,823,274	11,157,453	12,985,841
180	337,465	15,455,908	1,176,455	6,303,341	10,637,520	12,465,908
200	326,113	14,935,975	656,522	5,783,408	10,117,587	11,945,975
220	314,761	14,416,042	136,589	5,263,475	9,597,654	11,426,042
240	303,409	13,896,110	-383,344	4,743,542	9,077,721	10,906,110
260	292,056	13,376,177	-903,277	4,223,609	8,557,788	10,386,177
280	280,704	12,856,244	-1,423,210	3,703,676	8,037,855	9,866,244
300	269,352	12,336,311	-1,943,143	3,183,743	7,517,922	9,346,311

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£220	£300	£300	£300

£4,629

Private values £4629 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	462,442	21,179,864	6,900,410	12,027,296	16,361,475	18,189,864
20	451,090	20,659,931	6,380,477	11,507,363	15,841,542	17,669,931
40	439,738	20,139,998	5,860,544	10,987,430	15,321,609	17,149,998
60	428,386	19,620,065	5,340,611	10,467,497	14,801,676	16,630,065
80	417,033	19,100,132	4,820,678	9,947,564	14,281,743	16,110,132
100	405,681	18,580,199	4,300,745	9,427,631	13,761,810	15,590,199
120	394,329	18,060,266	3,780,812	8,907,698	13,241,877	15,070,266
140	382,977	17,540,333	3,260,879	8,387,765	12,721,944	14,550,333
160	371,624	17,020,400	2,740,946	7,867,832	12,202,011	14,030,400
180	360,272	16,500,467	2,221,013	7,347,899	11,682,078	13,510,467
200	348,920	15,980,534	1,701,080	6,827,966	11,162,145	12,990,534
220	337,568	15,460,601	1,181,147	6,308,033	10,642,212	12,470,601
240	326,215	14,940,668	661,214	5,788,100	10,122,279	11,950,668
260	314,863	14,420,735	141,281	5,268,167	9,602,346	11,430,735
280	303,511	13,900,802	-378,652	4,748,234	9,082,413	10,910,802
300	292,158	13,380,869	-898,631	4,228,296	8,562,484	10,390,869

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£260	£300	£300	£300

Site type 2

£4,844

Private values £4844 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	553,669	25,358,050	11,078,597	16,205,483	20,639,662	22,368,050
20	542,317	24,838,117	10,558,664	15,685,550	20,019,729	21,848,117
40	530,965	24,318,184	10,038,731	15,165,617	19,499,796	21,328,184
60	519,612	23,798,251	9,518,798	14,645,684	18,979,863	20,808,251
80	508,260	23,278,318	8,998,865	14,125,751	18,459,930	20,288,318
100	496,908	22,758,385	8,478,932	13,605,818	17,939,997	19,768,385
120	485,556	22,238,452	7,958,999	13,085,885	17,420,064	19,248,452
140	474,203	21,718,519	7,439,066	12,565,952	16,900,131	18,728,519
160	462,851	21,198,586	6,919,133	12,046,019	16,380,198	18,208,586
180	451,499	20,678,653	6,399,200	11,526,086	15,860,265	17,688,653
200	440,147	20,158,720	5,879,267	11,006,153	15,340,332	17,168,720
220	428,794	19,638,787	5,359,334	10,486,220	14,820,399	16,648,787
240	417,442	19,118,854	4,839,401	9,966,287	14,300,466	16,128,854
260	406,090	18,598,921	4,319,468	9,446,354	13,780,533	15,608,921
280	394,738	18,078,988	3,799,535	8,926,421	13,260,600	15,088,988
300	383,385	17,559,055	3,279,602	8,406,488	12,740,667	14,569,055

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

0

Private values £ 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	-1,523,450	-69,773,994	-84,053,448	-78,926,562	-74,592,383	-72,763,994
20	-1,534,988	-70,302,451	-84,581,904	-79,455,018	-75,120,839	-73,292,451
40	-1,546,526	-70,830,907	-85,110,361	-79,983,475	-75,649,296	-73,820,907
60	-1,558,064	-71,359,318	-85,638,771	-80,511,885	-76,177,706	-74,349,318
80	-1,569,602	-71,887,774	-86,167,228	-81,040,341	-76,706,163	-74,877,774
100	-1,581,139	-72,416,185	-86,695,638	-81,568,752	-77,234,573	-75,406,185
120	-1,592,678	-72,944,641	-87,224,095	-82,097,208	-77,763,030	-75,934,641
140	-1,604,216	-73,473,097	-87,752,551	-82,625,665	-78,291,486	-76,463,097
160	-1,615,753	-74,001,508	-88,280,962	-83,154,075	-78,819,897	-76,991,508
180	-1,627,292	-74,529,964	-88,809,418	-83,682,532	-79,348,353	-77,519,964
200	-1,638,829	-75,058,375	-89,337,828	-84,210,942	-79,876,763	-78,048,375
220	-1,650,367	-75,586,831	-89,866,285	-84,739,399	-80,405,220	-78,576,831
240	-1,661,906	-76,115,288	-90,394,741	-85,267,855	-80,933,676	-79,105,288
260	-1,673,443	-76,643,698	-90,923,152	-85,796,266	-81,462,087	-79,633,698
280	-1,684,982	-77,172,155	-91,451,608	-86,324,722	-81,990,543	-80,162,155
300	-1,696,519	-77,700,565	-91,980,019	-86,853,133	-82,518,954	-80,690,565

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-1,523,450	-69,773,994	-84,053,448	-78,926,562	-74,592,383	-72,763,994
20	-1,534,988	-70,302,451	-84,581,904	-79,455,018	-75,120,839	-73,292,451
40	-1,546,526	-70,830,907	-85,110,361	-79,983,475	-75,649,296	-73,820,907
60	-1,558,064	-71,359,318	-85,638,771	-80,511,885	-76,177,706	-74,349,318
80	-1,569,602	-71,887,774	-86,167,228	-81,040,341	-76,706,163	-74,877,774
100	-1,581,139	-72,416,185	-86,695,638	-81,568,752	-77,234,573	-75,406,185
120	-1,592,678	-72,944,641	-87,224,095	-82,097,208	-77,763,030	-75,934,641
140	-1,604,216	-73,473,097	-87,752,551	-82,625,665	-78,291,486	-76,463,097
160	-1,615,753	-74,001,508	-88,280,962	-83,154,075	-78,819,897	-76,991,508
180	-1,627,292	-74,529,964	-88,809,418	-83,682,532	-79,348,353	-77,519,964
200	-1,638,829	-75,058,375	-89,337,828	-84,210,942	-79,876,763	-78,048,375
220	-1,650,367	-75,586,831	-89,866,285	-84,739,399	-80,405,220	-78,576,831
240	-1,661,906	-76,115,288	-90,394,741	-85,267,855	-80,933,676	-79,105,288
260	-1,673,443	-76,643,698	-90,923,152	-85,796,266	-81,462,087	-79,633,698
280	-1,684,982	-77,172,155	-91,451,608	-86,324,722	-81,990,543	-80,162,155
300	-1,696,519	-77,700,565	-91,980,019	-86,853,133	-82,518,954	-80,690,565

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-1,523,450	-69,773,994	-84,053,448	-78,926,562	-74,592,383	-72,763,994
20	-1,534,988	-70,302,451	-84,581,904	-79,455,018	-75,120,839	-73,292,451
40	-1,546,526	-70,830,907	-85,110,361	-79,983,475	-75,649,296	-73,820,907
60	-1,558,064	-71,359,318	-85,638,771	-80,511,885	-76,177,706	-74,349,318
80	-1,569,602	-71,887,774	-86,167,228	-81,040,341	-76,706,163	-74,877,774
100	-1,581,139	-72,416,185	-86,695,638	-81,568,752	-77,234,573	-75,406,185
120	-1,592,678	-72,944,641	-87,224,095	-82,097,208	-77,763,030	-75,934,641
140	-1,604,216	-73,473,097	-87,752,551	-82,625,665	-78,291,486	-76,463,097
160	-1,615,753	-74,001,508	-88,280,962	-83,154,075	-78,819,897	-76,991,508
180	-1,627,292	-74,529,964	-88,809,418	-83,682,532	-79,348,353	-77,519,964
200	-1,638,829	-75,058,375	-89,337,828	-84,210,942	-79,876,763	-78,048,375
220	-1,650,367	-75,586,831	-89,866,285	-84,739,399	-80,405,220	-78,576,831
240	-1,661,906	-76,115,288	-90,394,741	-85,267,855	-80,933,676	-79,105,288
260	-1,673,443	-76,643,698	-90,923,152	-85,796,266	-81,462,087	-79,633,698
280	-1,684,982	-77,172,155	-91,451,608	-86,324,722	-81,990,543	-80,162,155
300	-1,696,519	-77,700,565	-91,980,019	-86,853,133	-82,518,954	-80,690,565

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-1,523,450	-69,773,994	-84,053,448	-78,926,562	-74,592,383	-72,763,994
20	-1,534,988	-70,302,451	-84,581,904	-79,455,018	-75,120,839	-73,292,451
40	-1,546,526	-70,830,907	-85,110,361	-79,983,475	-75,649,296	-73,820,907
60	-1,558,064	-71,359,318	-85,638,771	-80,511,885	-76,177,706	-74,349,318
80	-1,569,602	-71,887,774	-86,167,228	-81,040,341	-76,706,163	-74,877,774
100	-1,581,139	-72,416,185	-86,695,638	-81,568,752	-77,234,573	-75,406,185
120	-1,592,678	-72,944,641	-87,224,095	-82,097,208	-77,763,030	-75,934,641
140	-1,604,216	-73,473,097	-87,752,551	-82,625,665	-78,291,486	-76,463,097
160	-1,615,753	-74,001,508	-88,280,962	-83,154,075	-78,819,897	-76,991,508
180	-1,627,292	-74,529,964	-88,809,418	-83,682,532	-79,348,353	-77,519,964
200	-1,638,829	-75,058,375	-89,337,828	-84,210,942	-79,876,763	-78,048,375
220	-1,650,367	-75,586,831	-89,866,285	-84,739,399	-80,405,220	-78,576,831
240	-1,661,906	-76,115,288	-90,394,741	-85,267,855	-80,933,676	-79,105,288
260	-1,673,443	-76,643,698	-90,923,152	-85,796,266	-81,462,087	-79,633,698
280	-1,684,982	-77,172,155	-91,451,608	-86,324,722	-81,990,543	-80,162,155
300	-1,696,519	-77,700,565	-91,980,019	-86,853,133	-82,518,954	-80,690,565

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 3

Flats	
No of units	65 units
Density:	500 dph
CSH level:	4 private
	Affordable

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	1,345,277	10,348,283	-3,931,170	1,195,716	5,529,894	7,358,283
20	1,278,386	9,833,736	-4,445,717	681,169	5,015,348	6,843,736
40	1,211,496	9,319,197	-4,960,256	166,630	4,500,809	6,329,197
60	1,144,605	8,804,651	-5,474,803	-347,917	3,986,262	5,814,651
80	1,077,715	8,290,112	-5,989,342	-862,456	3,471,723	5,300,112
100	1,010,823	7,775,565	-6,503,889	-1,377,002	2,957,176	4,785,565
120	943,933	7,261,026	-7,018,428	-1,891,541	2,442,637	4,271,026
140	877,042	6,746,479	-7,532,974	-2,406,088	1,928,091	3,756,479
160	810,152	6,231,940	-8,047,513	-2,920,627	1,413,552	3,241,940
180	743,262	5,717,401	-8,562,052	-3,435,166	899,013	2,727,401
200	676,371	5,202,855	-9,076,599	-3,949,713	384,466	2,212,855
220	609,481	4,688,316	-9,591,138	-4,464,252	-130,073	1,698,316
240	542,590	4,173,769	-10,105,685	-4,978,798	-644,620	1,183,769
260	475,700	3,659,230	-10,620,224	-5,493,337	-1,159,159	669,230
280	408,809	3,144,683	-11,134,770	-6,007,884	-1,673,705	154,683
300	341,919	2,630,144	-11,649,309	-6,522,423	-2,188,244	-359,856

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£200	£280

£4,306

Private values £4306 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	1,741,834	13,398,725	-880,729	4,246,157	8,580,336	10,408,725
20	1,674,944	12,884,186	-1,395,268	3,731,618	8,065,797	9,894,186
40	1,608,053	12,369,639	-1,909,815	3,217,072	7,551,250	9,379,639
60	1,541,163	11,855,100	-2,424,353	2,702,533	7,036,711	8,865,100
80	1,474,272	11,340,553	-2,938,900	2,187,986	6,522,165	8,350,553
100	1,407,382	10,826,014	-3,453,439	1,673,447	6,007,626	7,836,014
120	1,340,491	10,311,468	-3,967,986	1,158,900	5,493,079	7,321,468
140	1,273,601	9,796,929	-4,482,525	644,361	4,978,540	6,806,929
160	1,206,710	9,282,382	-4,997,072	129,815	4,463,993	6,292,382
180	1,139,820	8,767,843	-5,511,611	-384,724	3,949,454	5,777,843
200	1,072,930	8,253,304	-6,026,150	-899,263	3,434,915	5,263,304
220	1,006,038	7,738,757	-6,540,696	-1,413,810	2,920,369	4,748,757
240	939,148	7,224,218	-7,055,235	-1,928,349	2,405,830	4,234,218
260	872,257	6,709,672	-7,569,782	-2,442,896	1,891,283	3,719,672
280	805,367	6,195,133	-8,084,321	-2,957,435	1,376,744	3,205,133
300	738,476	5,680,586	-8,598,868	-3,471,981	862,197	2,690,586

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£160	£300	£300

£4,575

Private values £4575 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	2,399,608	18,458,522	4,179,068	9,305,954	13,640,133	15,468,522
20	2,333,794	17,952,265	3,672,811	8,799,697	13,133,876	14,962,265
40	2,267,980	17,446,000	3,166,547	8,293,433	12,627,612	14,456,000
60	2,202,093	16,939,177	2,659,724	7,786,610	12,120,789	13,949,177
80	2,136,206	16,424,630	2,145,177	7,272,963	11,606,242	13,434,630
100	2,068,312	15,910,091	1,630,638	6,757,524	11,091,703	12,920,091
120	2,001,421	15,395,545	1,116,091	6,242,977	10,577,156	12,405,545
140	1,934,531	14,881,006	601,552	5,728,438	10,062,617	11,891,006
160	1,867,640	14,366,459	87,006	5,213,892	9,548,071	11,376,459
180	1,800,750	13,851,920	-427,533	4,699,353	9,033,532	10,861,920
200	1,733,859	13,337,373	-942,080	4,184,806	8,518,985	10,347,373
220	1,666,968	12,822,834	-1,456,619	3,670,267	8,004,446	9,832,834
240	1,600,077	12,308,288	-1,971,166	3,155,720	7,489,899	9,318,288
260	1,533,187	11,793,749	-2,485,705	2,641,181	6,975,360	8,803,749
280	1,466,296	11,279,202	-3,000,251	2,126,635	6,460,814	8,289,202
300	1,399,406	10,764,663	-3,514,790	1,612,096	5,946,275	7,774,663

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£160	£300	£300	£300

£4,629

Private values £4629 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	2,530,079	19,462,143	5,182,690	10,309,576	14,643,755	16,472,143
20	2,464,264	18,955,879	4,676,425	9,803,311	14,137,490	15,965,879
40	2,398,451	18,449,622	4,170,168	9,297,054	13,631,233	15,459,622
60	2,332,636	17,943,357	3,663,904	8,790,790	13,124,969	14,953,357
80	2,266,822	17,437,093	3,157,639	8,284,525	12,618,704	14,447,093
100	2,200,998	16,930,905	2,647,452	7,774,338	12,108,517	13,936,905
120	2,135,174	16,424,717	2,139,286	7,259,181	11,593,330	13,423,717
140	2,069,350	15,918,529	1,629,119	6,744,024	11,078,143	12,908,529
160	2,003,526	15,412,341	1,118,952	6,228,867	10,562,956	12,393,341
180	1,937,702	14,906,153	608,785	5,713,710	10,047,769	11,878,153
200	1,871,878	14,399,965	98,618	5,202,553	9,532,582	11,362,965
220	1,806,054	13,893,777	-411,548	4,691,396	9,017,395	10,847,777
240	1,740,230	13,387,589	-926,715	4,180,239	8,502,208	10,332,589
260	1,674,406	12,881,401	-1,441,882	3,669,082	7,987,021	9,817,401
280	1,608,582	12,375,213	-1,957,049	3,157,925	7,471,834	9,302,213
300	1,542,758	11,869,025	-2,472,216	2,646,768	6,956,647	8,787,025

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£300	£300	£300

Site type 3

£4,844

Private values £4844 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	3,051,961	23,476,621	9,197,168	14,324,054	18,658,233	20,486,621
20	2,986,147	22,970,365	8,690,911	13,817,797	18,151,976	19,980,365
40	2,920,333	22,464,100	8,184,646	13,311,533	17,645,711	19,474,100
60	2,854,519	21,957,835	7,678,382	12,805,268	17,139,447	18,967,835
80	2,788,704	21,451,571	7,172,117	12,299,003	16,633,182	18,461,571
100	2,722,891	20,945,314	6,665,860	11,792,747	16,126,925	17,955,314
120	2,657,076	20,439,049	6,159,596	11,286,482	15,620,661	17,449,049
140	2,591,262	19,932,785	5,653,331	10,780,217	15,114,396	16,942,785
160	2,525,448	19,426,520	5,147,067	10,273,953	14,608,132	16,436,520
180	2,459,634	18,920,263	4,640,810	9,767,696	14,101,875	15,930,263
200	2,393,820	18,414,009	4,134,545	9,261,431	13,595,610	15,423,999
220	2,327,999	17,907,752	3,628,280	8,755,166	13,089,345	14,917,732
240	2,262,178	17,401,499	3,122,015	8,248,901	12,583,080	14,411,466
260	2,196,357	16,895,242	2,615,750	7,742,636	12,076,815	13,905,200
280	2,130,536	16,388,989	2,109,485	7,236,371	11,570,550	13,398,935
300	2,064,715	15,882,732	1,603,220	6,730,106	11,064,285	12,892,669

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

0

Private values £ 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	-8,977,509	-69,057,760	-83,337,213	-78,210,327	-73,876,148	-72,047,760
20	-9,045,493	-69,580,717	-83,860,170	-78,733,284	-74,399,105	-72,570,717
40	-9,113,478	-70,103,674	-84,383,128	-79,256,241	-74,922,063	-73,093,674
60	-9,181,462	-70,626,631	-84,906,085	-79,779,199	-75,445,020	-73,616,631
80	-9,249,446	-71,149,588	-85,429,042	-80,302,156	-75,967,977	-74,139,588
100	-9,317,431	-71,672,546	-85,951,999	-80,825,113	-76,490,934	-74,662,546
120	-9,385,415	-72,195,503	-86,474,956	-81,348,070	-77,013,891	-75,185,503
140	-9,453,401	-72,718,468	-86,997,921	-81,871,035	-77,536,856	-75,708,468
160	-9,521,385	-73,241,425	-87,520,878	-82,393,992	-78,059,813	-76,231,425
180	-9,589,370	-73,764,382	-88,043,835	-82,916,949	-78,582,771	-76,754,382
200	-9,657,354	-74,287,339	-88,566,793	-83,439,906	-79,105,728	-77,277,339
220	-9,725,339	-74,810,296	-89,089,750	-83,962,864	-79,628,685	-77,800,296
240	-9,793,323	-75,333,253	-89,612,707	-84,485,821	-80,151,642	-78,323,253
260	-9,861,307	-75,856,211	-90,135,664	-85,008,778	-80,674,599	-78,846,211
280	-9,929,292	-76,379,168	-90,658,621	-85,531,735	-81,197,556	-79,369,168
300	-9,997,276	-76,902,125	-91,181,578	-86,054,692	-81,720,514	-79,892,125

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-8,977,509	-69,057,760	-83,337,213	-78,210,327	-73,876,148	-72,047,760
20	-9,045,493	-69,580,717	-83,860,170	-78,733,284	-74,399,105	-72,570,717
40	-9,113,478	-70,103,674	-84,383,128	-79,256,241	-74,922,063	-73,093,674
60	-9,181,462	-70,626,631	-84,906,085	-79,779,199	-75,445,020	-73,616,631
80	-9,249,446	-71,149,588	-85,429,042	-80,302,156	-75,967,977	-74,139,588
100	-9,317,431	-71,672,546	-85,951,999	-80,825,113	-76,490,934	-74,662,546
120	-9,385,415	-72,195,503	-86,474,956	-81,348,070	-77,013,891	-75,185,503
140	-9,453,401	-72,718,468	-86,997,921	-81,871,035	-77,536,856	-75,708,468
160	-9,521,385	-73,241,425	-87,520,878	-82,393,992	-78,059,813	-76,231,425
180	-9,589,370	-73,764,382	-88,043,835	-82,916,949	-78,582,771	-76,754,382
200	-9,657,354	-74,287,339	-88,566,793	-83,439,906	-79,105,728	-77,277,339
220	-9,725,339	-74,810,296	-89,089,750	-83,962,864	-79,628,685	-77,800,296
240	-9,793,323	-75,333,253	-89,612,707	-84,485,821	-80,151,642	-78,323,253
260	-9,861,307	-75,856,211	-90,135,664	-85,008,778	-80,674,599	-78,846,211
280	-9,929,292	-76,379,168	-90,658,621	-85,531,735	-81,197,556	-79,369,168
300	-9,997,276	-76,902,125	-91,181,578	-86,054,692	-81,720,514	-79,892,125

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-8,977,509	-69,057,760	-83,337,213	-78,210,327	-73,876,148	-72,047,760
20	-9,045,493	-69,580,717	-83,860,170	-78,733,284	-74,399,105	-72,570,717
40	-9,113,478	-70,103,674	-84,383,128	-79,256,241	-74,922,063	-73,093,674
60	-9,181,462	-70,626,631	-84,906,085	-79,779,199	-75,445,020	-73,616,631
80	-9,249,446	-71,149,588	-85,429,042	-80,302,156	-75,967,977	-74,139,588
100	-9,317,431	-71,672,546	-85,951,999	-80,825,113	-76,490,934	-74,662,546
120	-9,385,415	-72,195,503	-86,474,956	-81,348,070	-77,013,891	-75,185,503
140	-9,453,401	-72,718,468	-86,997,921	-81,871,035	-77,536,856	-75,708,468
160	-9,521,385	-73,241,425	-87,520,878	-82,393,992	-78,059,813	-76,231,425
180	-9,589,370	-73,764,382	-88,043,835	-82,916,949	-78,582,771	-76,754,382
200	-9,657,354	-74,287,339	-88,566,793	-83,439,906	-79,105,728	-77,277,339
220	-9,725,339	-74,810,296	-89,089,750	-83,962,864	-79,628,685	-77,800,296
240	-9,793,323	-75,333,253	-89,612,707	-84,485,821	-80,151,642	-78,323,253
260	-9,861,307	-75,856,211	-90,135,664	-85,008,778	-80,674,599	-78,846,211
280	-9,929,292	-76,379,168	-90,658,621	-85,531,735	-81,197,556	-79,369,168
300	-9,997,276	-76,902,125	-91,181,578	-86,054,692	-81,720,514	-79,892,125

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-8,977,509	-69,057,760	-83,337,213	-78,210,327	-73,876,148	-72,047,760
20	-9,045,493	-69,580,717	-83,860,170	-78,733,284	-74,399,105	-72,570,717
40	-9,113,478	-70,103,674	-84,383,128	-79,256,241	-74,922,063	-73,093,674
60	-9,181,462	-70,626,631	-84,906,085	-79,779,199	-75,445,020	-73,616,631
80	-9,249,446	-71,149,588	-85,429,042	-80,302,156	-75,967,977	-74,139,588
100	-9,317,431	-71,672,546	-85,951,999	-80,825,113	-76,490,934	-74,662,546
120	-9,385,415	-72,195,503	-86,474,956	-81,348,070	-77,013,891	-75,185,503
140	-9,453,401	-72,718,468	-86,997,921	-81,871,035	-77,536,856	-75,708,468
160	-9,521,385	-73,241,425	-87,520,878	-82,393,992	-78,059,813	-76,231,425
180	-9,589,370	-73,764,382	-88,043,835	-82,916,949	-78,582,771	-76,754,382
200	-9,657,354	-74,287,339	-88,566,793	-83,439,906	-79,105,728	-77,277,339
220	-9,725,339	-74,810,296	-89,089,750	-83,962,864	-79,628,685	-77,800,296
240	-9,793,323	-75,333,253	-89,612,707	-84,485,821	-80,151,642	-78,323,253
260	-9,861,307	-75,856,211	-90,135,664	-85,008,778	-80,674,599	-78,846,211
280	-9,929,292	-76,379,168	-90,658,621	-85,531,735	-81,197,556	-79,369,168
300	-9,997,276	-76,902,125	-91,181,578	-86,054,692	-81,720,514	-79,892,125

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 4

Flats	
No of units	120 units
Density:	743 dph
CSH level:	4 private
	Affordable

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.16 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	-426,139	-2,638,513	-16,917,967	-11,791,081	-7,456,902	-5,628,513
20	-558,761	-3,459,661	-17,739,115	-12,612,229	-8,278,050	-6,449,661
40	-691,383	-4,280,815	-18,560,269	-13,433,383	-9,099,204	-7,270,815
60	-824,005	-5,101,963	-19,381,417	-14,254,531	-9,920,352	-8,091,963
80	-956,626	-5,923,111	-20,202,565	-15,075,679	-10,741,500	-8,913,111
100	-1,089,249	-6,744,265	-21,023,719	-15,896,833	-11,562,654	-9,734,265
120	-1,221,870	-7,565,413	-21,844,867	-16,717,981	-12,383,802	-10,555,413
140	-1,354,492	-8,386,561	-22,666,015	-17,539,129	-13,204,950	-11,376,561
160	-1,487,114	-9,207,715	-23,487,169	-18,360,283	-14,026,104	-12,197,715
180	-1,619,736	-10,028,863	-24,308,317	-19,181,431	-14,847,252	-13,018,863
200	-1,752,357	-10,850,011	-25,129,465	-20,002,579	-15,668,400	-13,840,011
220	-1,884,980	-11,671,165	-25,950,619	-20,823,733	-16,489,554	-14,661,165
240	-2,017,601	-12,492,313	-26,771,767	-21,644,881	-17,310,702	-15,482,313
260	-2,150,223	-13,313,461	-27,592,915	-22,466,029	-18,131,850	-16,303,461
280	-2,282,845	-14,134,615	-28,414,069	-23,287,183	-18,953,004	-17,124,615
300	-2,415,466	-14,955,763	-29,235,217	-24,108,331	-19,774,152	-17,945,763

Maximum CIL rates (per square metre)

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

£4,306

Private values £4306 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	334,846	2,073,258	-12,206,196	-7,079,310	-2,745,131	-916,742
20	204,359	1,265,320	-13,014,134	-7,887,247	-3,553,069	-1,724,680
40	73,872	457,388	-13,822,065	-8,695,179	-4,361,000	-2,532,612
60	-57,542	-356,283	-14,635,736	-9,508,850	-5,174,671	-3,346,283
80	-190,164	-1,177,431	-15,456,884	-10,329,998	-5,995,819	-4,167,431
100	-322,786	-1,998,585	-16,278,038	-11,151,152	-6,816,973	-4,988,585
120	-455,408	-2,819,733	-17,099,186	-11,972,300	-7,638,121	-5,809,733
140	-588,029	-3,640,881	-17,920,334	-12,793,448	-8,459,269	-6,630,881
160	-720,652	-4,462,035	-18,741,488	-13,614,602	-9,280,423	-7,452,035
180	-853,273	-5,283,183	-19,562,636	-14,435,750	-10,101,571	-8,273,183
200	-985,895	-6,104,331	-20,383,784	-15,256,898	-10,922,719	-9,094,331
220	-1,118,517	-6,925,485	-21,204,938	-16,078,052	-11,743,873	-9,915,485
240	-1,251,139	-7,746,633	-22,026,086	-16,899,200	-12,565,021	-10,736,633
260	-1,383,760	-8,567,781	-22,847,234	-17,720,348	-13,386,169	-11,557,781
280	-1,516,382	-9,388,935	-23,668,388	-18,541,502	-14,207,323	-12,378,935
300	-1,649,004	-10,210,083	-24,489,536	-19,362,650	-15,028,471	-13,200,083

Maximum CIL rates (per square metre)

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

£4,575

Private values £4575 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	1,591,728	9,855,450	-4,424,003	702,883	5,037,062	6,865,450
20	1,461,240	9,047,513	-5,231,941	-105,055	4,229,124	6,057,513
40	1,330,752	8,239,575	-6,039,878	-912,982	3,421,186	5,249,575
60	1,200,264	7,431,637	-6,847,816	-1,720,930	2,613,249	4,441,637
80	1,069,776	6,623,706	-7,655,748	-2,528,862	1,805,317	3,633,706
100	939,290	5,815,768	-8,463,685	-3,336,799	997,380	2,825,768
120	808,802	5,007,830	-9,271,623	-4,144,737	189,442	2,017,830
140	678,314	4,199,893	-10,079,561	-4,952,675	-618,496	1,209,893
160	547,827	3,391,961	-10,887,492	-5,760,606	-1,426,427	401,961
180	417,339	2,584,023	-11,695,430	-6,568,544	-2,234,365	-405,977
200	286,851	1,776,086	-12,503,368	-7,376,482	-3,042,303	-1,213,914
220	156,364	968,154	-13,311,299	-8,184,413	-3,850,234	-2,021,846
240	25,876	160,216	-14,119,237	-8,992,351	-4,658,172	-2,829,784
260	-106,323	-658,317	-14,937,771	-9,810,884	-5,476,706	-3,648,317
280	-238,945	-1,479,465	-15,758,918	-10,632,032	-6,297,854	-4,469,465
300	-371,566	-2,300,613	-16,580,066	-11,453,180	-7,119,001	-5,290,613

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£120	£160

£4,629

Private values £4629 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	1,843,104	11,411,885	-2,867,568	2,259,318	6,593,497	8,421,885
20	1,712,616	10,603,948	-3,675,506	1,451,380	5,785,559	7,613,948
40	1,582,129	9,796,016	-4,483,437	643,449	4,977,628	6,806,016
60	1,451,641	8,988,078	-5,291,375	-164,489	4,169,690	5,998,078
80	1,321,153	8,180,141	-6,099,313	-972,427	3,361,752	5,190,141
100	1,190,665	7,372,203	-6,907,251	-1,780,364	2,553,814	4,382,203
120	1,060,178	6,564,271	-7,715,182	-2,598,296	1,745,883	3,574,271
140	929,690	5,756,334	-8,523,120	-3,396,234	937,945	2,766,334
160	799,203	4,948,396	-9,331,058	-4,204,171	130,007	1,958,396
180	668,715	4,140,458	-10,138,995	-5,012,109	-677,930	1,150,458
200	538,228	3,332,527	-10,946,927	-5,820,041	-1,485,862	342,527
220	407,740	2,524,589	-11,754,865	-6,627,978	-2,293,800	-465,411
240	277,252	1,716,651	-12,562,802	-7,435,916	-3,101,737	-1,273,349
260	146,765	908,720	-13,370,734	-8,243,848	-3,909,669	-2,081,280
280	16,277	100,782	-14,178,672	-9,051,785	-4,717,607	-2,889,218
300	-116,079	-718,721	-14,988,175	-9,871,289	-5,537,110	-3,708,721

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£160	£200

Site type 4

£4,844

Private values £4844 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	2,846,202	17,622,736	3,343,283	8,470,169	12,804,348	14,632,736
20	2,717,815	16,827,802	2,548,348	7,675,234	12,009,413	13,837,802
40	2,587,633	16,021,762	1,742,308	6,869,194	11,203,373	13,031,762
60	2,457,146	15,213,830	934,377	6,061,263	10,395,442	12,223,830
80	2,326,658	14,405,892	126,439	5,253,325	9,587,504	11,415,892
100	2,196,170	13,597,955	-681,499	4,445,387	8,779,566	10,607,955
120	2,065,683	12,790,023	-1,489,430	3,637,456	7,971,635	9,800,023
140	1,935,196	11,982,085	-2,297,368	2,829,518	7,163,697	8,992,085
160	1,804,708	11,174,148	-3,105,306	2,021,580	6,355,759	8,184,148
180	1,674,220	10,366,210	-3,913,243	1,213,643	5,547,821	7,376,210
200	1,543,733	9,558,278	-4,721,175	405,711	4,739,890	6,568,278
220	1,413,245	8,750,341	-5,529,113	-402,227	3,931,952	5,760,341
240	1,282,757	7,942,403	-6,337,050	-1,210,164	3,124,015	4,952,403
260	1,152,269	7,134,465	-7,144,988	-2,018,102	2,316,077	4,144,465
280	1,021,782	6,326,534	-7,952,920	-2,826,034	1,508,145	3,336,534
300	891,294	5,518,596	-8,760,857	-3,633,971	700,208	2,528,596

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	£200	£300	£300

0

Private values £ 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	-20,098,679	-124,444,323	-138,723,777	-133,596,891	-129,262,712	-127,434,323
20	-20,231,301	-125,265,471	-139,544,925	-134,418,039	-130,083,860	-128,255,471
40	-20,363,922	-126,086,619	-140,366,073	-135,239,187	-130,905,008	-129,076,619
60	-20,496,545	-126,907,773	-141,187,227	-136,060,341	-131,726,162	-129,897,773
80	-20,629,166	-127,728,921	-142,008,375	-136,881,489	-132,547,310	-130,718,921
100	-20,761,788	-128,550,069	-142,829,523	-137,702,636	-133,368,458	-131,540,069
120	-20,894,410	-129,371,223	-143,650,677	-138,523,791	-134,189,612	-132,361,223
140	-21,027,032	-130,192,371	-144,471,825	-139,344,939	-135,010,760	-133,182,371
160	-21,159,653	-131,013,519	-145,292,973	-140,166,086	-135,831,908	-134,003,519
180	-21,292,276	-131,834,673	-146,114,127	-140,987,241	-136,653,062	-134,824,673
200	-21,424,897	-132,655,821	-146,935,275	-141,808,389	-137,474,210	-135,645,821
220	-21,557,519	-133,476,969	-147,756,423	-142,629,536	-138,295,358	-136,466,969
240	-21,690,141	-134,298,123	-148,577,577	-143,450,691	-139,116,512	-137,288,123
260	-21,822,762	-135,119,271	-149,398,725	-144,271,838	-139,937,660	-138,109,271
280	-21,955,384	-135,940,419	-150,219,873	-145,092,986	-140,758,808	-138,930,419
300	-22,088,006	-136,761,573	-151,041,027	-145,914,141	-141,579,962	-139,751,573

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-20,098,679	-124,444,323	-138,723,777	-133,596,891	-129,262,712	-127,434,323
20	-20,231,301	-125,265,471	-139,544,925	-134,418,039	-130,083,860	-128,255,471
40	-20,363,922	-126,086,619	-140,366,073	-135,239,187	-130,905,008	-129,076,619
60	-20,496,545	-126,907,773	-141,187,227	-136,060,341	-131,726,162	-129,897,773
80	-20,629,166	-127,728,921	-142,008,375	-136,881,489	-132,547,310	-130,718,921
100	-20,761,788	-128,550,069	-142,829,523	-137,702,636	-133,368,458	-131,540,069
120	-20,894,410	-129,371,223	-143,650,677	-138,523,791	-134,189,612	-132,361,223
140	-21,027,032	-130,192,371	-144,471,825	-139,344,939	-135,010,760	-133,182,371
160	-21,159,653	-131,013,519	-145,292,973	-140,166,086	-135,831,908	-134,003,519
180	-21,292,276	-131,834,673	-146,114,127	-140,987,241	-136,653,062	-134,824,673
200	-21,424,897	-132,655,821	-146,935,275	-141,808,389	-137,474,210	-135,645,821
220	-21,557,519	-133,476,969	-147,756,423	-142,629,536	-138,295,358	-136,466,969
240	-21,690,141	-134,298,123	-148,577,577	-143,450,691	-139,116,512	-137,288,123
260	-21,822,762	-135,119,271	-149,398,725	-144,271,838	-139,937,660	-138,109,271
280	-21,955,384	-135,940,419	-150,219,873	-145,092,986	-140,758,808	-138,930,419
300	-22,088,006	-136,761,573	-151,041,027	-145,914,141	-141,579,962	-139,751,573

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-20,098,679	-124,444,323	-138,723,777	-133,596,891	-129,262,712	-127,434,323
20	-20,231,301	-125,265,471	-139,544,925	-134,418,039	-130,083,860	-128,255,471
40	-20,363,922	-126,086,619	-140,366,073	-135,239,187	-130,905,008	-129,076,619
60	-20,496,545	-126,907,773	-141,187,227	-136,060,341	-131,726,162	-129,897,773
80	-20,629,166	-127,728,921	-142,008,375	-136,881,489	-132,547,310	-130,718,921
100	-20,761,788	-128,550,069	-142,829,523	-137,702,636	-133,368,458	-131,540,069
120	-20,894,410	-129,371,223	-143,650,677	-138,523,791	-134,189,612	-132,361,223
140	-21,027,032	-130,192,371	-144,471,825	-139,344,939	-135,010,760	-133,182,371
160	-21,159,653	-131,013,519	-145,292,973	-140,166,086	-135,831,908	-134,003,519
180	-21,292,276	-131,834,673	-146,114,127	-140,987,241	-136,653,062	-134,824,673
200	-21,424,897	-132,655,821	-146,935,275	-141,808,389	-137,474,210	-135,645,821
220	-21,557,519	-133,476,969	-147,756,423	-142,629,536	-138,295,358	-136,466,969
240	-21,690,141	-134,298,123	-148,577,577	-143,450,691	-139,116,512	-137,288,123
260	-21,822,762	-135,119,271	-149,398,725	-144,271,838	-139,937,660	-138,109,271
280	-21,955,384	-135,940,419	-150,219,873	-145,092,986	-140,758,808	-138,930,419
300	-22,088,006	-136,761,573	-151,041,027	-145,914,141	-141,579,962	-139,751,573

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-20,098,679	-124,444,323	-138,723,777	-133,596,891	-129,262,712	-127,434,323
20	-20,231,301	-125,265,471	-139,544,925	-134,418,039	-130,083,860	-128,255,471
40	-20,363,922	-126,086,619	-140,366,073	-135,239,187	-130,905,008	-129,076,619
60	-20,496,545	-126,907,773	-141,187,227	-136,060,341	-131,726,162	-129,897,773
80	-20,629,166	-127,728,921	-142,008,375	-136,881,489	-132,547,310	-130,718,921
100	-20,761,788	-128,550,069	-142,829,523	-137,702,636	-133,368,458	-131,540,069
120	-20,894,410	-129,371,223	-143,650,677	-138,523,791	-134,189,612	-132,361,223
140	-21,027,032	-130,192,371	-144,471,825	-139,344,939	-135,010,760	-133,182,371
160	-21,159,653	-131,013,519	-145,292,973	-140,166,086	-135,831,908	-134,003,519
180	-21,292,276	-131,834,673	-146,114,127	-140,987,241	-136,653,062	-134,824,673
200	-21,424,897	-132,655,821	-146,935,275	-141,808,389	-137,474,210	-135,645,821
220	-21,557,519	-133,476,969	-147,756,423	-142,629,536	-138,295,358	-136,466,969
240	-21,690,141	-134,298,123	-148,577,577	-143,450,691	-139,116,512	-137,288,123
260	-21,822,762	-135,119,271	-149,398,725	-144,271,838	-139,937,660	-138,109,271
280	-21,955,384	-135,940,419	-150,219,873	-145,092,986	-140,758,808	-138,930,419
300	-22,088,006	-136,761,573	-151,041,027	-145,914,141	-141,579,962	-139,751,573

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 5	
Flats	
No of units	400 units
Density:	470 dph
CSH level:	4 private
	Affordable

Affordable %	0%
% rented	60%
% intermed	40%

Site area	0.85 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	2,938,433	3,452,659	-10,826,795	-5,699,908	-1,365,730	462,659
20	2,481,631	2,915,917	-11,363,537	-6,236,650	-1,902,472	-74,083
40	2,024,830	2,379,175	-11,900,279	-6,773,392	-2,439,214	-610,825
60	1,568,028	1,842,433	-12,437,020	-7,310,134	-2,975,956	-1,147,567
80	1,111,226	1,305,691	-12,973,762	-7,846,876	-3,512,697	-1,684,309
100	654,424	788,948	-13,510,506	-8,383,619	-4,049,441	-2,221,052
120	197,622	232,206	-14,047,247	-8,920,361	-4,586,183	-2,757,794
140	-263,418	-309,517	-14,588,970	-9,462,084	-5,127,905	-3,299,517
160	-727,691	-855,037	-15,134,491	-10,007,604	-5,673,426	-3,845,037
180	-1,191,964	-1,400,558	-15,680,011	-10,553,125	-6,218,946	-4,390,558
200	-1,656,238	-1,946,079	-16,225,533	-11,098,647	-6,764,468	-4,936,079
220	-2,120,510	-2,491,600	-16,771,053	-11,644,167	-7,309,988	-5,481,600
240	-2,584,783	-3,037,120	-17,316,574	-12,189,687	-7,855,509	-6,027,120
260	-3,049,056	-3,582,640	-17,862,094	-12,735,208	-8,401,029	-6,572,640
280	-3,513,328	-4,128,161	-18,407,614	-13,280,728	-8,946,549	-7,118,161
300	-3,977,602	-4,673,683	-18,953,136	-13,826,250	-9,492,071	-7,663,683

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

£4,306

Private values £4306 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	5,438,954	6,390,771	-7,888,683	-2,761,797	1,572,382	3,400,771
20	4,989,502	5,862,665	-8,416,788	-3,289,902	1,044,277	2,872,665
40	4,540,051	5,334,560	-8,944,893	-3,818,007	516,172	2,344,560
60	4,089,259	4,801,355	-9,478,099	-4,351,213	-17,034	1,811,355
80	3,629,458	4,264,613	-10,014,841	-4,887,954	-553,776	1,274,613
100	3,172,656	3,727,871	-10,551,583	-5,424,696	-1,090,518	737,871
120	2,715,854	3,191,129	-11,088,325	-5,961,438	-1,627,260	201,129
140	2,259,053	2,654,387	-11,625,066	-6,498,180	-2,164,002	-335,613
160	1,802,250	2,117,644	-12,161,810	-7,034,923	-2,700,745	-872,356
180	1,345,448	1,580,902	-12,698,552	-7,571,665	-3,237,487	-1,409,098
200	888,647	1,044,160	-13,235,293	-8,108,407	-3,774,229	-1,945,840
220	431,845	507,418	-13,772,035	-8,645,149	-4,310,970	-2,482,582
240	-25,365	-29,804	-14,309,257	-9,182,371	-4,848,192	-3,019,804
260	-489,638	-575,324	-14,854,778	-9,727,891	-5,393,713	-3,565,324
280	-953,911	-1,120,846	-15,400,299	-10,273,413	-5,939,234	-4,110,846
300	-1,418,184	-1,666,366	-15,945,820	-10,818,933	-6,484,755	-4,656,366

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£40	£120

£4,575

Private values £4575 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	9,567,611	11,241,943	-3,037,510	2,089,376	6,423,555	8,251,943
20	9,123,349	10,719,935	-3,569,519	1,567,367	5,901,546	7,729,935
40	8,673,897	10,191,829	-4,087,624	1,039,262	5,373,441	7,201,829
60	8,224,447	9,663,725	-4,615,728	511,158	4,845,337	6,673,725
80	7,774,996	9,135,620	-5,143,833	-16,947	4,317,232	6,145,620
100	7,325,545	8,607,515	-5,671,938	-545,052	3,789,126	5,617,515
120	6,876,093	8,079,410	-6,200,044	-1,073,157	3,261,021	5,089,410
140	6,426,642	7,551,305	-6,728,149	-1,601,263	2,732,916	4,561,305
160	5,977,192	7,023,201	-7,256,253	-2,129,367	2,204,812	4,033,201
180	5,527,741	6,495,095	-7,784,358	-2,657,472	1,676,707	3,505,095
200	5,078,290	5,966,990	-8,312,463	-3,185,577	1,148,602	2,976,990
220	4,628,838	5,438,885	-8,840,568	-3,713,682	620,497	2,448,885
240	4,179,387	4,910,780	-9,372,673	-4,250,787	83,824	1,920,780
260	3,729,935	4,382,675	-9,900,778	-4,787,892	-452,918	1,392,675
280	3,280,484	3,854,570	-10,428,883	-5,323,007	-989,660	864,570
300	2,831,032	3,326,465	-10,956,988	-5,860,112	-1,526,402	316,465

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£240	£300

£4,629

Private values £4629 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	10,382,810	12,199,801	-2,079,652	3,047,234	7,381,413	9,209,801
20	9,940,591	11,680,195	-2,599,259	2,527,627	6,861,806	8,690,195
40	9,498,373	11,160,588	-3,118,865	2,008,021	6,342,200	8,170,588
60	9,056,155	10,635,178	-3,644,275	1,482,611	5,816,790	7,645,178
80	8,613,937	10,107,074	-4,172,379	954,507	5,288,686	7,117,074
100	8,171,719	9,578,969	-4,700,484	426,402	4,760,581	6,588,969
120	7,729,501	9,050,864	-5,228,590	-101,703	4,232,475	6,060,864
140	7,287,283	8,522,759	-5,756,695	-629,809	3,704,370	5,532,759
160	6,845,065	7,994,654	-6,284,800	-1,157,914	3,176,265	5,004,654
180	6,402,847	7,466,550	-6,812,904	-1,686,018	2,648,161	4,476,550
200	5,960,629	6,938,444	-7,341,009	-2,214,123	2,120,056	3,948,444
220	5,518,411	6,410,339	-7,869,114	-2,742,228	1,591,951	3,420,339
240	5,076,193	5,882,234	-8,397,220	-3,270,333	1,063,845	2,892,234
260	4,633,975	5,354,129	-8,925,325	-3,800,438	533,739	2,364,129
280	4,191,757	4,826,024	-9,453,430	-4,328,543	-3,353	1,836,024
300	3,749,539	4,297,919	-9,981,535	-4,856,648	-540,095	1,307,919

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£260	£300

Site type 5

£4,844

Private values £4844 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	13,643,601	16,031,231	1,751,777	6,878,663	11,212,842	13,041,231
20	13,201,382	15,511,624	1,232,171	6,359,057	10,693,236	12,521,624
40	12,759,164	14,992,017	712,564	5,839,450	10,173,629	12,002,017
60	12,316,945	14,472,411	192,957	5,319,844	9,654,022	11,482,411
80	11,874,727	13,952,804	-326,649	4,800,237	9,134,416	10,962,804
100	11,432,509	13,433,198	-846,256	4,280,630	8,614,809	10,443,198
120	10,990,289	12,913,590	-1,365,863	3,761,023	8,095,201	9,923,590
140	10,548,071	12,393,983	-1,885,470	3,241,416	7,575,595	9,403,983
160	10,105,853	11,874,377	-2,405,077	2,721,810	7,055,988	8,884,377
180	9,663,635	11,354,770	-2,924,684	2,202,203	6,536,381	8,364,770
200	9,221,417	10,835,164	-3,444,291	1,682,596	6,016,774	7,845,164
220	8,779,199	10,315,557	-3,963,898	1,163,000	5,497,167	7,325,557
240	8,336,981	9,795,950	-4,483,505	615,483	4,977,560	6,805,950
260	7,894,763	9,276,343	-5,003,112	87,378	4,457,953	6,286,343
280	7,452,545	8,756,736	-5,522,719	-440,227	3,938,346	5,766,736
300	7,010,327	8,237,129	-6,042,326	-960,624	3,418,739	5,247,129

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£60	£260	£300	£300

0

Private values £ 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	-62,705,236	-73,678,652	-87,958,105	-82,831,219	-78,497,040	-76,668,652
20	-63,169,508	-74,224,172	-88,503,626	-83,376,740	-79,042,561	-77,214,172
40	-63,633,781	-74,769,693	-89,049,146	-83,922,260	-79,588,081	-77,759,693
60	-64,098,055	-75,315,214	-89,594,668	-84,467,782	-80,133,603	-78,305,214
80	-64,562,327	-75,860,735	-90,140,188	-85,013,302	-80,679,123	-78,850,735
100	-65,026,600	-76,406,255	-90,685,709	-85,558,823	-81,224,644	-79,396,255
120	-65,490,873	-76,951,776	-91,231,229	-86,104,343	-81,770,164	-79,941,776
140	-65,955,146	-77,497,296	-91,776,750	-86,649,863	-82,315,685	-80,487,296
160	-66,419,419	-78,042,818	-92,322,271	-87,195,385	-82,861,206	-81,032,818
180	-66,883,692	-78,588,338	-92,867,792	-87,740,906	-83,406,727	-81,578,338
200	-67,347,965	-79,133,859	-93,413,312	-88,286,426	-83,952,247	-82,123,859
220	-67,812,238	-79,679,379	-93,958,833	-88,831,946	-84,497,768	-82,669,379
240	-68,276,510	-80,224,900	-94,504,353	-89,377,467	-85,043,288	-83,214,900
260	-68,740,784	-80,770,421	-95,049,875	-89,922,988	-85,588,810	-83,760,421
280	-69,205,057	-81,315,942	-95,595,395	-90,468,509	-86,134,330	-84,305,942
300	-69,669,329	-81,861,462	-96,140,915	-91,014,029	-86,679,851	-84,851,462

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-62,705,236	-73,678,652	-87,958,105	-82,831,219	-78,497,040	-76,668,652
20	-63,169,508	-74,224,172	-88,503,626	-83,376,740	-79,042,561	-77,214,172
40	-63,633,781	-74,769,693	-89,049,146	-83,922,260	-79,588,081	-77,759,693
60	-64,098,055	-75,315,214	-89,594,668	-84,467,782	-80,133,603	-78,305,214
80	-64,562,327	-75,860,735	-90,140,188	-85,013,302	-80,679,123	-78,850,735
100	-65,026,600	-76,406,255	-90,685,709	-85,558,823	-81,224,644	-79,396,255
120	-65,490,873	-76,951,776	-91,231,229	-86,104,343	-81,770,164	-79,941,776
140	-65,955,146	-77,497,296	-91,776,750	-86,649,863	-82,315,685	-80,487,296
160	-66,419,419	-78,042,818	-92,322,271	-87,195,385	-82,861,206	-81,032,818
180	-66,883,692	-78,588,338	-92,867,792	-87,740,906	-83,406,727	-81,578,338
200	-67,347,965	-79,133,859	-93,413,312	-88,286,426	-83,952,247	-82,123,859
220	-67,812,238	-79,679,379	-93,958,833	-88,831,946	-84,497,768	-82,669,379
240	-68,276,510	-80,224,900	-94,504,353	-89,377,467	-85,043,288	-83,214,900
260	-68,740,784	-80,770,421	-95,049,875	-89,922,988	-85,588,810	-83,760,421
280	-69,205,057	-81,315,942	-95,595,395	-90,468,509	-86,134,330	-84,305,942
300	-69,669,329	-81,861,462	-96,140,915	-91,014,029	-86,679,851	-84,851,462

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-62,705,236	-73,678,652	-87,958,105	-82,831,219	-78,497,040	-76,668,652
20	-63,169,508	-74,224,172	-88,503,626	-83,376,740	-79,042,561	-77,214,172
40	-63,633,781	-74,769,693	-89,049,146	-83,922,260	-79,588,081	-77,759,693
60	-64,098,055	-75,315,214	-89,594,668	-84,467,782	-80,133,603	-78,305,214
80	-64,562,327	-75,860,735	-90,140,188	-85,013,302	-80,679,123	-78,850,735
100	-65,026,600	-76,406,255	-90,685,709	-85,558,823	-81,224,644	-79,396,255
120	-65,490,873	-76,951,776	-91,231,229	-86,104,343	-81,770,164	-79,941,776
140	-65,955,146	-77,497,296	-91,776,750	-86,649,863	-82,315,685	-80,487,296
160	-66,419,419	-78,042,818	-92,322,271	-87,195,385	-82,861,206	-81,032,818
180	-66,883,692	-78,588,338	-92,867,792	-87,740,906	-83,406,727	-81,578,338
200	-67,347,965	-79,133,859	-93,413,312	-88,286,426	-83,952,247	-82,123,859
220	-67,812,238	-79,679,379	-93,958,833	-88,831,946	-84,497,768	-82,669,379
240	-68,276,510	-80,224,900	-94,504,353	-89,377,467	-85,043,288	-83,214,900
260	-68,740,784	-80,770,421	-95,049,875	-89,922,988	-85,588,810	-83,760,421
280	-69,205,057	-81,315,942	-95,595,395	-90,468,509	-86,134,330	-84,305,942
300	-69,669,329	-81,861,462	-96,140,915	-91,014,029	-86,679,851	-84,851,462

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-62,705,236	-73,678,652	-87,958,105	-82,831,219	-78,497,040	-76,668,652
20	-63,169,508	-74,224,172	-88,503,626	-83,376,740	-79,042,561	-77,214,172
40	-63,633,781	-74,769,693	-89,049,146	-83,922,260	-79,588,081	-77,759,693
60	-64,098,055	-75,315,214	-89,594,668	-84,467,782	-80,133,603	-78,305,214
80	-64,562,327	-75,860,735	-90,140,188	-85,013,302	-80,679,123	-78,850,735
100	-65,026,600	-76,406,255	-90,685,709	-85,558,823	-81,224,644	-79,396,255
120	-65,490,873	-76,951,776	-91,231,229	-86,104,343	-81,770,164	-79,941,776
140	-65,955,146	-77,497,296	-91,776,750	-86,649,863	-82,315,685	-80,487,296
160	-66,419,419	-78,042,818	-92,322,271	-87,195,385	-82,861,206	-81,032,818
180	-66,883,692	-78,588,338	-92,867,792	-87,740,906	-83,406,727	-81,578,338
200	-67,347,965	-79,133,859	-93,413,312	-88,286,426	-83,952,247	-82,123,859
220	-67,812,238	-79,679,379	-93,958,833	-88,831,946	-84,497,768	-82,669,379
240	-68,276,510	-80,224,900	-94,504,353	-89,377,467	-85,043,288	-83,214,900
260	-68,740,784	-80,770,421	-95,049,875	-89,922,988	-85,588,810	-83,760,421
280	-69,205,057	-81,315,942	-95,595,395	-90,468,509	-86,134,330	-84,305,942
300	-69,669,329	-81,861,462	-96,140,915	-91,014,029	-86,679,851	-84,851,462

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 6	
Flats	
No of units	640 units
Density:	492 dph
CSH level:	4 private
	Affordable

Affordable %	0%
% rented	60%
% intermed	40%

Site area	1.30 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	4,307,913	3,311,708	-10,967,745	-5,840,859	-1,506,680	321,708
20	3,660,016	2,813,638	-11,465,816	-6,338,930	-2,004,751	-176,362
40	3,012,119	2,315,566	-11,963,887	-6,837,001	-2,502,822	-674,434
60	2,364,222	1,817,496	-12,461,958	-7,335,072	-3,000,893	-1,172,504
80	1,716,325	1,319,425	-12,960,028	-7,833,142	-3,498,963	-1,670,575
100	1,068,429	821,355	-13,458,099	-8,331,213	-3,997,034	-2,168,645
120	420,531	323,283	-13,956,170	-8,829,284	-4,495,105	-2,666,717
140	-231,084	-177,646	-14,454,241	-9,327,354	-4,993,176	-3,164,788
160	-889,578	-683,863	-14,952,312	-9,825,425	-5,491,247	-3,662,859
180	-1,548,071	-1,190,080	-15,450,383	-10,323,496	-5,989,318	-4,160,930
200	-2,206,564	-1,696,296	-15,948,454	-10,821,567	-6,487,389	-4,659,001
220	-2,865,057	-2,202,513	-16,446,525	-11,319,638	-6,985,460	-5,157,072
240	-3,523,551	-2,708,730	-16,944,596	-11,817,709	-7,483,531	-5,655,143
260	-4,182,044	-3,214,947	-17,442,667	-12,315,780	-7,981,602	-6,153,214
280	-4,840,538	-3,721,164	-17,940,738	-12,813,851	-8,479,673	-6,651,285
300	-5,499,031	-4,227,380	-18,438,809	-13,311,922	-8,977,744	-7,149,356

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

£4,306

Private values £4306 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	7,837,104	6,024,774	-8,254,680	-3,127,793	1,206,385	3,034,774
20	7,199,632	5,534,717	-8,744,736	-3,617,850	716,329	2,544,717
40	6,562,162	5,044,662	-9,234,792	-4,107,906	226,273	2,054,662
60	5,924,691	4,554,606	-9,724,847	-4,597,961	-263,782	1,564,606
80	5,287,220	4,064,550	-10,214,902	-5,088,016	-754,300	1,074,550
100	4,649,750	3,574,494	-10,704,957	-5,578,071	-1,252,370	576,494
120	4,012,280	3,084,438	-11,195,012	-6,068,126	-1,750,442	77,947
140	3,374,810	2,594,382	-11,685,067	-6,558,181	-2,248,512	-420,124
160	2,737,340	2,104,326	-12,175,122	-7,048,236	-2,746,583	-918,194
180	2,099,870	1,614,270	-12,665,177	-7,538,291	-3,244,653	-1,416,265
200	1,462,400	1,124,214	-13,155,232	-8,028,346	-3,742,724	-1,914,336
220	824,930	634,158	-13,645,287	-8,518,401	-4,240,795	-2,412,407
240	187,460	144,102	-14,135,342	-9,008,456	-4,738,866	-2,910,477
260	-450,010	-155,946	-14,625,397	-9,498,511	-5,236,937	-3,408,548
280	-1,047,540	-311,892	-15,115,452	-10,000,000	-5,735,008	-3,906,619
300	-1,645,070	-467,838	-15,605,507	-10,502,055	-6,233,079	-4,404,690

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£40	£120

£4,575

Private values £4575 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	13,658,624	10,500,067	-3,779,387	1,347,500	5,681,678	7,510,067
20	13,031,411	10,017,897	-4,261,557	865,330	5,199,508	7,027,897
40	12,404,199	9,535,728	-4,743,726	383,160	4,717,339	6,545,728
60	11,776,986	9,053,558	-5,225,896	-99,010	4,235,169	6,063,558
80	11,149,774	8,571,389	-5,708,066	-583,127	3,753,000	5,581,389
100	10,522,562	8,089,220	-6,190,236	-1,073,182	3,270,831	5,099,220
120	9,895,350	7,607,051	-6,672,406	-1,563,238	2,788,662	4,617,051
140	9,268,138	7,124,882	-7,154,576	-2,053,295	2,306,493	4,134,882
160	8,640,926	6,642,713	-7,636,746	-2,543,350	1,824,324	3,652,713
180	8,013,714	6,160,544	-8,118,916	-3,033,406	1,342,155	3,170,544
200	7,386,502	5,678,375	-8,601,086	-3,523,462	859,986	2,688,375
220	6,759,290	5,196,206	-9,083,256	-4,013,517	377,817	2,206,206
240	6,132,078	4,714,037	-9,565,426	-4,503,572	-120,352	1,724,037
260	5,504,866	4,231,868	-10,047,596	-4,993,627	-608,403	1,241,868
280	4,877,654	3,749,699	-10,529,766	-5,483,682	-1,098,458	759,699
300	4,250,442	3,267,530	-11,011,936	-5,973,737	-1,588,513	277,530

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£40	£220	£300

£4,629

Private values £4629 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	14,813,882	11,388,172	-2,891,282	2,235,604	6,569,783	8,398,172
20	14,186,669	10,906,002	-3,373,452	1,753,434	6,087,613	7,916,002
40	13,559,456	10,423,832	-3,855,622	1,271,264	5,605,443	7,433,832
60	12,932,243	9,941,662	-4,337,792	789,094	5,123,273	6,951,662
80	12,305,030	9,459,492	-4,819,962	306,924	4,641,103	6,469,492
100	11,677,817	8,977,322	-5,302,132	-175,245	4,158,933	5,987,322
120	11,050,604	8,495,152	-5,784,302	-662,260	3,676,763	5,505,152
140	10,423,391	8,012,982	-6,266,472	-1,152,316	3,194,593	5,022,982
160	9,796,178	7,530,812	-6,748,642	-1,642,372	2,712,423	4,540,812
180	9,168,965	7,048,642	-7,230,812	-2,132,428	2,230,253	4,058,642
200	8,541,752	6,566,472	-7,712,982	-2,622,484	1,748,083	3,576,472
220	7,914,539	6,084,302	-8,195,152	-3,112,540	1,265,913	3,094,302
240	7,287,326	5,602,132	-8,677,322	-3,602,596	773,743	2,612,132
260	6,660,113	5,119,962	-9,159,492	-4,092,652	281,573	2,129,962
280	6,032,900	4,637,792	-9,641,662	-4,582,707	-208,403	1,647,792
300	5,405,687	4,155,622	-10,123,832	-5,072,763	-700,458	1,165,622

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£80	£260	£300

Site type 6

£4,844

Private values £4844 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	19,410,891	14,922,122	642,669	5,769,556	10,103,734	11,932,122
20	18,793,771	14,447,711	168,258	5,295,144	9,629,323	11,457,711
40	18,176,651	13,973,300	-306,153	4,820,733	9,154,912	10,983,300
60	17,559,531	13,498,889	-785,374	4,341,512	8,675,501	10,508,889
80	16,928,061	13,011,910	-1,267,544	3,859,342	8,193,521	10,021,910
100	16,298,849	12,529,740	-1,749,713	3,377,173	7,711,352	9,539,740
120	15,671,636	12,047,570	-2,231,883	2,895,003	7,229,182	9,057,570
140	15,044,423	11,565,400	-2,714,053	2,412,833	6,747,012	8,575,400
160	14,417,210	11,083,230	-3,196,223	1,930,663	6,264,842	8,093,230
180	13,789,997	10,601,060	-3,678,393	1,448,493	5,782,672	7,611,060
200	13,162,785	10,118,891	-4,160,562	966,324	5,300,502	7,128,891
220	12,535,572	9,636,721	-4,642,732	484,154	4,818,332	6,646,721
240	11,907,491	9,153,884	-5,125,570	1,316	4,335,495	6,163,884
260	11,279,020	8,663,828	-5,615,625	-488,739	3,845,440	5,673,828
280	10,632,550	8,173,772	-6,105,681	-978,795	3,355,384	5,183,772
300	9,995,079	7,683,717	-6,595,737	-1,468,851	2,865,328	4,693,717

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£240	£300	£300

0

Private values £ 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	-88,757,928	-68,232,657	-82,512,110	-77,385,224	-73,051,045	-71,222,657
20	-89,416,421	-68,738,874	-83,018,327	-77,891,441	-73,557,262	-71,728,874
40	-90,074,915	-69,245,091	-83,524,544	-78,397,658	-74,063,479	-72,235,091
60	-90,733,408	-69,751,308	-84,030,761	-78,903,875	-74,569,696	-72,741,308
80	-91,391,902	-70,257,524	-84,536,978	-79,410,092	-75,075,913	-73,247,524
100	-92,050,395	-70,763,741	-85,043,195	-79,916,309	-75,582,130	-73,753,741
120	-92,708,888	-71,269,958	-85,549,411	-80,422,525	-76,088,346	-74,259,958
140	-93,367,381	-71,776,174	-86,055,628	-80,928,742	-76,594,563	-74,766,174
160	-94,025,875	-72,282,391	-86,561,845	-81,434,959	-77,100,780	-75,272,391
180	-94,684,368	-72,788,608	-87,068,062	-81,941,176	-77,606,997	-75,778,608
200	-95,342,862	-73,294,825	-87,574,279	-82,447,392	-78,113,214	-76,284,825
220	-96,001,356	-73,801,042	-88,080,496	-82,953,609	-78,619,431	-76,791,042
240	-96,659,849	-74,307,258	-88,586,712	-83,459,826	-79,125,647	-77,297,258
260	-97,318,342	-74,813,475	-89,092,929	-83,966,042	-79,631,864	-77,803,475
280	-97,976,835	-75,319,692	-89,599,146	-84,472,259	-80,138,081	-78,309,692
300	-98,635,329	-75,825,909	-90,105,362	-84,978,476	-80,644,297	-78,815,909

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-88,757,928	-68,232,657	-82,512,110	-77,385,224	-73,051,045	-71,222,657
20	-89,416,421	-68,738,874	-83,018,327	-77,891,441	-73,557,262	-71,728,874
40	-90,074,915	-69,245,091	-83,524,544	-78,397,658	-74,063,479	-72,235,091
60	-90,733,408	-69,751,308	-84,030,761	-78,903,875	-74,569,696	-72,741,308
80	-91,391,902	-70,257,524	-84,536,978	-79,410,092	-75,075,913	-73,247,524
100	-92,050,395	-70,763,741	-85,043,195	-79,916,309	-75,582,130	-73,753,741
120	-92,708,888	-71,269,958	-85,549,411	-80,422,525	-76,088,346	-74,259,958
140	-93,367,381	-71,776,174	-86,055,628	-80,928,742	-76,594,563	-74,766,174
160	-94,025,875	-72,282,391	-86,561,845	-81,434,959	-77,100,780	-75,272,391
180	-94,684,368	-72,788,608	-87,068,062	-81,941,176	-77,606,997	-75,778,608
200	-95,342,862	-73,294,825	-87,574,279	-82,447,392	-78,113,214	-76,284,825
220	-96,001,356	-73,801,042	-88,080,496	-82,953,609	-78,619,431	-76,791,042
240	-96,659,849	-74,307,258	-88,586,712	-83,459,826	-79,125,647	-77,297,258
260	-97,318,342	-74,813,475	-89,092,929	-83,966,042	-79,631,864	-77,803,475
280	-97,976,835	-75,319,692	-89,599,146	-84,472,259	-80,138,081	-78,309,692
300	-98,635,329	-75,825,909	-90,105,362	-84,978,476	-80,644,297	-78,815,909

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-88,757,928	-68,232,657	-82,512,110	-77,385,224	-73,051,045	-71,222,657
20	-89,416,421	-68,738,874	-83,018,327	-77,891,441	-73,557,262	-71,728,874
40	-90,074,915	-69,245,091	-83,524,544	-78,397,658	-74,063,479	-72,235,091
60	-90,733,408	-69,751,308	-84,030,761	-78,903,875	-74,569,696	-72,741,308
80	-91,391,902	-70,257,524	-84,536,978	-79,410,092	-75,075,913	-73,247,524
100	-92,050,395	-70,763,741	-85,043,195	-79,916,309	-75,582,130	-73,753,741
120	-92,708,888	-71,269,958	-85,549,411	-80,422,525	-76,088,346	-74,259,958
140	-93,367,381	-71,776,174	-86,055,628	-80,928,742	-76,594,563	-74,766,174
160	-94,025,875	-72,282,391	-86,561,845	-81,434,959	-77,100,780	-75,272,391
180	-94,684,368	-72,788,608	-87,068,062	-81,941,176	-77,606,997	-75,778,608
200	-95,342,862	-73,294,825	-87,574,279	-82,447,392	-78,113,214	-76,284,825
220	-96,001,356	-73,801,042	-88,080,496	-82,953,609	-78,619,431	-76,791,042
240	-96,659,849	-74,307,258	-88,586,712	-83,459,826	-79,125,647	-77,297,258
260	-97,318,342	-74,813,475	-89,092,929	-83,966,042	-79,631,864	-77,803,475
280	-97,976,835	-75,319,692	-89,599,146	-84,472,259	-80,138,081	-78,309,692
300	-98,635,329	-75,825,909	-90,105,362	-84,978,476	-80,644,297	-78,815,909

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-88,757,928	-68,232,657	-82,512,110	-77,385,224	-73,051,045	-71,222,657
20	-89,416,421	-68,738,874	-83,018,327	-77,891,441	-73,557,262	-71,728,874
40	-90,074,915	-69,245,091	-83,524,544	-78,397,658	-74,063,479	-72,235,091
60	-90,733,408	-69,751,308	-84,030,761	-78,903,875	-74,569,696	-72,741,308
80	-91,391,902	-70,257,524	-84,536,978	-79,410,092	-75,075,913	-73,247,524
100	-92,050,395	-70,763,741	-85,043,195	-79,916,309	-75,582,130	-73,753,741
120	-92,708,888	-71,269,958	-85,549,411	-80,422,525	-76,088,346	-74,259,958
140	-93,367,381	-71,776,174	-86,055,628	-80,928,742	-76,594,563	-74,766,174
160	-94,025,875	-72,282,391	-86,561,845	-81,434,959	-77,100,780	-75,272,391
180	-94,684,368	-72,788,608	-87,068,062	-81,941,176	-77,606,997	-75,778,608
200	-95,342,862	-73,294,825	-87,574,279	-82,447,392	-78,113,214	-76,284,825
220	-96,001,356	-73,801,042	-88,080,496	-82,953,609	-78,619,431	-76,791,042
240	-96,659,849	-74,307,258	-88,586,712	-83,459,826	-79,125,647	-77,297,258
260	-97,318,342	-74,813,475	-89,092,929	-83,966,042	-79,631,864	-77,803,475
280	-97,976,835	-75,319,692	-89,599,146	-84,472,259	-80,138,081	-78,309,692
300	-98,635,329	-75,825,909	-90,105,362	-84,978,476	-80,644,297	-78,815,909

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 7

	Flats & Houses
No of units	1100 units
Density:	219 dph
CSH level:	4 private
	Affordable

Affordable %	0%
% rented	60%
% intermed	40%

Site area	6.28 ha
Net to gross	80%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	45,175,646	7,195,248	-7,094,205	-1,957,319	2,376,860	4,205,248
20	44,184,442	7,037,377	-7,242,077	-2,115,191	2,218,988	4,047,377
40	43,193,238	6,879,505	-7,399,949	-2,273,063	2,061,116	3,889,505
60	42,202,034	6,721,633	-7,557,821	-2,430,934	1,903,244	3,731,633
80	41,197,881	6,561,699	-7,717,755	-2,590,869	1,743,310	3,571,699
100	40,190,466	6,401,245	-7,878,208	-2,751,322	1,582,857	3,411,245
120	39,183,051	6,240,791	-8,038,662	-2,911,776	1,422,403	3,250,791
140	38,165,887	6,078,785	-8,200,669	-3,073,782	1,260,396	3,088,785
160	37,141,996	5,915,707	-8,363,746	-3,236,860	1,097,318	2,925,707
180	36,118,104	5,752,629	-8,526,824	-3,399,938	934,240	2,762,629
200	35,086,910	5,588,388	-8,691,066	-3,564,179	769,999	2,598,388
220	34,046,274	5,422,643	-8,856,811	-3,729,924	604,254	2,432,643
240	33,005,636	5,256,898	-9,022,556	-3,895,670	438,509	2,266,898
260	31,959,361	5,090,255	-9,189,199	-4,062,313	271,866	2,100,255
280	30,901,703	4,921,799	-9,357,655	-4,230,769	103,410	1,931,799
300	29,844,046	4,753,343	-9,526,111	-4,399,225	-65,046	1,763,343

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£280	£300

£4,306

Private values £4306 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	50,379,997	8,024,160	-6,255,294	-1,128,408	3,205,771	5,034,160
20	49,405,421	7,868,936	-6,410,517	-1,283,631	3,050,548	4,878,936
40	48,430,167	7,713,605	-6,565,849	-1,438,963	2,895,216	4,723,605
60	47,454,914	7,558,274	-6,721,180	-1,594,294	2,739,885	4,568,274
80	46,471,432	7,401,632	-6,877,822	-1,750,936	2,583,243	4,411,632
100	45,480,228	7,243,760	-7,035,694	-1,908,807	2,425,371	4,253,760
120	44,489,024	7,085,888	-7,193,565	-2,066,679	2,267,500	4,095,888
140	43,495,710	6,927,680	-7,351,773	-2,224,887	2,109,292	3,937,680
160	42,488,295	6,767,227	-7,512,227	-2,385,341	1,948,838	3,777,227
180	41,480,881	6,606,773	-7,672,681	-2,545,794	1,788,384	3,616,773
200	40,473,465	6,446,319	-7,833,134	-2,706,248	1,627,931	3,456,319
220	39,458,886	6,283,769	-7,995,685	-2,868,799	1,465,380	3,293,769
240	38,428,995	6,120,691	-8,158,763	-3,031,877	1,302,302	3,130,691
260	37,405,103	5,957,613	-8,321,841	-3,194,955	1,139,224	2,967,613
280	36,372,481	5,793,144	-8,486,309	-3,359,423	974,756	2,803,144
300	35,331,844	5,627,399	-8,652,054	-3,525,168	809,011	2,637,399

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£300	£300

£4,575

Private values £4575 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	58,932,995	9,386,419	-4,893,035	233,851	4,568,030	6,396,419
20	57,989,877	9,236,047	-5,043,407	83,479	4,417,658	6,246,047
40	57,044,758	9,085,674	-5,193,779	-66,893	4,267,286	6,095,674
60	56,085,501	8,932,891	-5,346,563	-219,677	4,114,502	5,942,891
80	55,125,941	8,780,059	-5,499,395	-372,508	3,961,670	5,790,059
100	54,166,381	8,627,227	-5,652,226	-525,340	3,808,839	5,637,227
120	53,202,646	8,473,730	-5,805,723	-678,837	3,655,342	5,483,730
140	52,227,393	8,318,399	-5,961,054	-834,169	3,500,011	5,328,399
160	51,252,139	8,163,068	-6,116,386	-989,499	3,344,679	5,173,068
180	50,276,886	8,007,737	-6,271,717	-1,144,831	3,189,348	5,017,737
200	49,291,879	7,850,852	-6,428,602	-1,301,715	3,032,463	4,860,852
220	48,300,674	7,692,980	-6,586,473	-1,459,587	2,874,592	4,702,980
240	47,309,471	7,535,108	-6,744,345	-1,617,459	2,716,720	4,545,108
260	46,318,012	7,377,196	-6,902,257	-1,775,371	2,558,808	4,387,196
280	45,310,597	7,216,742	-7,062,711	-1,935,825	2,398,354	4,226,742
300	44,303,181	7,056,288	-7,223,165	-2,096,279	2,237,900	4,066,288

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£300	£300

£4,629

Private values £4629 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	60,632,927	9,657,172	-4,622,282	504,604	4,838,783	6,667,172
20	59,688,809	9,506,799	-4,772,654	354,232	4,688,411	6,516,799
40	58,744,690	9,356,427	-4,923,027	203,860	4,538,038	6,366,427
60	57,800,572	9,206,055	-5,073,399	53,487	4,387,666	6,216,055
80	56,842,777	9,053,504	-5,225,949	-99,063	4,235,116	6,063,504
100	55,883,217	8,900,672	-5,378,781	-251,895	4,082,284	5,910,672
120	54,923,658	8,747,841	-5,531,613	-404,727	3,929,452	5,757,841
140	53,962,091	8,594,689	-5,684,764	-557,878	3,776,301	5,604,689
160	52,986,838	8,439,358	-5,840,095	-713,209	3,620,970	5,449,358
180	52,011,584	8,284,027	-5,995,427	-868,541	3,465,638	5,294,027
200	51,036,331	8,128,696	-6,150,758	-1,023,872	3,310,307	5,138,696
220	50,054,208	7,972,270	-6,307,183	-1,180,297	3,153,882	4,982,270
240	49,063,005	7,814,399	-6,465,055	-1,338,169	2,996,010	4,824,399
260	48,071,800	7,656,527	-6,622,927	-1,496,041	2,838,138	4,666,527
280	47,080,597	7,498,655	-6,780,798	-1,653,912	2,680,267	4,508,655
300	46,076,540	7,338,736	-6,940,717	-1,813,831	2,520,348	4,348,736

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£60	£300	£300

Site type 7

£4,844

Private values £4844 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	67,379,515	10,731,719	-3,547,734	1,579,152	5,913,331	7,741,719
20	66,450,589	10,583,767	-3,695,687	1,431,199	5,765,378	7,593,767
40	65,521,663	10,435,814	-3,843,639	1,283,247	5,617,425	7,445,814
60	64,592,737	10,287,861	-3,991,592	1,135,294	5,469,473	7,297,861
80	63,663,811	10,139,908	-4,140,760	986,226	5,320,305	7,148,694
100	62,734,885	9,991,955	-4,291,132	837,158	5,171,137	6,999,525
120	61,805,959	9,844,002	-4,441,505	688,090	5,022,069	6,850,356
140	60,877,033	9,696,049	-4,591,877	539,022	4,872,901	6,701,187
160	59,948,107	9,548,096	-4,743,495	390,954	4,724,733	6,552,018
180	59,019,181	9,400,143	-4,895,327	242,886	4,576,565	6,402,849
200	58,090,255	9,252,190	-5,047,159	94,818	4,428,397	6,253,681
220	57,161,329	9,104,237	-5,200,000	-54,250	4,280,229	6,104,512
240	56,232,403	8,956,284	-5,352,841	-103,182	4,132,061	5,955,344
260	55,303,477	8,808,331	-5,505,682	-152,114	3,983,893	5,806,175
280	54,374,551	8,660,378	-5,658,523	-201,046	3,835,725	5,657,006
300	53,445,625	8,512,425	-5,811,364	-250,978	3,687,557	5,507,837

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£300	£300

0

Private values £ 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	-112,797,236	-17,965,523	-32,244,977	-27,118,091	-22,783,912	-20,955,523
20	-114,041,177	-18,163,649	-32,443,103	-27,316,217	-22,982,038	-21,153,649
40	-115,285,119	-18,361,775	-32,641,229	-27,514,343	-23,180,164	-21,351,775
60	-116,529,060	-18,559,901	-32,839,355	-27,712,469	-23,378,290	-21,549,901
80	-117,773,001	-18,758,027	-33,037,481	-27,910,594	-23,576,416	-21,748,027
100	-119,016,943	-18,956,153	-33,235,607	-28,108,720	-23,774,542	-21,946,153
120	-120,260,884	-19,154,279	-33,433,732	-28,306,846	-23,972,667	-22,144,279
140	-121,504,825	-19,352,405	-33,631,858	-28,504,972	-24,170,793	-22,342,405
160	-122,748,766	-19,550,531	-33,829,984	-28,703,098	-24,368,919	-22,540,531
180	-123,992,707	-19,748,657	-34,028,110	-28,901,224	-24,567,045	-22,738,657
200	-125,236,649	-19,946,783	-34,226,236	-29,099,350	-24,765,171	-22,936,783
220	-126,480,590	-20,144,909	-34,424,362	-29,297,476	-24,963,297	-23,134,909
240	-127,724,531	-20,343,034	-34,622,488	-29,495,602	-25,161,423	-23,333,034
260	-128,968,472	-20,541,160	-34,820,614	-29,693,728	-25,359,549	-23,531,160
280	-130,212,413	-20,739,286	-35,018,740	-29,891,854	-25,557,675	-23,729,286
300	-131,456,354	-20,937,412	-35,216,866	-30,089,979	-25,755,801	-23,927,412

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-112,797,236	-17,965,523	-32,244,977	-27,118,091	-22,783,912	-20,955,523
20	-114,041,177	-18,163,649	-32,443,103	-27,316,217	-22,982,038	-21,153,649
40	-115,285,119	-18,361,775	-32,641,229	-27,514,343	-23,180,164	-21,351,775
60	-116,529,060	-18,559,901	-32,839,355	-27,712,469	-23,378,290	-21,549,901
80	-117,773,001	-18,758,027	-33,037,481	-27,910,594	-23,576,416	-21,748,027
100	-119,016,943	-18,956,153	-33,235,607	-28,108,720	-23,774,542	-21,946,153
120	-120,260,884	-19,154,279	-33,433,732	-28,306,846	-23,972,667	-22,144,279
140	-121,504,825	-19,352,405	-33,631,858	-28,504,972	-24,170,793	-22,342,405
160	-122,748,766	-19,550,531	-33,829,984	-28,703,098	-24,368,919	-22,540,531
180	-123,992,707	-19,748,657	-34,028,110	-28,901,224	-24,567,045	-22,738,657
200	-125,236,649	-19,946,783	-34,226,236	-29,099,350	-24,765,171	-22,936,783
220	-126,480,590	-20,144,909	-34,424,362	-29,297,476	-24,963,297	-23,134,909
240	-127,724,531	-20,343,034	-34,622,488	-29,495,602	-25,161,423	-23,333,034
260	-128,968,472	-20,541,160	-34,820,614	-29,693,728	-25,359,549	-23,531,160
280	-130,212,413	-20,739,286	-35,018,740	-29,891,854	-25,557,675	-23,729,286
300	-131,456,354	-20,937,412	-35,216,866	-30,089,979	-25,755,801	-23,927,412

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-112,797,236	-17,965,523	-32,244,977	-27,118,091	-22,783,912	-20,955,523
20	-114,041,177	-18,163,649	-32,443,103	-27,316,217	-22,982,038	-21,153,649
40	-115,285,119	-18,361,775	-32,641,229	-27,514,343	-23,180,164	-21,351,775
60	-116,529,060	-18,559,901	-32,839,355	-27,712,469	-23,378,290	-21,549,901
80	-117,773,001	-18,758,027	-33,037,481	-27,910,594	-23,576,416	-21,748,027
100	-119,016,943	-18,956,153	-33,235,607	-28,108,720	-23,774,542	-21,946,153
120	-120,260,884	-19,154,279	-33,433,732	-28,306,846	-23,972,667	-22,144,279
140	-121,504,825	-19,352,405	-33,631,858	-28,504,972	-24,170,793	-22,342,405
160	-122,748,766	-19,550,531	-33,829,984	-28,703,098	-24,368,919	-22,540,531
180	-123,992,707	-19,748,657	-34,028,110	-28,901,224	-24,567,045	-22,738,657
200	-125,236,649	-19,946,783	-34,226,236	-29,099,350	-24,765,171	-22,936,783
220	-126,480,590	-20,144,909	-34,424,362	-29,297,476	-24,963,297	-23,134,909
240	-127,724,531	-20,343,034	-34,622,488	-29,495,602	-25,161,423	-23,333,034
260	-128,968,472	-20,541,160	-34,820,614	-29,693,728	-25,359,549	-23,531,160
280	-130,212,413	-20,739,286	-35,018,740	-29,891,854	-25,557,675	-23,729,286
300	-131,456,354	-20,937,412	-35,216,866	-30,089,979	-25,755,801	-23,927,412

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-112,797,236	-17,965,523	-32,244,977	-27,118,091	-22,783,912	-20,955,523
20	-114,041,177	-18,163,649	-32,443,103	-27,316,217	-22,982,038	-21,153,649
40	-115,285,119	-18,361,775	-32,641,229	-27,514,343	-23,180,164	-21,351,775
60	-116,529,060	-18,559,901	-32,839,355	-27,712,469	-23,378,290	-21,549,901
80	-117,773,001	-18,758,027	-33,037,481	-27,910,594	-23,576,416	-21,748,027
100	-119,016,943	-18,956,153	-33,235,607	-28,108,720	-23,774,542	-21,946,153
120	-120,260,884	-19,154,279	-33,433,732	-28,306,846	-23,972,667	-22,144,279
140	-121,504,825	-19,352,405	-33,631,858	-28,504,972	-24,170,793	-22,342,405
160	-122,748,766	-19,550,531	-33,829,984	-28,703,098	-24,368,919	-22,540,531
180	-123,992,707	-19,748,657	-34,028,110	-28,901,224	-24,567,045	-22,738,657
200	-125,236,649	-19,946,783	-34,226,236	-29,099,350	-24,765,171	-22,936,783
220	-126,480,590	-20,144,909	-34,424,362	-29,297,476	-24,963,297	-23,134,909
240	-127,724,531	-20,343,034	-34,622,488	-29,495,602	-25,161,423	-23,333,034
260	-128,968,472	-20,541,160	-34,820,614	-29,693,728	-25,359,549	-23,531,160
280	-130,212,413	-20,739,286	-35,018,740	-29,891,854	-25,557,675	-23,729,286
300	-131,456,354	-20,937,412	-35,216,866	-30,089,979	-25,755,801	-23,927,412

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Legacy Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Offices (higher)	Offices (lower)	Warehousing	Community uses
£14,279,453	£9,152,567	£4,818,389	£2,990,000

Site type 8

Flats & Houses	
No of units	1200 units
Density:	114 dph
CSH level:	4 private
	Affordable

Affordable %	0%
% rented	60%
% intermed	40%

Site area	13.16 ha
Net to gross	80%

Growth	
Sales	0%
Build	0%

£4,144

Private values £4144 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	40,016,991	3,041,291	-11,238,162	-6,111,276	-1,777,097	51,291
20	39,061,585	2,968,680	-11,310,773	-6,183,887	-1,849,708	-21,320
40	38,094,564	2,895,187	-11,384,267	-6,257,381	-1,923,202	-94,813
60	37,127,541	2,821,693	-11,457,760	-6,330,874	-1,996,695	-168,307
80	36,154,982	2,747,779	-11,531,675	-6,404,789	-2,070,610	-242,221
100	35,172,144	2,673,083	-11,606,371	-6,479,484	-2,145,306	-316,917
120	34,189,307	2,598,387	-11,681,066	-6,554,180	-2,220,001	-391,613
140	33,198,537	2,523,089	-11,756,365	-6,629,479	-2,295,300	-466,911
160	32,199,625	2,447,171	-11,832,282	-6,705,396	-2,371,217	-542,829
180	31,200,712	2,371,254	-11,908,199	-6,781,313	-2,447,134	-618,746
200	30,190,645	2,294,489	-11,984,964	-6,858,078	-2,523,900	-695,511
220	29,175,396	2,217,330	-12,062,123	-6,935,237	-2,601,058	-772,670
240	28,160,146	2,140,171	-12,139,282	-7,012,396	-2,678,217	-849,829
260	27,129,665	2,061,855	-12,217,599	-7,090,713	-2,756,534	-928,145
280	26,097,810	1,983,434	-12,296,200	-7,169,134	-2,834,955	-1,006,566
300	25,062,642	1,904,761	-12,374,693	-7,247,807	-2,913,628	-1,085,239

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

£4,306

Private values £4306 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	44,993,463	3,419,503	-10,859,950	-5,733,064	-1,398,885	429,503
20	44,057,314	3,348,356	-10,931,098	-5,804,212	-1,470,033	358,356
40	43,111,028	3,276,438	-11,003,015	-5,876,129	-1,541,950	286,438
60	42,159,567	3,204,127	-11,075,326	-5,948,440	-1,614,261	214,127
80	41,208,107	3,131,816	-11,147,637	-6,020,751	-1,686,572	141,816
100	40,247,352	3,058,799	-11,220,655	-6,093,769	-1,759,590	68,799
120	39,280,331	2,985,305	-11,294,148	-6,167,262	-1,833,083	-4,695
140	38,313,308	2,911,811	-11,367,642	-6,240,756	-1,906,577	-78,189
160	37,337,087	2,837,619	-11,441,835	-6,314,949	-1,980,770	-152,381
180	36,354,249	2,762,923	-11,516,531	-6,389,644	-2,055,466	-227,077
200	35,371,411	2,688,227	-11,591,226	-6,464,340	-2,130,161	-301,773
220	34,378,692	2,612,781	-11,666,673	-6,539,787	-2,205,608	-377,219
240	33,379,780	2,536,863	-11,742,590	-6,615,704	-2,281,525	-453,137
260	32,380,869	2,460,946	-11,818,507	-6,691,621	-2,357,443	-529,054
280	31,370,594	2,384,165	-11,895,288	-6,768,402	-2,434,223	-605,835
300	30,355,344	2,307,006	-11,972,447	-6,845,561	-2,511,382	-682,994

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£100

£4,575

Private values £4575 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	53,163,597	4,040,433	-10,239,020	-5,112,134	-777,955	1,050,433
20	52,250,986	3,971,075	-10,308,379	-5,181,492	-847,314	981,075
40	51,329,900	3,901,072	-10,378,381	-5,251,495	-917,316	911,072
60	50,408,816	3,831,070	-10,448,383	-5,321,497	-987,319	841,070
80	49,488,734	3,760,992	-10,518,462	-5,391,576	-1,057,397	770,992
100	48,550,584	3,689,844	-10,589,609	-5,462,723	-1,128,544	699,844
120	47,614,434	3,618,697	-10,660,756	-5,533,870	-1,199,692	628,697
140	46,678,285	3,547,550	-10,731,904	-5,605,018	-1,270,839	557,550
160	45,738,527	3,475,520	-10,803,933	-5,677,047	-1,342,869	485,520
180	44,779,067	3,403,209	-10,876,244	-5,749,358	-1,415,179	413,209
200	43,827,605	3,330,898	-10,948,555	-5,821,669	-1,487,491	340,898
220	42,868,312	3,257,992	-11,021,462	-5,894,576	-1,560,397	267,992
240	41,901,290	3,184,498	-11,094,955	-5,968,069	-1,633,891	194,498
260	40,934,268	3,111,004	-11,168,449	-6,041,563	-1,707,384	121,004
280	39,962,487	3,037,149	-11,242,305	-6,115,418	-1,781,240	47,149
300	38,979,648	2,962,453	-11,317,000	-6,190,114	-1,855,935	-27,547

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£280

£4,629

Private values £4629 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	54,777,617	4,163,099	-10,116,355	-4,989,468	-655,290	1,173,099
20	53,871,354	4,094,223	-10,185,231	-5,058,344	-724,166	1,104,223
40	52,960,269	4,024,980	-10,254,473	-5,127,587	-793,408	1,034,980
60	52,039,183	3,954,978	-10,324,476	-5,197,589	-863,411	964,978
80	51,118,098	3,884,975	-10,394,478	-5,267,592	-933,413	894,975
100	50,197,012	3,814,973	-10,464,481	-5,337,594	-1,003,416	824,973
120	49,262,008	3,743,913	-10,535,541	-5,408,655	-1,074,476	753,913
140	48,325,859	3,672,765	-10,606,688	-5,479,902	-1,145,623	682,765
160	47,389,708	3,601,618	-10,677,836	-5,550,950	-1,216,771	611,618
180	46,444,718	3,529,799	-10,749,655	-5,622,769	-1,288,590	539,799
200	45,493,258	3,457,488	-10,821,966	-5,695,080	-1,360,901	467,488
220	44,541,797	3,385,177	-10,894,277	-5,767,391	-1,433,212	395,177
240	43,585,909	3,312,529	-10,966,924	-5,840,038	-1,505,859	322,529
260	42,618,886	3,239,035	-11,040,418	-5,913,532	-1,579,353	249,035
280	41,651,865	3,165,542	-11,113,912	-5,987,026	-1,652,847	175,542
300	40,684,134	3,091,994	-11,187,459	-6,060,573	-1,726,394	101,994

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£300

Site type 8

£4,844

Private values £4844 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	61,197,679	4,651,024	-9,628,430	-4,601,544	-167,365	1,661,024
20	60,305,999	4,583,256	-9,696,198	-4,569,311	-235,133	1,593,256
40	59,414,320	4,515,488	-9,763,965	-4,637,079	-302,900	1,525,488
60	58,514,908	4,447,133	-9,832,320	-4,705,434	-371,256	1,457,133
80	57,608,645	4,378,257	-9,901,196	-4,774,310	-440,132	1,388,257
100	56,702,382	4,309,381	-9,970,072	-4,843,186	-509,008	1,319,381
120	55,796,118	4,240,505	-10,038,949	-4,912,062	-577,884	1,250,505
140	54,876,314	4,170,600	-10,108,854	-4,981,968	-647,789	1,180,600
160	53,955,228	4,100,597	-10,178,856	-5,051,970	-717,791	1,110,597
180	53,034,142	4,030,595	-10,248,859	-5,121,973	-787,794	1,040,595
200	52,107,705	3,960,186	-10,319,268	-5,192,382	-858,203	970,186
220	51,171,555	3,889,038	-10,390,415	-5,263,529	-929,350	899,038
240	50,235,405	3,817,891	-10,461,563	-5,334,677	-1,000,498	827,891
260	49,299,255	3,746,743	-10,532,710	-5,405,824	-1,071,645	756,743
280	48,363,105	3,674,602	-10,604,852	-5,477,965	-1,143,787	684,602
300	47,398,565	3,602,291	-10,677,163	-5,550,276	-1,216,098	612,291

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£300

0

Private values £ 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	-112,597,447	-8,557,406	-22,836,859	-17,709,973	-13,375,794	-11,547,406
20	-113,811,039	-8,649,639	-22,929,092	-17,802,206	-13,468,028	-11,639,639
40	-115,024,633	-8,741,872	-23,021,326	-17,894,439	-13,560,261	-11,731,872
60	-116,238,227	-8,834,105	-23,113,559	-17,986,673	-13,652,494	-11,824,105
80	-117,451,819	-8,926,338	-23,205,792	-18,078,906	-13,744,727	-11,916,338
100	-118,665,413	-9,018,571	-23,298,025	-18,171,139	-13,836,960	-12,008,571
120	-119,879,006	-9,110,804	-23,390,258	-18,263,372	-13,929,193	-12,100,804
140	-121,092,599	-9,203,038	-23,482,491	-18,355,605	-14,021,426	-12,193,038
160	-122,306,193	-9,295,271	-23,574,724	-18,447,838	-14,113,659	-12,285,271
180	-123,519,786	-9,387,504	-23,666,957	-18,540,071	-14,205,892	-12,377,504
200	-124,733,379	-9,479,737	-23,759,190	-18,632,304	-14,298,125	-12,469,737
220	-125,946,972	-9,571,970	-23,851,423	-18,724,537	-14,390,358	-12,561,970
240	-127,160,566	-9,664,203	-23,943,657	-18,816,770	-14,482,592	-12,654,203
260	-128,374,160	-9,756,436	-24,035,890	-18,909,003	-14,574,825	-12,746,436
280	-129,587,752	-9,848,669	-24,128,123	-19,001,237	-14,667,058	-12,838,669
300	-130,801,346	-9,940,902	-24,220,356	-19,093,470	-14,759,291	-12,930,902

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-112,597,447	-8,557,406	-22,836,859	-17,709,973	-13,375,794	-11,547,406
20	-113,811,039	-8,649,639	-22,929,092	-17,802,206	-13,468,028	-11,639,639
40	-115,024,633	-8,741,872	-23,021,326	-17,894,439	-13,560,261	-11,731,872
60	-116,238,227	-8,834,105	-23,113,559	-17,986,673	-13,652,494	-11,824,105
80	-117,451,819	-8,926,338	-23,205,792	-18,078,906	-13,744,727	-11,916,338
100	-118,665,413	-9,018,571	-23,298,025	-18,171,139	-13,836,960	-12,008,571
120	-119,879,006	-9,110,804	-23,390,258	-18,263,372	-13,929,193	-12,100,804
140	-121,092,599	-9,203,038	-23,482,491	-18,355,605	-14,021,426	-12,193,038
160	-122,306,193	-9,295,271	-23,574,724	-18,447,838	-14,113,659	-12,285,271
180	-123,519,786	-9,387,504	-23,666,957	-18,540,071	-14,205,892	-12,377,504
200	-124,733,379	-9,479,737	-23,759,190	-18,632,304	-14,298,125	-12,469,737
220	-125,946,972	-9,571,970	-23,851,423	-18,724,537	-14,390,358	-12,561,970
240	-127,160,566	-9,664,203	-23,943,657	-18,816,770	-14,482,592	-12,654,203
260	-128,374,160	-9,756,436	-24,035,890	-18,909,003	-14,574,825	-12,746,436
280	-129,587,752	-9,848,669	-24,128,123	-19,001,237	-14,667,058	-12,838,669
300	-130,801,346	-9,940,902	-24,220,356	-19,093,470	-14,759,291	-12,930,902

Maximum CIL rates (per square metre)

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

0

Private values £ 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	-112,597,447	-8,557,406	-22,836,859	-17,709,973	-13,375,794	-11,547,406
20	-113,811,039	-8,649,639	-22,929,092	-17,802,206	-13,468,028	-11,639,639
40	-115,024,633	-8,741,872	-23,021,326	-17,894,439	-13,560,261	-11,731,872
60	-116,238,227	-8,834,105	-23,113,559	-17,986,673	-13,652,494	-11,824,105
80	-117,451,819	-8,926,338	-23,205,792	-18,078,906	-13,744,727	-11,916,338
100	-118,665,413	-9,018,571	-23,298,025	-18,171,139	-13,836,960	-12,008,571
120	-119,879,006	-9,110,804	-23,390,258	-18,263,372	-13,929,193	-12,100,804
140	-121,092,599	-9,203,038	-23,482,491	-18,355,605	-14,021,426	-12,193,038
160	-122,306,193	-9,295,271	-23,574,724	-18,447,838	-14,113,659	-12,285,271
180	-123,519,786	-9,387,504	-23,666,957	-18,540,071	-14,205,892	-12,377,504
200	-124,733,379	-9,479,737	-23,759,190	-18,632,304	-14,298,125	-12,469,737
220	-125,946,972	-9,571,970	-23,851,423	-18,724,537	-14,390,358	-12,561,970
240	-127,160,566	-9,664,203	-23,943,657	-18,816,770	-14,482,592	-12,654,203
260	-128,374,160	-9,756,436	-24,035,890	-18,909,003	-14,574,825	-12,746,436
280	-129,587,752	-9,848,669	-24,128,123	-19,001,237	-14,667,058	-12,838,669
300	-130,801,346	-9,940,902	-24,220,356	-19,093,470	-14,759,291	-12,930,902

Maximum CIL rates (per square metre)

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

0

Private values £ psm

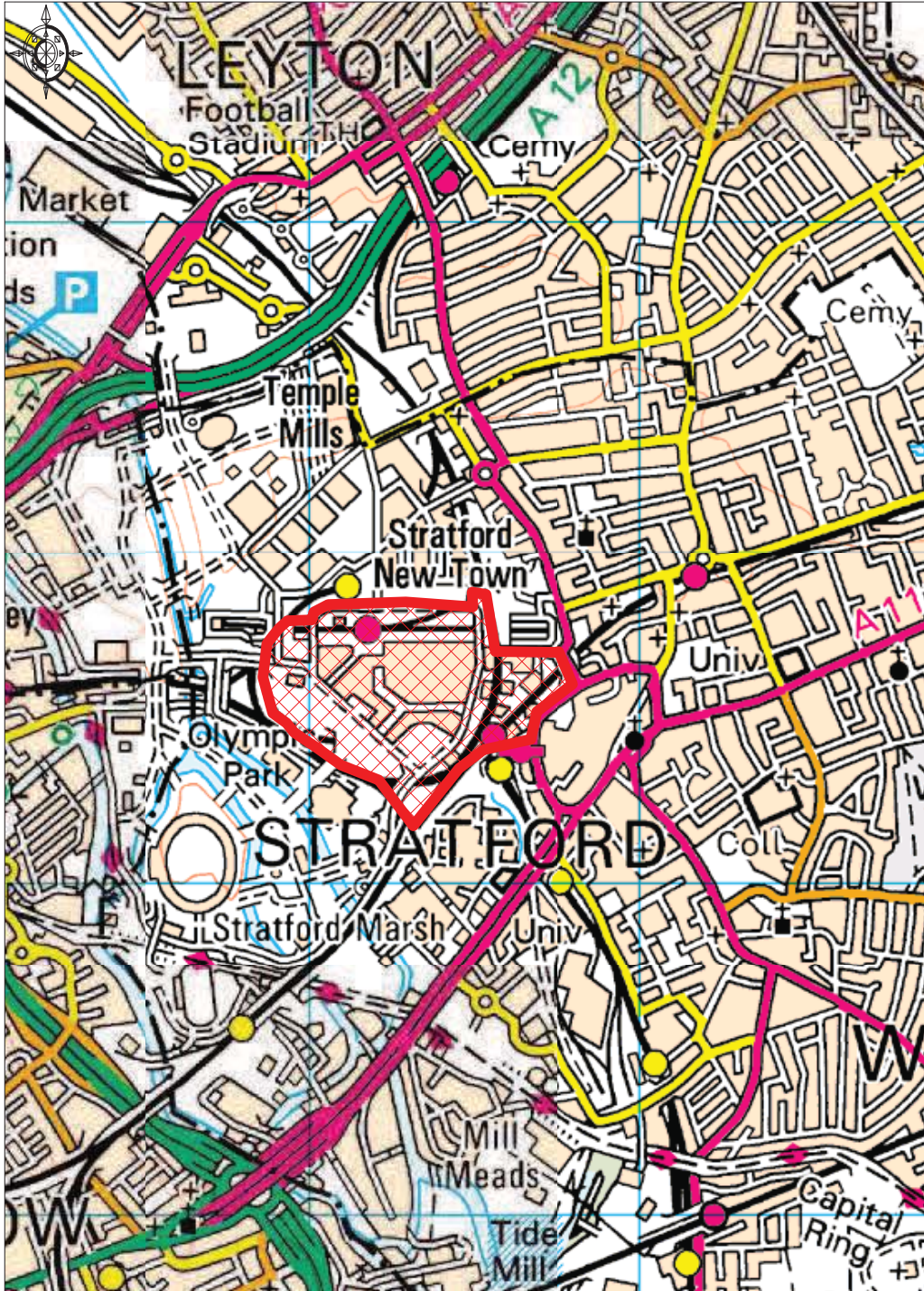
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-112,597,447	-8,557,406	-22,836,859	-17,709,973	-13,375,794	-11,547,406
20	-113,811,039	-8,649,639	-22,929,092	-17,802,206	-13,468,028	-11,639,639
40	-115,024,633	-8,741,872	-23,021,326	-17,894,439	-13,560,261	-11,731,872
60	-116,238,227	-8,834,105	-23,113,559	-17,986,673	-13,652,494	-11,824,105
80	-117,451,819	-8,926,338	-23,205,792	-18,078,906	-13,744,727	-11,916,338
100	-118,665,413	-9,018,571	-23,298,025	-18,171,139	-13,836,960	-12,008,571
120	-119,879,006	-9,110,804	-23,390,258	-18,263,372	-13,929,193	-12,100,804
140	-121,092,599	-9,203,038	-23,482,491	-18,355,605	-14,021,426	-12,193,038
160	-122,306,193	-9,295,271	-23,574,724	-18,447,838	-14,113,659	-12,285,271
180	-123,519,786	-9,387,504	-23,666,957	-18,540,071	-14,205,892	-12,377,504
200	-124,733,379	-9,479,737	-23,759,190	-18,632,304	-14,298,125	-12,469,737
220	-125,946,972	-9,571,970	-23,851,423	-18,724,537	-14,390,358	-12,561,970
240	-127,160,566	-9,664,203	-23,943,657	-18,816,770	-14,482,592	-12,654,203
260	-128,374,160	-9,756,436	-24,035,890	-18,909,003	-14,574,825	-12,746,436
280	-129,587,752	-9,848,669	-24,128,123	-19,001,237	-14,667,058	-12,838,669
300	-130,801,346	-9,940,902	-24,220,356	-19,093,470	-14,759,291	-12,930,902

Maximum CIL rates (per square metre)

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

Appendix 4 – Retail map

Proposed retail CIL charging area for Stratford



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