

Viability Assessment: Appendix 5

London Borough of Havering Community Infrastructure Levy Viability Study



Prepared for
London Borough Of Havering

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1 Summary

- 1.1 This report tests the ability of developments in the London Borough of Havering ('LBH') to accommodate varying levels of contributions towards infrastructure through the Community Infrastructure Levy ('CIL') alongside policies in the Council's Local Plan and other planning policy documents.
- 1.2 The study takes account of the cumulative impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*' (June 2012).
- 1.3 In 2017 BNP Paribas Real Estate were appointed to undertake testing on the ability of a range of developments identified in LBH's Draft Local Plan to be viably developed over the plan period. This work follows on from the viability work undertaken for the Local Plan. Wherever possible and practicable this study has remained consistent with our Local Plan assumptions. This is in conformity with the recommendations of the NPPF (Para 175).

Methodology

- 1.4 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the Borough over the life of the Charging Schedule. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and CIL contributions) to a benchmark land value to reflect the existing value of land prior to redevelopment. If a development incorporating the LBH's policy requirements and a particular level of CIL generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect adopted levels of CIL and other policy requirements in their bids for sites, in line with requirements set out in the RICS Guidance on '*Financial Viability in Planning*'¹.
- 1.5 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, sustainability requirements 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.
- 1.6 The housing and commercial property markets are inherently cyclical and LBH is testing the viability of potential development sites at a time when the market has experienced a period of sustained growth. Forecasts for future house price growth point to continuing growth in mainstream housing markets, although there is a degree of short term uncertainty following the referendum on the UK's membership of the European Union. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result.
- 1.7 This sensitivity analysis is indicative only, but is intended to assist LBH in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. Once adopted, CIL will be fixed, so it is important that a sufficient margin remains to accommodate other policy requirements, which are applied more flexibly than CIL. In most cases, this margin below the maximum CIL rate will be sufficient to accommodate sites-specific differences. However, a small number of developments may require more detailed viability analysis when they come forward through the development management process due to specific site circumstances that

¹ This guidance notes that when considering site-specific viability "*Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan*". Providing therefore that Site Value does not fall below a site's existing use value, there should be no reason why policy requirements cannot be achieved.

cannot be reflected in an area wide assessment².

Key findings

1.8 The key findings of the study are as follows:

- The LBH issued its Preliminary Draft Charging Schedule ('PDCS') for consultation in February 2015 based on viability evidence detailed in a report produced by ERM dated October 2014. Since the 2014 Viability Study was completed, sales values have increased, which has been partially offset by an increase in build costs. The net result is a degree of improvement in viability and increased capacity to contribute towards local infrastructure.
- This report provides an update to the viability evidence prepared in June 2017 in support of the Local Plan. The results of this study are therefore more reflective of current market conditions, which will inevitably change over the medium term. It is therefore important that the Council keeps the viability situation under review so that policy requirements can be adjusted should conditions change markedly.
- Our testing indicates that an increase in the PDCS rates with respect to **residential** can be accommodated in most cases, and will have a relatively modest impact on residual land values. 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, the recommended CIL rates will be a modest amount, typically accounting for between 2.3% and 3.8% of value and will therefore not adversely impact on the viability of development in the Borough. Where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value (for example, due to high existing use values), the increase will have a modest impact on affordable housing levels that can be delivered. It is worth noting that some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these schemes as they are unlikely to come forward unless there are significant changes to main appraisal inputs.
- There is clearly a need to balance the need to deliver affordable housing with the need to secure contributions to fund community infrastructure that will support development and growth. The LBH cannot seek to prioritise securing affordable housing to the exclusion of securing funding for infrastructure and vice versa. In our view, the proposed rates strike this balance appropriately and moreover the proposed CIL rates leave sufficient margin below the maximum rate to ensure that in most cases the affordable housing target can be achieved.
- Our testing of **commercial** uses indicates that whilst economic circumstances have changed since the PDCS viability testing was undertaken, there remains a case in viability terms to levy the proposed charges; however any increase in these charges could render commercial developments unviable.
- Table 1.8.1 below sets out our recommended rates resulting from our testing.

² The Local Housing Delivery Group Guidance 'Viability Testing Local Plans: Advice for Planning Practitioners' notes that "the role of the test is not to provide a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage".

Table 1.8.1: Proposed CIL rates

Type of Development	CIL Rates £ per square metre Net additional floorspace
Residential*– north of the A1306	£125
Residential*– south of the A1306	£55
Office and Industrial	£0
Retail – supermarkets**, superstores and retail warehouses*** above 280 square metres gross internal area	£175
All other retail (A1-A5) in Metropolitan, District and Local Centres as defined in the Local Plan.	£50
Hotels	£20
All other development	£0

* including private care homes and retirement homes (excluding Extra Care)

** Supermarkets/Superstores are defined as shopping destinations in their own right, where weekly food needs are met, catering for a significant proportion of car-borne customers, and which can also include non-food floorspace as part of the overall mix of the unit.

*** Retail Warehousing is defined as shopping destinations specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for a significant proportion of car-borne customers.

2 Introduction

- 2.1 The LBH has commissioned this study to contribute towards an evidence base to inform a review of its Community Infrastructure Levy ('CIL') Charging Schedule ('CS') alongside other Local Plan ('LP') policies. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward to test alternative levels of CIL alongside planning policies in the LP.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, including the impact on viability of varying levels of CIL alongside the Council's planning policies. 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. For CIL rates, this means leaving adequate headroom below the maximum rates to deal with the differences that often occur when individual schemes come forward through the development management process.
- 2.1 In light of the above we would highlight that the purpose of this viability study is to inform the CIL rates in the Council's emerging charging schedule and to support the charging schedule through the Examination in Public by providing evidence to show that the requirements set out within the NPPF, CIL Regulations and National Planning Practice Guidance are met. Charging authorities should therefore use evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area.
- 2.2 In 2017 we were appointed to undertake testing on the ability of a range of developments identified in LBH's Draft Local Plan to be developed over the plan period. This work follows on from the Local Plan testing and as a result wherever possible we have remained consistent with our assumptions for this work.

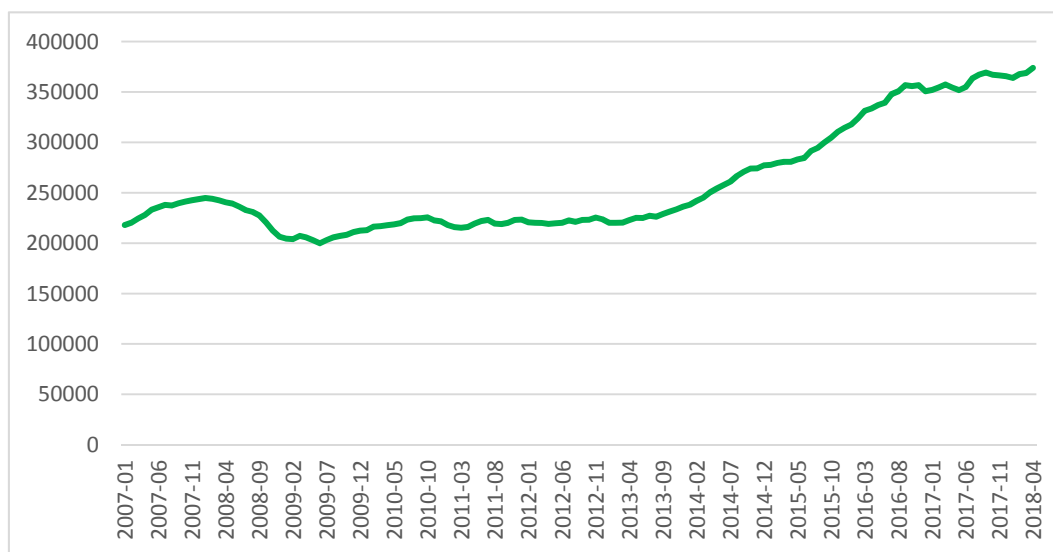
Economic and housing market context

- 2.3 The housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. By 2010 improved consumer confidence fed through into more positive interest from potential house purchasers. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012. The improvement in the housing market towards the end of 2012 continued through into 2013 at which point the growth in sales values improved significantly through to the last quarter of 2014, where the pace of the improvement was seen to moderate and continued to do so in 2015. The UK economy sustained momentum following the result of the UK's referendum on its membership of the European Union (EU), and as a result the UK housing market surprised many in 2016. The average house price rose 4.5%, which was 0.2% lower than our forecast and ahead of the level recorded in 2015. While first time buyer numbers continued to recover in 2016, overall transaction levels slowed as some home movers and investors withdrew from the market.
- 2.4 The referendum held on 23 June 2016 on the UK's membership of the EU resulted in a small majority in favour of exit. The immediate aftermath of the result of the vote was a fall in the Pound Sterling to a 31 year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound dropped significantly this supported the stock market, which has since recouped all of the losses seen and is near the all-time highs. We are now in a period of uncertainty in relation to many factors that impact the property investment and letting markets. In March 2017, the Sterling Exchange Rate Index fell a further 1.5% from the end of February and was 10.5% lower compared with the end of March 2016. However in other areas there are tentative signs of improvement and resilience in the market. For example, the International Monetary Fund revised its forecast for UK growth in 2016 on 4 October 2016 from 1.7% to 1.8%, thereby partly reversing the cut it made to the forecast shortly after the referendum (1.9% to 1.7%). However it further trimmed its 2017 forecast from 1.3% to 1.1%, which stood at 2.2% prior to the Referendum.

- 2.5 The UK's first official growth figures since the referendum result vote exceeded initial estimates. Growth for Q3 according to the ONS figures was 0.5%, higher than analyst's predictions of 0.3%. The ONS highlighted that "*the pattern of growth continues to be broadly unaffected following the EU referendum*". Initial expectations were that the better than expected GDP figures would deter the Bank of England Monetary Policy Committee from going ahead with any further or planned interest rate cuts. The Economy slowed slightly from the Q2 figure of 0.7% and the pattern was a slightly unbalanced one with services being the only sector continuing to grow, achieving a rate of 0.8%. The Chancellor, Phillip Hammond, noted at the time that "*the fundamentals of the UK economy are strong and today's data show that the economy is resilient*". Production increased by 1.6% in the 3 months to February 2017 and manufacturing increased by 2.2% over the same period. Notwithstanding this the ONS indicate that "*manufacturing is dependent upon both domestic and overseas demand for UK produced goods. Changes in output will reflect both domestic demand and how UK trade is faring post-referendum*"; especially as Article 50 has now been triggered and the negotiation process to leave the EU is underway. Data from the construction sector indicated that the quarterly movement shows a growth of 1.5% in output, which the ONS state "*may act as an indicator of how confident enterprises are in investing in buildings and the infrastructure as longer term assets*".
- 2.6 It was further expected that manufacturing would be bolstered by the fall in the value of the pound; however this failed to materialise. Despite this, the ONS Head of GDP Darren Morgan observed that "*the economy grew slightly more in the last three months of 2016 than previously thought, mainly due to a stronger performance from manufacturing*".
- 2.7 The Office of Budgetary Responsibility's '*Economic and fiscal outlook*' report (November 2017) indicates that UK GDP slowed to an annualised rate of 1.2% over the first three quarters of 2017, caused largely by the impact of the fall in sterling feeding through into consumer facing services. In addition, the construction sector saw output fall in the second and third quarters of the year.
- 2.8 BNP Paribas Real Estate's UK Housing Market Prospects Q3 2017 report indicates that "*our Q2 forecast for a period of muted activity and price change remain unchanged*". In this report we note that "*we expect the average UK house price to rise by around 3.5%, effectively remaining close to flat in real terms given the current pace of inflation. We expect the average UK home to have increased in value by 13.7% or just over £28,000 over the next four years. This translates to an average UK house price increase of 3.4% per annum, although given the political and economic uncertainties ahead, the journey is unlikely to feel quite so benign with the average masking inevitable volatility*".
- 2.9 The May Halifax House Price Index Report identifies that overall prices in the three months to April were marginally lower than in the preceding three months; the first quarterly decline since November 2012. The annual rate of growth remained at 3.8% in April, the lowest rate since May 2013. Martin Ellis, the Halifax housing economist comments that, "*Housing demand appears to have been curbed in recent months due to the deterioration in housing affordability caused by a sustained period of rapid house price growth during 2014-16. Signs of a decline in the pace of job creation, and the beginnings of a squeeze on households' finances as a result of increasing inflation may also be constraining the demand for homes*".
- 2.10 This view is shared by Robert Gardiner, Nationwide's Chief Economist, who comments in their April House Price Index report, that "*in some respects, the softening in house price growth is surprising because the unemployment rate is near to a 40-year low, confidence is still relatively high and mortgage rates have fallen to new all-time lows in recent months*". However he balances this by highlighting that, "*while monthly figures can be volatile, the recent softening in price growth may be a further indication that households are starting to react to the emerging squeeze on real incomes or to affordability pressures in key parts of the country*".

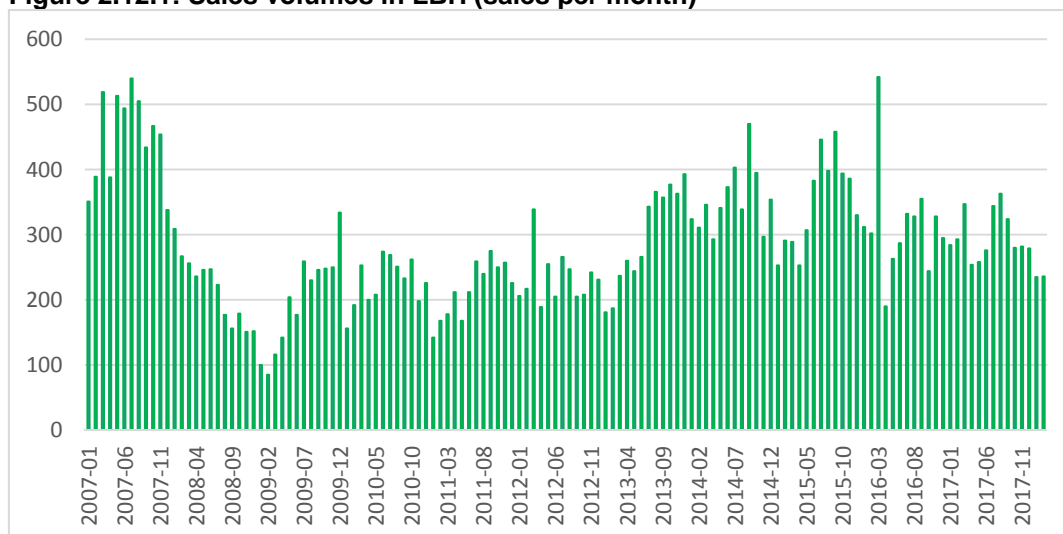
- 2.11 Notwithstanding the above both the Halifax and Nationwide consider that a combination of the continuing low mortgage rates, together with an on-going acute shortage of properties on the market should support house prices. Nationwide conclude that as a result they remain of the opinion that “a small increase in house prices of around 2% is likely over the course of 2017 as a whole”. However, the outcome of the General Election on 8 June which saw the Conservative Party lose its majority may result in additional uncertainty in the short term, both in terms of the content of a legislative programme but also the negotiations on the UK’s exit from the EU. These factors may impact on buyer activity.
- 2.12 House prices in LBH have followed recent national trends, with values falling in 2008 to 2009 and recovering over the intervening years, as shown in Figure 2.12.1. Sales volumes fell below historic levels between 2009 and 2012, but have since recovered (see Figure 2.12.2). By January 2018, sales values had increased by 176% in comparison to the lowest point in the cycle in February 2009.

Figure 2.12.1: Average sales value in LBH



Source: Land Registry

Figure 2.12.2: Sales volumes in LBH (sales per month)



Source: Land Registry

- 2.13 The future trajectory of house prices is currently uncertain, although Savills' *Residential Property Forecasts Autumn 2017* 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 2018 and 2022. Savills predict that values in mainstream London markets will decrease by 2% in 2018, remain static in 2019, and increase 4.5% in 2020, 2% in 2021 and 2% in 2022. This equates to cumulative growth of 7.1% between 2018 and 2022 inclusive.
- 2.14 In common with other boroughs, there are variations in sales values between different parts of LBH, as shown in Figure 2.14.1.

Figure 2.14.1: Sales values in LBH (approx. £s per square foot)



Sources: Map – Google; Values – comparable evidence

National Policy Context

The National Planning Policy Framework

- 2.15 In March 2012, the old suite of planning policy statements and planning policy guidance was replaced by a single document – the National Planning Policy Framework ('NPPF'). The NPPF has subsequently been supplemented by the National Planning Practice Guidance ('NPPG').
- 2.16 The NPPF provides more in-depth guidance on viability of development than Planning Policy Statement 3, which limited its attention to requiring local planning authorities to test the viability of their affordable housing targets. The NPPF requires that local planning authorities have regard to the impact on viability of the *cumulative effect* of all their planning requirements on viability. Paragraph 173 of the NPPF requires that local planning authorities give careful attention *“to viability and costs in plan-making and decision-taking”*. The NPPF requires that *“the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened”*. After taking account of policy requirements, land values should be sufficient to *“provide competitive returns to a willing landowner and willing developer”*.
- 2.17 The meaning of a *“competitive return”* has been the subject of considerable debate over the past year. For the purposes of testing the viability of CIL rates and Local Plan policies, the Local Housing Delivery Group³ has concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS consider that a competitive return is determined by market value⁴, although there is no consensus around this view.

Current CIL Policy Context

- 2.18 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. The adoption of a CIL charging schedule is discretionary for a charging authority; however, the scaling back of the use of pooled S106 obligations is mandatory. Waltham Forest implemented its first CIL Charging on 15 May 2014 so had a means of collecting contributions towards community infrastructure prior to the limitations on pooling of planning obligations coming into effect.
- 2.19 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are 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 infrastructure⁵ that benefit more than one development, unless they form part of a maximum of five S106 agreements, from which contributions to provide infrastructure can be pooled.
- 2.20 The CIL regulations state that in setting a charge, local authorities must strike “an appropriate balance” 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 (the Council will need to revisit potential sources of funding if it decides to consult on revisions to the adopted CIL Charging Schedule).
- 2.21 Local authorities must consult relevant stakeholders on the nature and amount of any proposed CIL at two stages; after publication of the Preliminary Draft Charging Schedule (“PDCS”) and the Draft Charging Schedule (“DCS”). Following consultation, a charging schedule must be submitted for independent examination.

³ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁴ RICS Guidance Note: Financial Viability in Planning, August 2012

⁵ This infrastructure should not be identified on the Council's Regulation 123 list.

- 2.22 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 a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local 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, as permitted by Regulation 50. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability. Waltham Forest's adopted CIL Charging Schedule indicates the Council's intention to consider discretionary relief through Regulations 55 to 58 of the Community Infrastructure Levy Regulations 2010 (as amended), in 'exceptional circumstances' on a case by case basis. To our knowledge however, there have been no such applications since the Charging Schedule was adopted.
- 2.23 The relief 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 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.
- 2.24 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.25 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 CIL Guidance set out in the NPPG (paragraph 022 Reference ID: 25-022-20140612) clarifies that CIL Regulation 13 permits charging authorities to levy "*differential rates by reference to different intended uses of development.*" Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the NPPG clarifies that 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.' The NPPG also sets out (paragraph 023 Reference ID: 25-023-20140612) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.26 The 2010 CIL regulations set out clear timescales for payment of CIL, which are 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 allowed charging authorities to set their own timescales for the payment of CIL if they choose to do so. This is an important issue that the Council 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).
- 2.27 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government "*continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area.*" The White Paper summarised the main finding of the CIL review to be that "*the current system is not as fast, simple, certain or transparent as originally intended.*" As a result the Government committed to "*examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017.*"

2.28 The Autumn Budget 2017 restated the Government's commitment to review CIL and Developer Contributions. To this end the Department for Communities and Local Government is to launch a consultation with detailed proposals on the following measures:

- Removing Section 106 pooling restrictions;
- Speeding up the CIL process;
- Allowing authorities to set rates which better reflect the uplift in land values;
- Changing indexation of CIL rates to house price inflation, rather than build costs; and
- Giving Combined Authorities and planning joint committees with statutory plan-making functions the option to levy a Strategic Infrastructure Tariff ("SIT") in future.

2.29 From the information set out in the Autumn Budget 2017 it would appear that the proposed Local Infrastructure Tariff ("LIT") proposed in the CIL Review is not being pursued. Rather, the focus appears to be on increasing the speed and flexibility of the existing s106 and CIL regime. In this regard the proposed removal of the s106 pooling restrictions will be welcomed by those Local Planning Authorities who have yet to adopt a CIL and those who have applied a nil charge on certain types of uses and large strategic housing sites.

2018 Consultation on draft NPPF and Developer Contributions

2.30 In March 2018, the government issued a draft NPPF for consultation, together with a consultation on changes to developer contributions, including CIL. Potential changes identified in the consultation are summarised as follows:

- The potential for councils to adopt Strategic Infrastructure Tariffs ('SITs') to fund strategic infrastructure that cross district boundaries. Any potential SIT proposals would need to be factored into the viability testing to ensure rates of CIL that are set are viable alongside SITs and Local Plan policies.
- Potential changes to the approach to consultation with stakeholders, with the current formal process replaced with a statement on how the Authority has engaged, which would form part of the Examination in Public.
- Potential removal of pooling restrictions on Section 106. If councils intend to collect funds for infrastructure through pooled contributions, any such contributions would need to be incorporated into viability testing to ensure that the CIL rates charged alongside Section 106 remain viable.
- Encouragement for setting specific rates for all uses on large strategic developments would require the testing of individual strategic sites to determine an appropriate and specific rate. Councils would need to identify which sites this may apply to.
- Setting rates according to existing uses of sites is a key change proposed by the government. This would enable councils to set higher rates on sites that are currently in low value uses (e.g. secondary industrial).
- Changes to the way CIL is indexed, moving from indexation by reference to changes in build costs to changes in values across the district.

Mayoral CIL and Crossrail Section 106

2.31 LBH falls within Mayoral CIL Zone 3, where based on the currently adopted Charging Schedule a CIL of £20 per square metre (before indexation) is levied.

- 2.32 It is noted that LBH has three existing stations that will be served by the new Crossrail service from 2018 (Romford, Gidea Park and Harold Wood). The Borough will not benefit from any new stations as a result of the introduction of the service, although clearly the new service will bring benefits of improved connectivity to stations beyond Liverpool Street Station, where existing services terminate.
- 2.33 Developments within one kilometre of the four stations are therefore subject to the currently adopted 'Rest of London' Crossrail Section 106 top-up charge. Developments are required to pay the higher of the Mayoral CIL or the Crossrail Section 106 charges which are £31 per square metre for offices and £16 per square metre for retail. The retail rate is lower than the prevailing rate of Mayoral CIL in the Borough (£20 per square metre), so there is no Crossrail Section 106 top up. However, the office charge of £31 per square metre exceeds the Mayoral CIL rate of £20 per square metre, so a top up of £11 is payable.
- 2.34 We note however that the Mayor published the Mayor of London Community Infrastructure Levy 2 Preliminary Draft Charging Schedule (MCIL2 PDCS) on 26 June 2017 for consultation, and following this published the Draft Charging Schedule (MCIL2 DCS) for consultation between 18 December 2017 and 4 February 2018. We understand that the Mayor has submitted his Charging Schedule for Public Examination, which is scheduled to take place on 10-12 September 2018. The Mayor intends to introduce MCIL2 on 1 April 2019 which will supersede both the current Mayor's CIL (MCIL1) and the associated planning obligation/S106 charge scheme applicable to areas directly benefiting from Crossrail services.
- 2.35 The Mayor's MCIL2 DCS identifies LBH within Zone 3, for which a charge of £25 per square metre is proposed. Our appraisals incorporate the proposed MCIL2 rates. MCIL2 does not propose any higher charges for commercial uses in the 'Rest of London' area this is only in place for office, retail and hotel in the Central Activities Zone and the Isle of Dogs.

Havering CIL

- 2.36 At present there is no adopted CIL in the LBH.
- 2.37 The LBH issued its PDCS for consultation in February 2015. Although not adopted, these proposed rates have been in the public domain since 2015.
- 2.38 Table 2.38.1 below summarises the proposed rates of CIL. For residential developments, the borough is divided into two zones; north of the A1306 and south of the A3016 at rates of either £50 or £70 per square metre.

Table 2.38.1: Proposed CIL rates in PDCS

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

Local Policy context

- 2.39 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements, which are mirrored in borough core strategies (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements. The Local Plan Viability Report (June 2017) summarises the Council's analysis of the anticipated cost of new or amended policies.
- 2.40 It is therefore considered prudent to assume that developments can absorb the pre-existing requirements in the adopted policies. Therefore only the elements of the policy framework which are proposed to change and which have cost implications for developments will need to be tested.
- 2.41 In addition to financing infrastructure through Section 106 (subject to pooling restrictions), the Council expects residential developments to provide a mix of affordable housing tenures to help meet identified housing needs. Policy 6 requires all developments of more than 10 dwellings or residential developments of 1,000 sq m or more to provide at least 35% affordable housing based on habitable rooms, subject to individual scheme viability. The Policy sets a proposed tenure mix of 70% social/affordable housing and 30% intermediate housing.
- 2.42 In 2015, the Council consulted on its key issues and priorities for a new Havering Local Plan. The Council has considered the viability implications of these emerging policies and their conclusions are attached at Appendix 1 to the Viability Study of the Local Plan (June 2017). As a result of the recent housing standards review, the government no longer intends to incorporate Code for Sustainable Homes into building regulations in 2016 as previously planned. We have therefore included an allowance for Code for Sustainable Homes level 4 only which reflects the standards currently include in Part L of the Building Regulations.

Development context

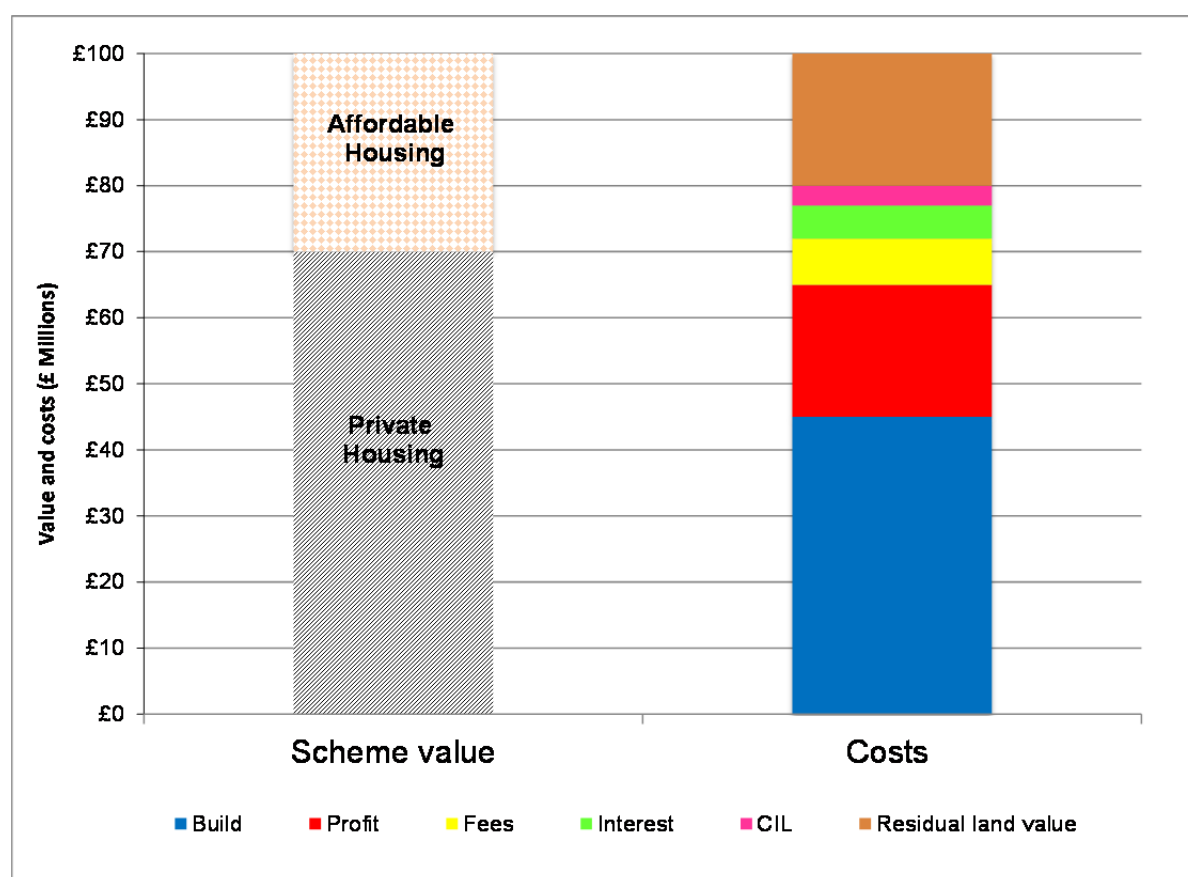
- 2.43 Havering is located in north-east London. It is the third largest borough in London (in terms of land area) with 11,227 hectares. The borough benefits from good transport links and plentiful open space, with over 50% of land within the green belt. There are three main train routes providing services to central London; the Transport for London Rail service which serves stations at Romford, Gidea Park and Harold Wood, with frequent train services to Liverpool Street Station; secondly, the c2c mainline service to Fenchurch Street Station serving Rainham Station; and thirdly, the c2c service at Upminster which provides access to Fenchurch Street. In addition, the Underground District Line serves stations at Elm Park, Hornchurch and Upminster.
- 2.44 The Borough has significant opportunities for development through the recycling of previously developed sites, including vacant and under-utilised commercial sites, car parks, surplus public sector land and existing Council owned housing estates in addition to smaller infill sites
- 2.45 The Proposed Submission Local Plan identifies two key growth areas in the Borough. Romford Strategic Development Area ('SDA') which has the capacity for at least 5,300 new homes and Rainham and Beam Park SDA which has the capacity for a minimum of 3,000 new homes There is also the potential for an additional 900 homes on existing Council housing estates outside of the two SDAs.

3 Methodology and appraisal inputs

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to LBH and reflects the Council's existing and emerging 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 (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, CIL 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 existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In Boroughs like LBH, many sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;
 - Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of the obligations is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically up to around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a higher profit to reflect the current risk. Typically developers and banks are targeting around 17-20% profit on value of the private housing element.
- 3.5 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'⁶ or another appropriate benchmark to make development worthwhile. The margin above existing 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.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' reasonable 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. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. 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

- 3.7 The NPPF is not prescriptive on the type of methodology local planning authorities should use when assessing viability. The National Planning Practice Guidance indicates that the NPPF requirement for a 'competitive return' to the landowner will need to allow for an incentive for the land owner to sell and options may include "*the current use value of the land or its value for a realistic alternative use that complies with planning policy*" (paragraph 024; reference ID 10-024-20140306). The Draft Planning Practice Guidance which was issued for consultation in March 2018 indicates that benchmark land values should be based on existing use value plus a reasonable premium to incentivise release of sites for development.
- 3.8 The Local Housing Delivery Group published guidance⁷ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that "*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy*".

⁶ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

⁷ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

3.9 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value “*is based on a premium over current use values*” with the “*precise figure that should be used as an appropriate premium above current use value [being] determined locally*”. The guidance considers that this approach “*is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner*”.

3.10 The examination on the Mayor of London’s first 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.” (paragraph 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” (paragraph 9).

3.11 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. (paragraph 32 – emphasis added).*

3.12 It is important to stress, therefore, 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 planning authority.

3.13 Respondents to consultations on planning policy documents in other authorities in London have made various references to the RICS Guidance on ‘Viability in Planning’ and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements.

3.14 Relying upon historic transactions is fundamentally flawed, as offers for these sites will have been framed in the context of current planning requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as B&NES, where the vast majority of sites are previously developed, the ‘bottom line’ in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4 of their Guidance Note on ‘Financial Viability in Planning’:

“For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as ‘competitive returns’ respectively). The return to the landowner will be in the form of a land value in excess of current use

value”.

- 3.15 The Guidance goes on to state that “*it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites*”.
- 3.16 Commentators also make reference to ‘market testing’ of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer’s assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.17 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%.
- 3.18 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

4 Appraisal assumptions

- 4.1 We have appraised 10 development typologies on sites across the LBH to represent the types of sites that the Borough expects to come forward over the life of the Charging Schedule. These development typologies are consistent with those adopted in the LBH Local Plan Viability Study. The development typologies are identified in Table 4.1.1.

Table 4.1.1: Development typologies tested in the study

Typology No.	Number of units	Housing type	Development density units per ha	Site area (ha)
1	10	Houses	30	0.33
2	30	Flats and Houses	40	0.75
3	50	Flats and Houses	60	0.83
4	80	Flats and Houses	80	1.00
5	110	Flats and Houses	110	1.00
6	150	Flats and Houses	150	1.00
7	275	Flats	275	1.00
8	325	Flats	325	1.00
9	375	Flats	375	1.00
10	435	Flats	435	1.00

- 4.2 The unit mix and unit sizes required by the LBH are summarised in Table 4.2.1.

Table 4.2.1: Unit size and mix

Site type	1 Bed flat	2 bed flat	3 bed flat	4 bed flat	2 Bed House	3 Bed House	4 Bed House
Size (sq m)	50	70	90	115	75	95	120
1					30%	50%	20%
2	20%				40%	30%	10%
3	20%				40%	30%	10%
4	20%	10%	10%		30%	20%	10%
5	20%	15%	15%		25%	15%	10%
6	20%	25%	25%		25%	5%	
7	20%	40%	30%	10%			
8	20%	40%	30%	10%			
9	35%	35%	25%	5%			
10	40%	40%	20%				

Residential sales values

- 4.3 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets, as noted in Section 2. We have considered comparable evidence of transacted properties in the area and also properties on the market to establish appropriate values for each scheme for testing purposes. This exercise indicates that the developments in the sample will attract average sales values ranging from circa £3,445 per square metre (£320 per square foot) to £5,110 per square metre (£475 per square foot).
- 4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values of 10%, accompanied by cost inflation of 5%⁸. The results of these sensitivity analyses are included in Section 6 and provide the Council with an indication of the impact of changes in values and costs on scheme viability.

Affordable housing tenure and values

- 4.5 Policy 6 of the Council's emerging Local Plan proposes seeking 35% affordable housing on individual sites. Policy 6 indicates that the Council will continue to seek 70% of affordable housing provision as rented housing and the remaining 30% as intermediate housing. We have also tested the impact of seeking higher and lower proportions of affordable housing (between 0% to 50%).
- 4.6 Our appraisals assume that the rented housing is let at London Affordable Rents as published for 2018-19 by the Mayor of London, see Table 4.6.1 below.

Table 4.6.1: London Affordable rents (per week)

1 bed	2 bed	3 bed	4 bed
£144.26	£152.73	£161.22	£169.70

- 4.7 In the July 2015 Budget, the Chancellor announced that RPs will be required to reduce rents by 1% per annum for the next four years. This will reduce the capital values that RPs will pay developers for completed affordable housing units. From 2019/20 onwards, RPs will be permitted to increase rents by CPI plus 1% per annum. Given that rents will be increasing by CPI plus 1% by the time the new CIL Charging Schedule will be in place, we have applied this assumption to our appraisals.
- 4.8 The CLG/HCA 'Shared Ownership and Affordable Homes Programme 2016-2021: Prospectus' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the life of the Charging Schedule, it should facilitate an increase in the provision of affordable housing when developments come forward.
- 4.9 For shared ownership units, we have assumed that Registered Providers will sell 35% initial equity stakes and charge 2.5% on the retained equity. The rent on retained equity is capitalised using a yield of 4%.

Commercial Appraisals

- 4.10 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 current commercial uses of the site, providing a range of current use values. In each case, the existing use value assumes that the existing building is 50% of the size of the new development, with a lower rent and higher yield reflecting the secondary nature of the building.

- 4.11 Our research on lettings of commercial floorspace indicates a range of rents achieved, as summarised in Table 4.12.1. This table also includes our assumptions on appropriate yields to arrive at a capital value of the commercial space. New build developments are on the whole likely to attract a premium rent above second hand rents. The rents and yields adopted in our appraisals are summarised in Table 4.12.1.
- 4.12 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 a range of 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.

Table 4.12.1: Commercial appraisal assumptions for each use

Appraisal input	Source/Commentary	Offices	Industrial and warehousing	Supermarkets and Retail warehousing	All other Retail (A1-5 and Sui Generis akin to retail)	Hotels
Total floor area (sq ft)	Scheme	30,000	36,600	10,753	2,470	Budget Hotel – 100 rooms (30,139sq ft)
Rent (£s per sq ft)	Based on average lettings sourced from Costar	£18.50	£12.00	£20	£32.50	Budget Hotel – £100,000 cap val per room
Rent free/void period (years)	BNPPRE assumption	2	1.5	0.5	1.5	-
Yield	Knight Frank yield schedule 2018 and property information sourced from Costar	6.5%	6%	5%	6%	4.25%
Purchaser's costs (% of GDV)	Stamp duty 5%, plus agent's and legal fees	6.80%	6.80%	6.80%	6.80%	6.80%
Demolition costs (£s per sq ft of existing space)	Based on experience from individual schemes	£8	£8	£8	£8	£8
Gross to net (net as % of gross)	Based on experience from individual schemes	82%	90%	85%	85%	N/A as rent based on per room and room size based on gross area per room.
Base construction costs (£s per sq ft)	BCIS costs	£196	£73	£134	£136	£138
BREEAM Very Good (% of base build costs)	BREEAM and Sweett Group Research 'Delivering Sustainable Buildings: savings and payback' 2014 % included in above stated cost	15%	2%	2%	2%	2%
External works (% of base build costs)	BNPPRE assumption	10%	10%	10%	10%	10%
Contingency (% of build costs)	BNPPRE assumption	5%	5%	5%	5%	5%
Letting agent's fee	(% of first year's rent)	10%	10%	10%	10%	10%
Agent's fees and legal fees	(% of capital value)	1.75%	1.75%	1.75%	1.75%	1.75%
Interest rate	BNPPRE assumption	7%	7%	7%	7%	7%
Professional fees (% of build)	BNPPRE assumption, relates to complexity of scheme	10%	10%	10%	10%	10%
Profit (% of costs)	BNPPRE assumption based on schemes submitted for planning	20%	20%	20%	20%	20%

Table 4.12.2 Commercial appraisal assumptions for each use – current use benchmarks

Appraisal input	Source/Commentary	Offices	Industrial and warehouses	Supermarkets and Retail warehousing	All other Retail (A1-5 and Sui Generis akin to retail)	Hotels
Existing floorspace	Assumed to be 50% of new space (N.B. appraisals do not discount existing floorspace)	50%	50%	50%	50%	50%
Rent on existing floorspace (£s per sq ft)	Reflects three types of poor quality second hand space (industrial, office and retail as appropriate), low optimisation of site etc. and ripe for redevelopment.	£8.50-£12	£4.33-£9.50	£8.50-£12	£12-£25	£8.50 - £12
Yield on existing floorspace	BNPPRE assumption, reflecting lower covenant strength of potential tenants, poor quality building etc.	6% - 7%	7% - 7.25%	6% - 7%	6%-6.5%	6% - 7%
Rent free on existing space	Years	2	2	2	2	2
Refurbishment costs (£s per sq ft)	General allowance for bringing existing space up to lettable standard	£35	£35	£35	£35	£50
Fees on refurbishment (% of refurb cost)	BNPPRE assumption	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%	15%-20%	20%	15%-20%

Build costs

- 4.13 In order to maintain consistency with our viability testing for the draft Local Plan, where practicable we have adopted the same build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:
- Houses: £1,128 per square metre;
 - Flats (1-2 storeys): £1,269 per square metre;
 - Flats (3-5 storeys): £1,322 per square metre;
 - Flats (6+ storeys): £1,737 per square metre;
 - Retail warehouses and supermarkets: £1,632 per square metre;
 - All other Retail: £1,434 per square metre;
 - Offices: £2,065 per square metre;
 - Hotel: £1,455 per square metre; and
 - Industrial: £775 per square metre.
- 4.14 In addition, the base costs above are increased by 15% to account for external works (including car parking spaces) and where appropriate an additional 6% for the standards that are equivalent to Code for Sustainable Homes Level 4 which are now embedded into Part L of the Building Regulations.

BREEAM

- 4.15 For commercial developments, we have increased base build costs by 2% to allow for the extra-over costs of achieving BREEAM 'excellent' standard. This is assumed to also address the 'excellent;' standard in relation to water efficiency, for which no clear data is available.

Accessibility standards

- 4.16 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) apply to all dwellings at an average cost of £521 per house and £924 per unit for flats. In addition, we have assumed that Category 3 standard applies to 10% of dwellings at a cost of £22,694 per flat and £7,908 per flat⁹.

Professional fees

- 4.17 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

- 4.18 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Marketing costs

- 4.19 Our appraisals incorporate an allowance of 3% for marketing costs, which includes show homes and agents' fees, plus 0.5% for sales legal fees.

⁹ Based on DCLH 'Housing Standards Review: Cost Impacts' September 2014

CIL

- 4.20 As previously noted, the Council issued its PDCS for consultation in February 2015.
- 4.21 Mayoral CIL is payable on most developments that receive planning consent from 1 April 2012 onwards. The Mayor has consulted on his DCS which is due to go to Examination in September 2018 with adoption scheduled for April 2019.
- 4.22 Havering falls within Zone 3, where an emerging MCIL2 of £25 per square metre will be levied. The Mayoral CIL takes precedence over Borough requirements, including affordable housing. Given this and the advanced stage of the MCIL2 our appraisals take into account MCIL2.

Section 106 costs

- 4.23 To account for residual Section 106 requirements, we have included an allowance of £2,000 per unit for residential development.
- 4.24 The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

Development and sales periods

- 4.25 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month, with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected.

Developer's profit

- 4.26 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 15-17% of development costs. 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).
- 4.27 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.
- 4.28 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 were for a time reluctant to allow profit levels to decrease. However, perceived risk in the UK housing market is receding, albeit there is a degree of caution in prime central London markets as a consequence of the outcome of the referendum on the UK's membership of the EU. We have therefore adopted a profit margin of 20% for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances.
- 4.29 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 RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance (February 2014) and Homes and Communities Agency's guidelines in its Development Appraisal Tool (August 2013).

Exceptional costs

- 4.30 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land value

- 4.31 Benchmark land values, based on the existing 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 existing use value. Existing 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. Existing use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.32 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.
- 4.33 It is also necessary to recognise that a landowner will require an additional incentive to release the site for development¹⁰. The premium above existing 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. With respect to the greenfield or other forms of previously undeveloped or unused land this allowance has already been incorporated by multiplying the value of it in its undeveloped open use several times over, reflecting the inherent development value, whilst for sites in an existing developed use a blanket assumption of a 15% premium has been adopted to reflect the 'average' situation.
- 4.34 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.
- 4.35 We have adopted four benchmark land values to be applied within our appraisal, industrial land, community use land and previously undeveloped land (with an upper and lower value).
- 4.36 The four benchmark land values used in this study have been selected to provide a broad indication of likely land values across the District, but 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

¹⁰ This approach is therefore consistent with the National Planning Policy Framework, which indicates that development should provide "competitive returns" to landowners. A 15% return above current use value is a competitive return when compared to other forms of investment.

definitively that land will come forward for development, especially in urban areas.

- 4.37 For industrial land we have maintained the same assumptions as those adopted in the viability testing for the Draft Local Plan. These are £80 per square metre, reflecting low grade single-storey industrial buildings, with 20% site coverage. The rent is capitalised at a 10% yield, resulting in a capital value of £0.64 million per gross hectare, inclusive of a 15% premium.
- 4.38 For community use land we have assumed £54 per square metre, reflecting low grade single-storey buildings in community use, with 30% site coverage. The rent is capitalised at an 8% yield, resulting in a capital value of £0.5 million per gross hectare, inclusive of a 15% premium.
- 4.39 Open, greenfield or other forms of previously undeveloped or unused land have very low existing use values (typical agricultural land values are in the region of £21,000 per hectare). However, residential development generates significantly higher land values and this feeds into landowner expectations. Benchmark land values for greenfield sites are typically ten to fifteen times agricultural land values. This is reflected in the range identified in research undertaken by the Department for Communities and Local Government, which suggests greenfield land values range from £247,000 to £371,000 per gross hectare (£100,000 to £150,000 per gross acres). This range has been widely adopted for the purposes of CIL viability testing and we have seen a similar range of values applied in viability assessments on schemes submitted for planning in the south east. For testing purposes, we have adopted a range of values between the lower end of the range (£250,000 per gross hectare) and the upper end of the range (£370,000 per gross hectare).

Table 4.39.1: Summary of Benchmark Land Values

Use	Benchmark per gross hectare
Industrial	£650,000
Community Uses	£500,000
Previously Undeveloped Land Upper End of Range	£370,000
Previously Undeveloped Land Lower End of Range	£250,000

5 Appraisal outputs

Residential appraisals

- 5.1 The full outputs from our appraisals of residential development are attached as Appendix 1. We have appraised ten typologies, reflecting different densities and types of development across the Borough. Each appraisal incorporates (where relevant) the Council's emerging 35% affordable housing requirement along with a number of higher and lower levels (0% and 50%). We set out a summary of our testing at Section 6.

Scenarios tested

- 5.2 For each site, where relevant, the results of the following analyses are provided with regards to the Council's affordable housing policies:
- 1 Policy position (35% AH) with base sales values and base costs (including extra overs for planning policy requirements);
 - 2 As (1) above with 50%, 45%, 40%, 30%, 20%, 10% and 0% affordable housing;
 - 3 As (1) above with 10% increase in sales values and 5% increase in build costs; and
 - 4 As (1) above with 5% fall in sales values.
- 5.3 For small sites that fall below the 10 unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to a potential affordable housing requirement as well as CIL. This is provided for information only as we note the current policy does not seek affordable housing contributions from schemes providing less than 10 units.
- 5.1 CIL applies to net additional floor area only. Our base appraisals assume no deduction for existing floorspace, thereby providing the worst case scenario¹¹.
- 5.2 For each development typology, we have tested a range of sales values, reflecting the spread across the Borough identified in the previous section. Where the residual land value of a typology incorporating a certain level of CIL exceeds the benchmark land value, that level of CIL can be regarded as viable in principle.
- 5.3 The purpose of the exercise is to test the impact of potential CIL rates on the residual land value that each scheme generates. This can assist the Borough in forming a judgement as to the potential impact of CIL rates land values and, consequently, potential land supply for certain uses.
- 5.4 The residual land values from each of the scenarios above in each housing market area are then compared to the benchmark land value based on the assumptions set out in paragraphs 4.37 to 4.39. This comparison enables us to determine whether the imposition of CIL would have a demonstrably significant 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.
- 5.5 A sample of the format of the results is provided in Figure 5.5.1 below. This sample relates to site type 5.

¹¹ Existing buildings must be occupied for their lawful use for at least six months in the three years prior to grant of planning permission to qualify as existing floorspace for the purposes of calculating CIL liability.

Figure 5.5.1: Sample format of residential results

Community Infrastructure Levy LB Havering		Benchmark Land Values (per gross ha)					
		BLV1	BLV2	BLV3	BLV4		
		Industrial £750,000	Community uses/PUL £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000		
Site type 5		Affordable %		Site area			
110 units flats and houses		35%		1.00 ha			
No of units	110 units	% rented	70%	Net to gross			
Density:	110 dph	% intermed	30%	100%			
CSH level:	4			Growth			
Romford		Private values		Sales			
		£4700 psm		0%			
				Build			
				0%			
				Maximum CIL rates (per square metre)			
				BLV1	BLV2	BLV3	BLV4
				£350	£350	£350	£350
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	4,336,933	4,336,933	3,586,933	3,836,933	3,966,933	4,086,933	
15	4,184,254	4,184,254	3,434,254	3,684,254	3,814,254	3,934,254	
25	4,132,195	4,132,195	3,382,195	3,632,195	3,762,195	3,882,195	
50	4,002,048	4,002,048	3,252,048	3,502,048	3,632,048	3,752,048	
75	3,871,901	3,871,901	3,121,901	3,371,901	3,501,901	3,621,901	
100	3,741,754	3,741,754	2,991,754	3,241,754	3,371,754	3,491,754	
125	3,611,606	3,611,606	2,861,606	3,111,606	3,241,606	3,361,606	
150	3,481,459	3,481,459	2,731,459	2,981,459	3,111,459	3,231,459	
175	3,351,312	3,351,312	2,601,312	2,851,312	2,981,312	3,101,312	
200	3,221,164	3,221,164	2,471,164	2,721,164	2,851,164	2,971,164	
225	3,091,017	3,091,017	2,341,017	2,591,017	2,721,017	2,841,017	
250	2,960,870	2,960,870	2,210,870	2,460,870	2,590,870	2,710,870	
275	2,830,723	2,830,723	2,080,723	2,330,723	2,460,723	2,580,723	
300	2,700,292	2,700,292	1,950,292	2,200,292	2,330,292	2,450,292	
325	2,568,016	2,568,016	1,818,016	2,068,016	2,198,016	2,318,016	
350	2,435,741	2,435,741	1,685,741	1,935,741	2,065,741	2,185,741	

Commercial appraisals

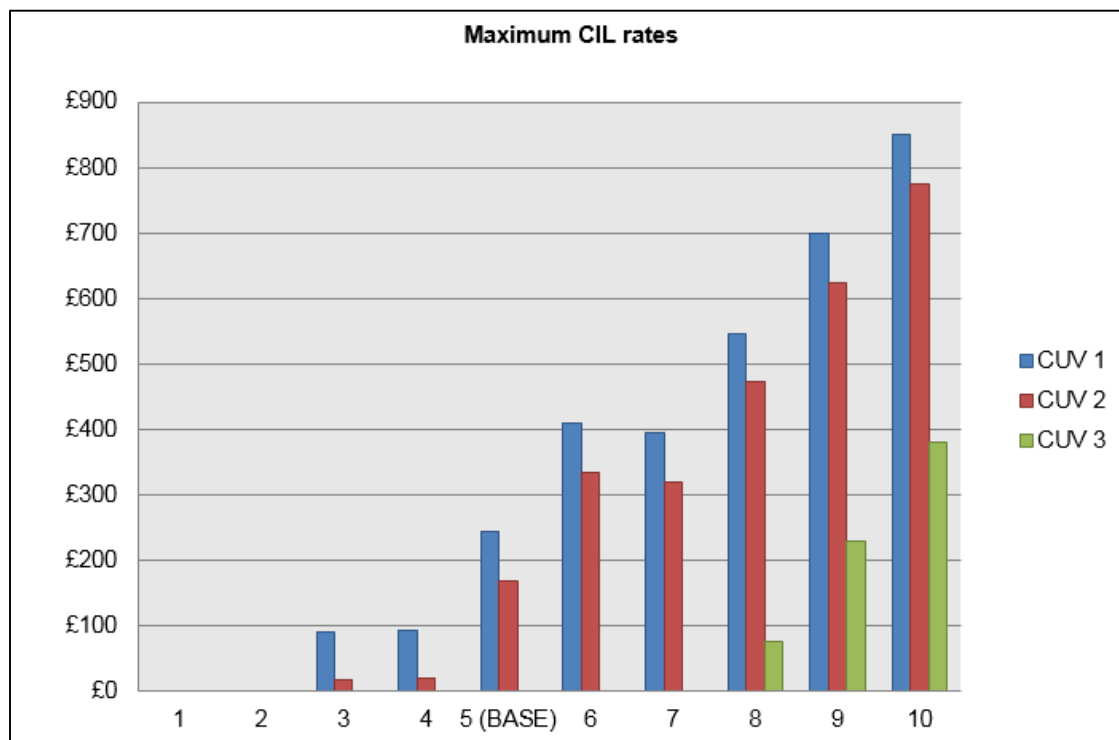
- 5.6 Our research on rents achieved on commercial lettings indicates a range of rents within the uses we have been instructed to assess. Our commercial appraisals therefore model base position and test the range of rates (higher and lower than the base level) and changes to yields. This enables us to 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.
- 5.7 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 5.9.1). The maximum CIL rates are then shown per square metre, against three different current use values (see Table 4.12.1). Chart 5.9.1 provides an **illustration** of the outputs in numerical format, while Chart 5.9.3 shows the data in graph format. In this example, the scheme could viably absorb a CIL of between £0 and £244 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 5.9.1: Illustration of sensitivity analyses

	£s per sqft	Yield	Rent free
Appraisal 1	£17.00	5.00%	.50 years
Appraisal 2	£18.00	5.00%	.50 years
Appraisal 3	£19.00	5.00%	.50 years
Appraisal 4	£20.00	5.25%	.50 years
Appraisal 5 (base)	£20.00	5.00%	.50 years
Appraisal 6	£20.00	4.75%	.50 years
Appraisal 7	£21.00	5.00%	.50 years
Appraisal 8	£22.00	5.00%	.50 years
Appraisal 9	£23.00	5.00%	.50 years
Appraisal 10	£24.00	5.00%	.50 years

Chart 5.9.2: Maximum CIL rates – numerical format

	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%	£91	£17	£0
Appraisal 4	0%	£94	£20	£0
Appraisal 5 (base)	-	£244	£168	£0
Appraisal 6	0%	£409	£333	£0
Appraisal 7	5%	£395	£320	£0
Appraisal 8	9%	£547	£472	£76
Appraisal 9	13%	£700	£623	£229
Appraisal 10	17%	£851	£775	£380

Chart 5.9.3: 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 1 (residential appraisal results), Appendix 4 (retirement housing appraisal results) and Appendix 5 (commercial 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 Borough. These RLVs are then compared to appropriate benchmark land values.
- 6.1 Development value is finite and in areas where development is primarily sourced from previously developed sites it is rarely enhanced through the adoption of new policy requirements. This is because existing use values can to a degree be relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process.
- 6.2 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Borough's policy requirements, including the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and policy requirements and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites would remain in their existing use.
- 6.3 There is clearly a balance that has to be struck between the delivery of affordable housing and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The CIL rate cannot therefore be set on the basis that every single development typology right across the district will deliver 35% affordable housing, as this is not always viable. In considering CIL in the context of its relationship with affordable housing, the Council will need to secure adequate amounts of funding to support new development. Affordable housing cannot be maximised to the total exclusion of securing infrastructure funding and vice versa.
- 6.4 The CIL regulations state that in setting a charge, local authorities must “strike 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 other. Our recommendations are that:
- Firstly, councils 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, councils 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.
- 6.5 CIL rates should not necessarily be determined solely by viability evidence, but should not be logically contrary to the evidence. Councils 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.
- 6.6 This conclusion follows guidance in paragraph: 019 Reference ID: 25-019-20140612 of the CIL Guidance set out in the NPPG, which states that *‘there is no requirement for a proposed rate to exactly mirror the evidence... There is room for some pragmatism.’* The Council 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, Paragraph: 021 Reference ID: 25-021-20140612 of

the NPPG identifies that, ‘Charging authorities that plan to set differential levy rates should seek to avoid undue complexity.’

Assessment – residential development

- 6.7 As CIL is intended to operate as a fixed charge, the Council 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 historic 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.
- 6.8 As previously stated, 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 critical factor. 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 Council agrees to a lower level of affordable housing in the short term¹².

Determining maximum viable rates of CIL for residential development

- 6.9 As noted in paragraph 6.8, 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. **In addition, the rates discussed below are inclusive of the MCIL2 (£25 per square metre)** and this will need to be deducted for the purposes of considering borough CIL rates.
- 6.10 We set out below the results of our appraisals identifying the maximum CIL rates against each of the four benchmark land values for the ten typologies we have tested all of which include affordable housing at 35% provided as 70% rented and 30% intermediate.

Sensitivity analysis on affordable housing percentage

- 6.11 Current experience in the Borough indicates that delivering the Council’s affordable housing target without grant is sometimes challenging and in many cases a reduced level of provision is being accepted upon the submission of a proven viability case. Consequently we have included the results of our sensitivity testing of the affordable housing percentage between 50% and 0%. The primary purpose of this exercise was to determine whether changes to affordable housing requirements on individual schemes, as shown to be the case on live schemes within the Borough, would enable unviable sites to contribute towards infrastructure.
- 6.12 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 Council should change its affordable housing policies, the exercise demonstrates that the Council’s flexible application of its policy will ensure that CIL will not render development unviable. However, we appreciate that the Council 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.

¹² However, as shown by the sensitivity analyses (which reduce affordable housing in increments down to 0%) 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.

- 6.13 **The results of our testing indicate that there scope to levy CIL charges on residential developments across the Borough. Viability is noted to be better in the higher value areas (Romford and north of the A1306) with numerous scenarios tested achieving the highest CIL charge of £350 per square metre, than in the lower value areas generally south of the A1306.**
- 6.14 Viability is also identified as being challenging on the higher density schemes. As expected schemes tested with higher levels of affordable housing and measured against higher benchmark land values also show reductions in viability. However, as identified above, the imposition of CIL at a zero level on such schemes will not make them viable, rather other factors (i.e. sales values, build costs or benchmark land values) would need to change to make them viable.
- 6.15 The flexibility of the Council's affordable housing policy, which is subject to individual site viability assessments, ensures that development comes forward in the Borough and consequently enables the Council to balance the requirement of seeking much needed contributions towards infrastructure delivery to support such developments as well as reasonable levels of affordable housing.

Sensitivity analysis: growth in sales values and increases in build costs

- 6.16 As noted above, we carried out further analyses which consider the impact of increases in sales values of 10%, accompanied by an increase in build costs of 5%. This data is illustrative only, as the future housing market trajectory is uncertain. However, if such increases were to occur, the tables contained within Appendix 2 set out the results of consequential impacts on how CIL might be absorbed by developments. It is also worth noting that given the predicted improvement in the market in the medium term, there may be potential for developer's return/profits to reduce in future to the levels that were starting to be seen prior to the result of the EU Referendum vote. This would further improve viability, as would the ability for developments to secure grant funding for affordable housing.

Suggested CIL rates

- 6.17 Although the results indicate that viability of residential development is currently challenging in certain locations and on certain types of development at full affordable housing policy levels, it is possible for the Council to introduce CIL across the Borough subject to allowing for a buffer or margin to address risks to delivery.
- 6.18 We reiterate that it is 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 and build costs that will need to adjust for the scheme to become viable.
- 6.19 As highlighted above, the level of affordable housing secured in the Borough is variable due to site and scheme specific viability issues. Consequently sites are coming forward throughout the Borough delivering levels of affordable housing that are demonstrated to be the maximum reasonable amount as supported by verified viability assessments.
- 6.20 In arriving at a conclusion on recommended rates, it is necessary to consider the different weight that should be attached to appraisal results tested against each of the benchmark land values. Where the appraisals indicate that the residual values generated by residential schemes are unlikely to outperform specific benchmark land values these buildings are more likely to remain in their existing use in these parts of the borough, rather than be redeveloped.
- 6.21 Given the range of results and in light of all of the above considerations as well as the usual risk factors associated with development, our conclusion is that the maximum rate of CIL that the Council might set – having regard to the range of the results and taking account of viability across the borough as a whole – would be as follows (shown exclusive of Mayoral

CIL):

- Zone A (north of the A1306): a charge of £125 per square metre based on a maximum CIL rate (inclusive of Mayoral CIL) of £200 per sq metre and allowing for an appropriate buffer; and
- Zone B (south of A1306): a charge of £55 per square metre based on a maximum CIL rate (inclusive of Mayoral CIL) of £100 per square metre and allowing for an appropriate buffer.

Retirement housing and extra care

- 6.22 **Retirement housing developments** (C3 Use) are housing developments of flats or bungalows in a block, or on a small estate, where all the other residents are older people (usually restricted to purchasers over 55) built for sale. These developments provide independent, self-contained homes with their own front doors and often offer an ability to buy in care. Such schemes have lower gross to net ratios due to the need to provide communal facilities (residents' lounge, guest suite, laundry, etc.). Given the restricted market, developers suggest that marketing periods are longer in comparison to standard housing. However this will differ from scheme to scheme and the demand for such units in the area, and where there is high demand and not much supply such developments may sell largely off plan. We also note that such schemes achieve premium values over standard housing.
- 6.23 We have re-appraised typologies 4 and 5 (80 units and 110) allowing for the following assumptions where they differ from the inputs in our standard housing appraisal:
- amending the unit mix to 40% 1 beds, 40% 2 bed units and 20% 3 beds;
 - a gross to net floorspace ratio of 70%;
 - a reduced sales rate of circa 4 units per month; and
 - a higher average sales value reflecting £5,170 per sq metre (£480 per sq ft).
- 6.24 The results of our appraisals along with the aforementioned differences to standard housing demonstrate that such schemes can viably accommodate a CIL charge of between £15 per square metre to £200 per square metre, dependant on the benchmark land value and quantum of affordable housing sought (see Appendix 4 for a copy of our appraisal results). We understand that the Council currently negotiates affordable housing contributions in such schemes on a site by site basis and that the delivery of infrastructure to support such schemes (i.e. healthcare and transport etc.) is a priority. In this regard we would suggest that the Council considers maintaining their current approach to their CIL rate for such uses, which is to mirror the values adopted for standard housing.
- 6.25 **Extra Care Housing** (C3 Use) can be precisely defined (and differentiated from other types of residential institutions) by reason of some specific characteristics, as set out in the RTP1 Good Practice Note. The Royal Town Planning Institute defines Extra Care Housing as *'purpose-built accommodation in which varying amounts of care and support can be offered and where some services are shared'*. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home. In addition to the communal facilities often found in retirement housing Extra Care often includes a restaurant or dining room, health & fitness facilities, hobby rooms and even computer rooms. Domestic support and personal care are available, usually provided by on-site staff.
- 6.26 As with retirement housing it is recognised that Extra Care developments have significantly different viability considerations to standard residential dwellings. These arise due to an even lower gross to net ratio of such developments than retirement housing (due to the need for more communal facilities) as well as the additional time that it takes to sell the accommodation due to the restricted market for that type of unit. In our experience such

units also achieve premium values.

6.27 We have re-appraised Typologies 4 and 5 (80 units and 110) allowing for the following assumptions where they differ from the inputs in our standard housing appraisal:

- amending the unit mix to 40% 1 beds, 40% 2 bed units and 20% 3 beds;
- a gross to net floorspace ratio of 60%;
- a reduced sales rate of circa 4 units per month; and
- a higher average sales value reflecting £5,170 per sq metre (£480 per sq ft).

6.28 The results of our appraisals demonstrate the viability of such schemes to be challenging and as such we would recommend that the Council considers charging a nil rate on such uses.

Assessment - Commercial development

6.29 Our appraisals indicate that the potential for commercial schemes to be viably delivered varies between different uses and between areas across the Borough. Retail rents are higher in certain areas and developments might generate sufficient surplus residual value to absorb a CIL.

6.30 We have allowed for the proposed MCIL2 rate as a cost to such developments in our appraisals and in this regard the **maximum rates stated below are therefore net of the proposed MCIL2 liability.**

6.31 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 Council to consider the robustness of potential CIL charges on commercial uses, including the impact that changes in rents might have on viability.

Offices

6.32 Our appraisals of office developments are attached at Appendix 5. These identify that office schemes do not generate residual land values that exceed the existing use values. On this basis we recommend that the Council considers maintaining a nil rate on office developments.

Industrial and warehousing

6.33 Our appraisals of industrial and warehouse developments are attached at Appendix 5. The results of our appraisals of industrial schemes identify that they do not generate residual land values that exceed the existing use values. On this basis we recommend that the Council considers maintaining a nil rate on industrial developments.

Supermarkets / superstores and retail warehouses

6.34 The supermarket and superstore¹³ and retail warehousing¹⁴ development market is particularly buoyant and as such our appraisals identify that such uses are able to generate surpluses that could fund CIL.

6.35 Other charging authorities have considered the differences in viability between smaller retail units and supermarket/superstore retail and retail warehousing uses with the latter being occupied by operators with greater covenant strength. This greater covenant strength and the likelihood of lower existing use values of sites results in a higher residual value and

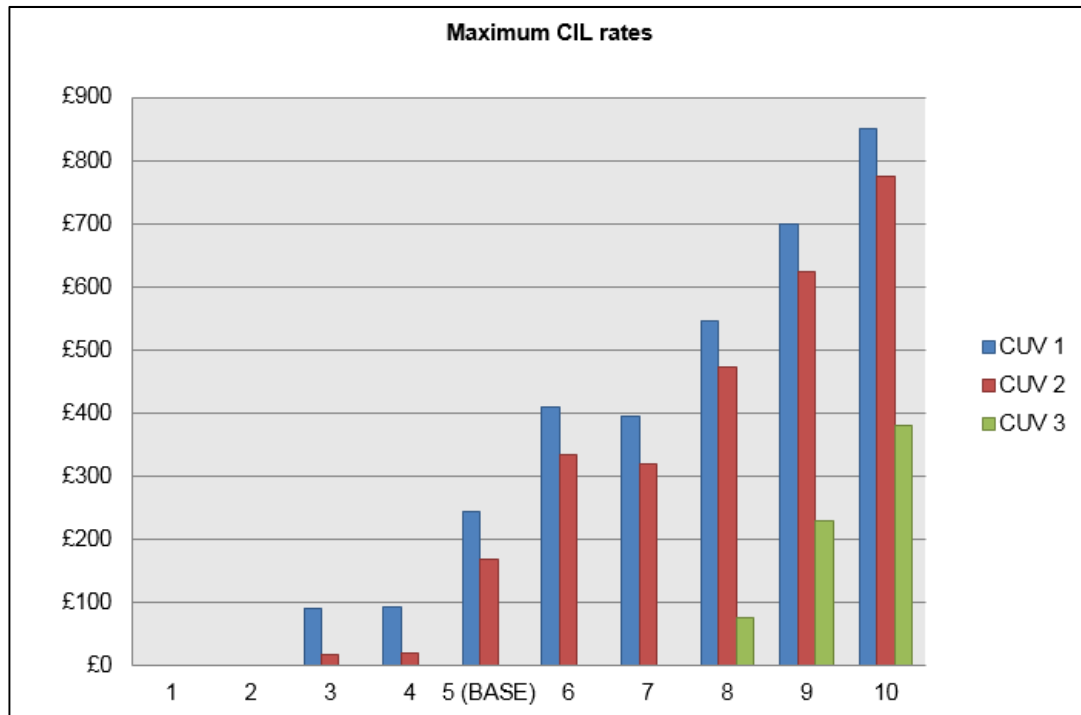
¹³ Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

¹⁴ 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.

consequently a potential for a higher CIL rate.

6.36 Our appraisals show that a maximum CIL ranging from £0 to £244 per square metre, could be levied on such retail space, depending on the value of the existing use of the site (see Chart 6.36.1).

Figure 6.36.1: Supermarket/superstore and retail warehouse development maximum CIL rates



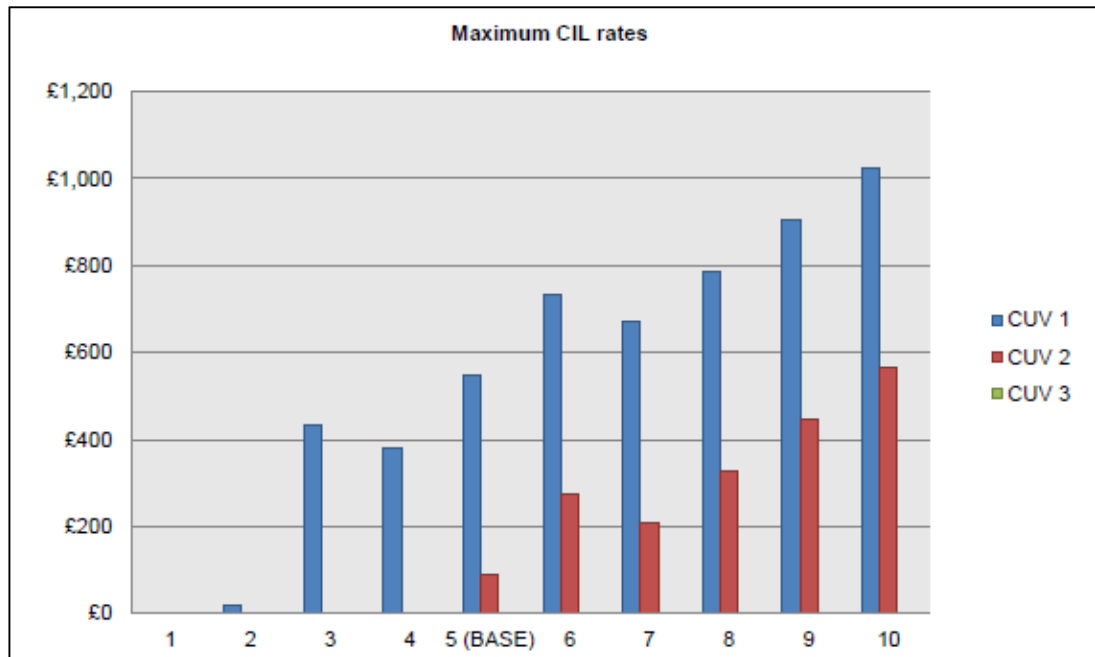
6.37 In light of this we recommend that the Council maintains its proposed CIL charge of £175 per square metre on such uses.

All other retail (A1-5)

6.38 Our appraisals of such retail units in the Borough are set out in Figure 6.38.1 below and Appendix 5. This shows that a retail development could viably absorb a CIL of between £0 to £548 per square metre, depending on the current use value of the site. We understand that a large amount of such development will involve the re-use of existing floorspace, which will not be CIL liable.

6.39 Taking the results of our appraisals into consideration we recommend the Council sets a rate for such uses based on a maximum CIL of £90 per square metre (taking CUV 2 as the benchmark land value). Allowing for a suitable buffer, which in our experience we consider to be appropriate to deal with site-specific issues and changes in values over time, we recommend that the Council considers adopting CIL of circa £50 per square metre.

Figure 6.38.1: All other retail (A1-A5) maximum CIL rates

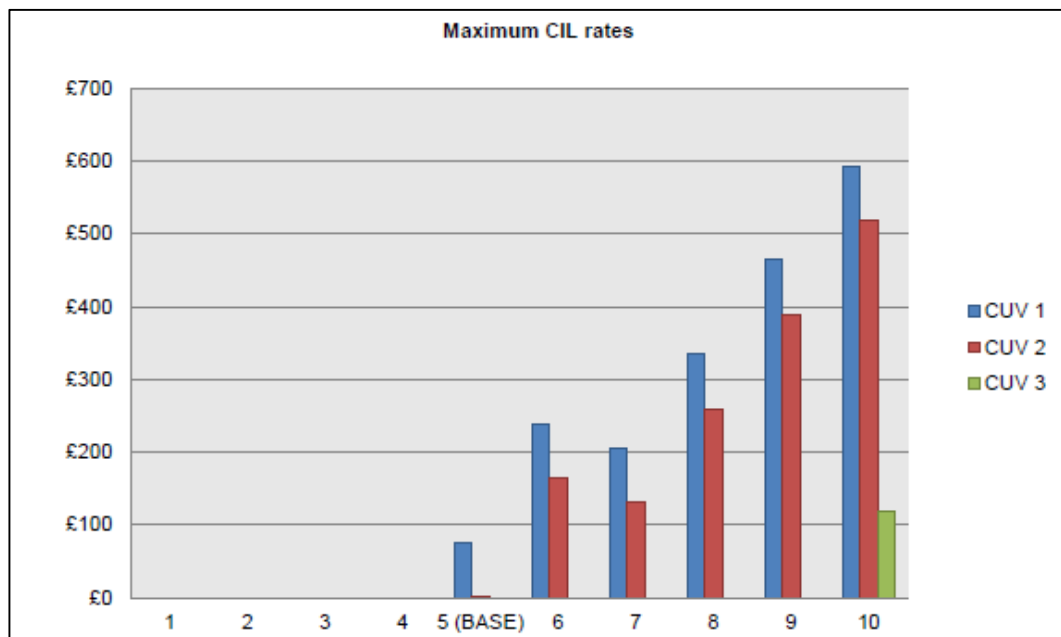


Hotel

6.40

There is limited evidence of hotel assets being developed or traded in the Borough recently, however we understand that there are such schemes coming forward in the Borough currently. A copy of our appraisals are attached at Appendix 5 and the results are summarised in Figure 6.40.1 below. We have based our appraisal on a capital value of £100,000 per room, in line with our experience of the value of budget hotels in such locations. This appraisal generates identifies a CIL charge of between £0 and £75 per square metre. We would recommend that the Council considers maintaining a nominal level of CIL charge on such developments of £20 per square metre.

Figure 6.40.1: Hotel maximum CIL rates



7 Conclusions and recommendations

- 7.1 The NPPF states that the cumulative impact of local planning authority standards and policies “*should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle*”. This report and its supporting appendices test the ability of development typologies in the LBH to support contributions to infrastructure that will support growth through CIL.
- 7.2 The LBH issued its PDCS for consultation in February 2015 based on viability evidence detailed in a report produced by ERM dated October 2014. Since the 2014 Viability Study was completed, sales values have increased, which has been partially offset by an increase in build costs. The net result is a degree of improvement in viability and increased capacity to contribute towards local infrastructure.
- 7.3 This report provides an update to the viability evidence prepared in June 2017 in support of the Local Plan and focuses specifically on potential CIL rates. The results of this study are therefore more reflective of current market conditions, which will inevitably change over the medium term. It is therefore important that the Council keeps the viability situation under review so that policy requirements can be adjusted should conditions change markedly.
- 7.4 The results of our analysis indicate a degree of variation in viability of development in terms of different uses and geographical locations within the Borough. This is consistent with previous viability work undertaken for the Council’s Local Plan in 2017 and PDCS in 2014. The evidence indicates that the Council should consider maintaining their approach to setting different rates for different types of development and different areas.
- 7.5 Our recommendations on levels of CIL are summarised as follows:

Residential

- 7.6 Our testing indicates that an increase in the PDCS rates with respect to residential can be accommodated in most cases, and will have a relatively modest impact on residual land values. The application of CIL is unlikely to be an overriding factor in determining whether or not a scheme is viable. Schemes in Romford and north of the A1306 are identified as being more viable than those south of the A1306. Given the range of results and in light of all the considerations identified in this report as the usual risk factors associated with development, our conclusion is that the maximum rate of CIL that the Council might set – having regard to the range of the results and taking account of viability across the borough as a whole – would be as follows:
- Zone A (north of the A1306): a charge of £125; and
 - Zone B (south of A1306): a charge of £55 per square metre.
- 7.7 When considered in the context of total scheme value, the recommended CIL rates will be a modest amount, typically accounting for between 2.8% and 6% of development value with an average of 3.8% in Zone A (north of the A1306) and between 1.6% and 3.6% of development value with an average of 2.3% in Zone B (south of the A1306). Such CIL rates are therefore unlikely to adversely impact on the viability of development in the Borough. It is worth noting that some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these schemes as they are unlikely to come forward unless there are significant changes to key appraisal inputs.
- 7.8 Where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value (for example, due to high existing use values), the increase will have a modest impact on affordable housing levels that can be delivered. There is clearly a need to balance the delivery of affordable housing with the need to secure contributions to fund community infrastructure that will support development and growth. The Council cannot seek to prioritise securing affordable housing to the total exclusion of securing funding for infrastructure and vice versa. In our view, the proposed rates strike this balance appropriately and moreover the proposed CIL rates leave sufficient margin below the maximum rate to ensure that in most cases the affordable housing target can be achieved.

Retirement housing and Extra Care

- 7.9 Our appraisals for specialist elderly housing identify that a CIL rate can be levied on Retirement housing, subject to the negotiation of affordable housing contributions, however viability is identified as being more challenging on Extra Care housing. On this basis we recommend the Council considers maintaining their current approach to their CIL rate for retirement housing, which is to mirror the values adopted for standard housing, and charging a nil rate on Extra Care housing.

Commercial

- 7.10 Our testing of commercial uses indicates that whilst economic circumstances have changed since the PDCS viability testing was undertaken, there remains a case in viability terms to levy the proposed charges, however any increase in these charges could render commercial developments unviable.
- 7.11 Table 7.11.1 below sets out our recommended rates resulting from our testing.

Table 7.11.1: Summary of Recommended CIL rates

Type of Development	CIL Rates £ per square metre Net additional floorspace
Residential* – north of the A1306	£125
Residential* – south of the A1306	£55
Office and Industrial	£0
Retail – supermarkets**, superstores and retail warehouses*** above 280 square metres gross internal area	£175
All other retail (A1-A5) in Metropolitan, District and Local Centres as defined in the Local Plan.	£50
Hotel	£20
All other development	£0

* including private care homes and retirement homes (excluding Extra Care)

** Supermarkets/Superstores are defined as shopping destinations in their own right, where weekly food needs are met, catering for a significant proportion of car-borne customers, and which can also include non-food floorspace as part of the overall mix of the unit.

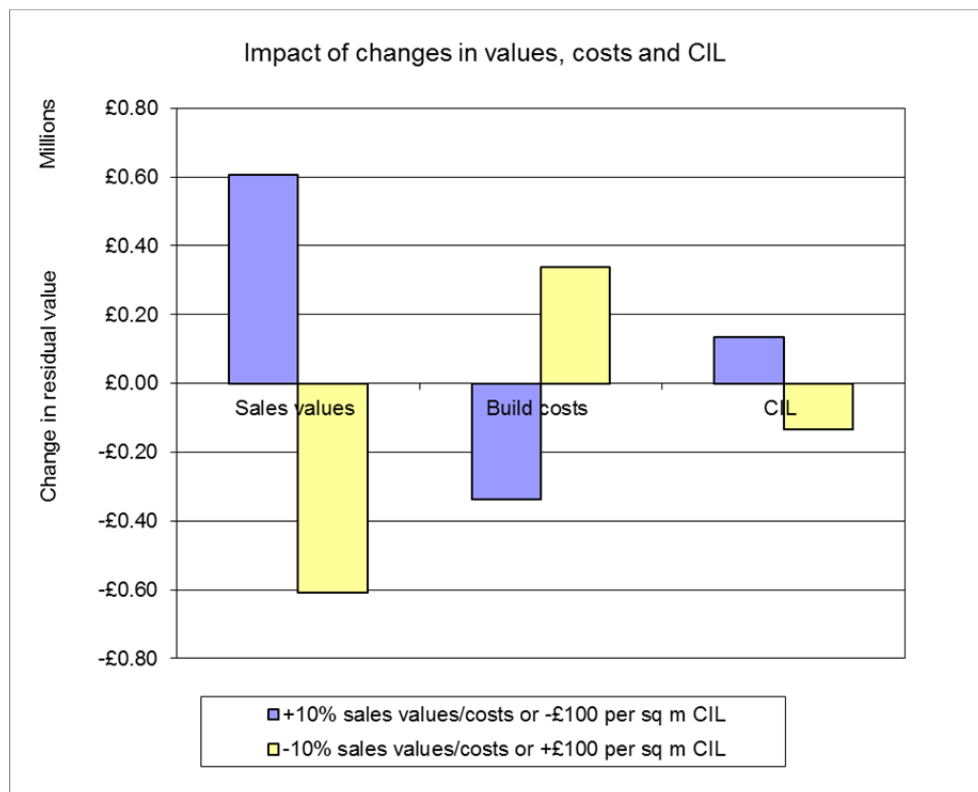
*** Retail Warehousing is defined as shopping destinations specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for a significant proportion of carborne customers.

Additional observations

- 7.12 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes to CIL rates can be absorbed in almost all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the land owner at the bid stage without adversely impacting on the supply of land for development.
- 7.13 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 most cases, the changes in residual land values required to accommodate the increased CIL rates is very modest and the CIL itself accounts for a very small proportion of overall development costs (typically below 5%). 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 point is illustrated in Chart 7.13.1 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 square metre change in CIL.

Chart 7.13.1: Impact of changing levels of CIL in context of other factors



- 7.14 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 7.15 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide contributions towards infrastructure and to deliver affordable housing and other policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context and adjusted for the proposed CIL rates. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.
- 7.16 This study demonstrates that the proposed increase to the CIL charges and the Council's flexible approach to applying policy requirements will ensure an appropriate balance between delivering affordable housing, sustainability objectives, necessary infrastructure and the need for landlords and developers to achieve a return in line with the NPPF.

Appendix 1 - Residential appraisal results (London Affordable Rent and Shared Ownership) at base costs and values

Community Infrastructure Levy Viability
LB Havering
Results summary
Affordable Housing 35%

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

Site type 10 unit houses				
	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 30 units flats and houses				
	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	275	350	350	350

Site type 50 units flats and houses				
	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 80 units flats and houses				
	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	#N/A	#N/A	25	50

Site type 110 units flats and houses				
	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	325	350	350	350
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 150 units flats and houses				
	BLV1	BLV2	BLV3	BLV4
Romford	15	50	50	75
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 275 units flats				
	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 325 units flats				
	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 375 units flats				
	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 435 Flats				
	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 1

No of units	10 unit houses
Density:	10 units
CSH level:	30 dph
	4

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

Site area	0.33 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,063,667	3,191,001	2,441,001	2,691,001	2,821,001	2,941,001
15	1,037,202	3,111,607	2,361,607	2,611,607	2,741,607	2,861,607
25	1,031,756	3,095,267	2,345,267	2,595,267	2,725,267	2,845,267
50	1,018,137	3,054,411	2,304,411	2,554,411	2,684,411	2,804,411
75	1,004,519	3,013,558	2,263,558	2,513,558	2,643,558	2,763,558
100	990,901	2,972,703	2,222,703	2,472,703	2,602,703	2,722,703
125	977,283	2,931,850	2,181,850	2,431,850	2,561,850	2,681,850
150	963,666	2,890,997	2,140,997	2,390,997	2,520,997	2,640,997
175	950,047	2,850,142	2,100,142	2,350,142	2,480,142	2,600,142
200	936,430	2,809,289	2,059,289	2,309,289	2,439,289	2,559,289
225	922,811	2,768,433	2,018,433	2,268,433	2,398,433	2,518,433
250	909,194	2,727,581	1,977,581	2,227,581	2,357,581	2,477,581
275	895,576	2,686,728	1,936,728	2,186,728	2,316,728	2,436,728
300	881,957	2,645,872	1,895,872	2,145,872	2,275,872	2,395,872
325	868,340	2,605,019	1,855,019	2,105,019	2,235,019	2,355,019
350	854,721	2,564,164	1,814,164	2,064,164	2,194,164	2,314,164

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£849,890	2,549,670	1,799,670	2,049,670	2,179,670	2,299,670
15	827,102	2,481,307	1,731,307	1,981,307	2,111,307	2,231,307
25	821,655	2,464,964	1,714,964	1,964,964	2,094,964	2,214,964
50	808,037	2,424,112	1,674,112	1,924,112	2,054,112	2,174,112
75	794,419	2,383,256	1,633,256	1,883,256	2,013,256	2,133,256
100	780,801	2,342,403	1,592,403	1,842,403	1,972,403	2,092,403
125	767,183	2,301,548	1,551,548	1,801,548	1,931,548	2,051,548
150	753,565	2,260,695	1,510,695	1,760,695	1,890,695	2,010,695
175	739,946	2,219,839	1,469,839	1,719,839	1,849,839	1,969,839
200	726,329	2,178,987	1,428,987	1,678,987	1,808,987	1,928,987
225	712,711	2,138,134	1,388,134	1,638,134	1,768,134	1,888,134
250	699,093	2,097,278	1,347,278	1,597,278	1,727,278	1,847,278
275	685,475	2,056,425	1,306,425	1,556,425	1,686,425	1,806,425
300	671,857	2,015,570	1,265,570	1,515,570	1,645,570	1,765,570
325	658,239	1,974,717	1,224,717	1,474,717	1,604,717	1,724,717
350	644,621	1,933,864	1,183,864	1,433,864	1,563,864	1,683,864

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	496,595	1,489,785	739,785	989,785	1,119,785	1,239,785
15	479,883	1,439,649	689,649	939,649	1,069,649	1,189,649
25	474,436	1,423,309	673,309	923,309	1,053,309	1,173,309
50	460,818	1,382,453	632,453	882,453	1,012,453	1,132,453
75	447,200	1,341,601	591,601	841,601	971,601	1,091,601
100	433,582	1,300,745	550,745	800,745	930,745	1,050,745
125	419,964	1,259,892	509,892	759,892	889,892	1,009,892
150	406,346	1,219,037	469,037	719,037	849,037	969,037
175	392,728	1,178,184	428,184	678,184	808,184	928,184
200	379,110	1,137,331	387,331	637,331	767,331	887,331
225	365,492	1,096,476	346,476	596,476	726,476	846,476
250	351,874	1,055,623	305,623	555,623	685,623	805,623
275	338,256	1,014,767	264,767	514,767	644,767	764,767
300	324,638	973,914	223,914	473,914	603,914	723,914
325	311,021	933,062	183,062	433,062	563,062	683,062
350	297,402	892,206	142,206	392,206	522,206	642,206

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul. £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 2

No of units	30 units flats and houses
Density:	30 units 40 dph
CSH level:	4

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

Site area	0.75 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,382,521	3,176,695	2,426,695	2,676,695	2,806,695	2,926,695
15	2,320,140	3,093,519	2,343,519	2,593,519	2,723,519	2,843,519
25	2,305,871	3,074,495	2,324,495	2,574,495	2,704,495	2,824,495
50	2,270,197	3,026,930	2,276,930	2,526,930	2,656,930	2,776,930
75	2,234,524	2,979,366	2,229,366	2,479,366	2,609,366	2,729,366
100	2,198,851	2,931,802	2,181,802	2,431,802	2,561,802	2,681,802
125	2,163,178	2,884,238	2,134,238	2,384,238	2,514,238	2,634,238
150	2,127,505	2,836,673	2,086,673	2,336,673	2,466,673	2,586,673
175	2,091,832	2,789,109	2,039,109	2,289,109	2,419,109	2,539,109
200	2,056,159	2,741,545	1,991,545	2,241,545	2,371,545	2,491,545
225	2,020,486	2,693,981	1,943,981	2,193,981	2,323,981	2,443,981
250	1,984,812	2,646,416	1,896,416	2,146,416	2,276,416	2,396,416
275	1,949,139	2,598,852	1,848,852	2,098,852	2,228,852	2,348,852
300	1,913,466	2,551,288	1,801,288	2,051,288	2,181,288	2,301,288
325	1,877,793	2,503,724	1,753,724	2,003,724	2,133,724	2,253,724
350	1,842,119	2,456,159	1,706,159	1,956,159	2,086,159	2,206,159

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,859,724	2,479,631	1,729,631	1,979,631	2,109,631	2,229,631
15	1,806,334	2,408,445	1,658,445	1,908,445	2,038,445	2,158,445
25	1,792,064	2,389,419	1,639,419	1,889,419	2,019,419	2,139,419
50	1,756,392	2,341,855	1,591,855	1,841,855	1,971,855	2,091,855
75	1,720,719	2,294,291	1,544,291	1,794,291	1,924,291	2,044,291
100	1,685,046	2,246,728	1,496,728	1,746,728	1,876,728	1,996,728
125	1,649,373	2,199,164	1,449,164	1,699,164	1,829,164	1,949,164
150	1,613,699	2,151,598	1,401,598	1,651,598	1,781,598	1,901,598
175	1,578,026	2,104,034	1,354,034	1,604,034	1,734,034	1,854,034
200	1,542,353	2,056,471	1,306,471	1,556,471	1,686,471	1,806,471
225	1,506,680	2,008,907	1,258,907	1,508,907	1,638,907	1,758,907
250	1,471,006	1,961,341	1,211,341	1,461,341	1,591,341	1,711,341
275	1,435,333	1,913,777	1,163,777	1,413,777	1,543,777	1,663,777
300	1,399,660	1,866,213	1,116,213	1,366,213	1,496,213	1,616,213
325	1,363,987	1,818,650	1,068,650	1,318,650	1,448,650	1,568,650
350	1,328,313	1,771,084	1,021,084	1,271,084	1,401,084	1,521,084

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	995,732	1,327,643	577,643	827,643	957,643	1,077,643
15	957,202	1,276,270	526,270	776,270	906,270	1,026,270
25	942,933	1,257,244	507,244	757,244	887,244	1,007,244
50	907,260	1,209,680	459,680	709,680	839,680	959,680
75	871,587	1,162,116	412,116	662,116	792,116	912,116
100	835,914	1,114,552	364,552	614,552	744,552	864,552
125	800,240	1,066,987	316,987	566,987	696,987	816,987
150	764,567	1,019,423	269,423	519,423	649,423	769,423
175	728,894	971,859	221,859	471,859	601,859	721,859
200	693,221	924,295	174,295	424,295	554,295	674,295
225	657,547	876,730	126,730	376,730	506,730	626,730
250	621,875	829,166	79,166	329,166	459,166	579,166
275	586,202	781,602	31,602	281,602	411,602	531,602
300	550,529	734,038	-15,962	234,038	364,038	484,038
325	514,855	686,473	-63,527	186,473	316,473	436,473
350	479,182	638,909	-111,091	138,909	268,909	388,909

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 3

50 units flats and houses	
No of units	50 units
Density:	60 dph
CSH level:	4

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

Site area	0.83 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,898,490	4,678,188	3,928,188	4,178,188	4,308,188	4,428,188
15	3,796,380	4,555,657	3,805,657	4,055,657	4,185,657	4,305,657
25	3,773,007	4,527,608	3,777,608	4,027,608	4,157,608	4,277,608
50	3,714,575	4,457,490	3,707,490	3,957,490	4,087,490	4,207,490
75	3,656,142	4,387,370	3,637,370	3,887,370	4,017,370	4,137,370
100	3,597,709	4,317,251	3,567,251	3,817,251	3,947,251	4,067,251
125	3,539,277	4,247,132	3,497,132	3,747,132	3,877,132	3,997,132
150	3,480,844	4,177,012	3,427,012	3,677,012	3,807,012	3,927,012
175	3,422,411	4,106,893	3,356,893	3,606,893	3,736,893	3,856,893
200	3,363,978	4,036,773	3,286,773	3,536,773	3,666,773	3,786,773
225	3,304,545	3,966,654	3,216,654	3,466,654	3,596,654	3,716,654
250	3,244,946	3,896,534	3,146,534	3,396,534	3,526,534	3,646,534
275	3,185,558	3,826,414	3,076,414	3,326,414	3,456,414	3,576,414
300	3,126,169	3,756,294	3,006,294	3,256,294	3,386,294	3,506,294
325	3,066,781	3,686,174	2,936,174	3,186,174	3,316,174	3,436,174
350	3,007,393	3,606,054	2,856,054	3,106,054	3,236,054	3,356,054

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,041,333	3,649,600	2,899,600	3,149,600	3,279,600	3,399,600
15	2,953,392	3,544,071	2,794,071	3,044,071	3,174,071	3,294,071
25	2,926,638	3,515,565	2,765,565	3,015,565	3,145,565	3,265,565
50	2,870,249	3,444,299	2,694,299	2,944,299	3,074,299	3,194,299
75	2,810,861	3,373,033	2,623,033	2,873,033	3,003,033	3,123,033
100	2,751,472	3,301,767	2,551,767	2,801,767	2,931,767	3,051,767
125	2,692,084	3,230,500	2,480,500	2,730,500	2,860,500	2,980,500
150	2,632,695	3,159,234	2,409,234	2,659,234	2,789,234	2,909,234
175	2,573,307	3,087,968	2,337,968	2,587,968	2,717,968	2,837,968
200	2,513,918	3,016,702	2,266,702	2,516,702	2,646,702	2,766,702
225	2,454,530	2,945,436	2,195,436	2,445,436	2,575,436	2,695,436
250	2,395,141	2,874,170	2,124,170	2,374,170	2,504,170	2,624,170
275	2,335,753	2,802,903	2,052,903	2,302,903	2,432,903	2,552,903
300	2,276,364	2,731,637	1,981,637	2,231,637	2,361,637	2,481,637
325	2,216,976	2,660,371	1,910,371	2,160,371	2,290,371	2,410,371
350	2,157,588	2,589,105	1,839,105	2,089,105	2,219,105	2,339,105

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,612,341	1,934,809	1,184,809	1,434,809	1,564,809	1,684,809
15	1,548,977	1,858,773	1,108,773	1,358,773	1,488,773	1,608,773
25	1,525,223	1,830,267	1,080,267	1,330,267	1,460,267	1,580,267
50	1,465,834	1,759,001	1,009,001	1,259,001	1,389,001	1,509,001
75	1,406,446	1,687,735	937,735	1,187,735	1,317,735	1,437,735
100	1,347,057	1,616,469	866,469	1,116,469	1,246,469	1,366,469
125	1,287,669	1,545,203	795,203	1,045,203	1,175,203	1,295,203
150	1,228,280	1,473,937	723,937	973,937	1,103,937	1,223,937
175	1,168,892	1,402,670	652,670	902,670	1,032,670	1,152,670
200	1,109,504	1,331,404	581,404	831,404	961,404	1,081,404
225	1,050,115	1,260,138	510,138	760,138	890,138	1,010,138
250	990,727	1,188,872	438,872	688,872	818,872	938,872
275	931,338	1,117,606	367,606	617,606	747,606	867,606
300	871,950	1,046,340	296,340	546,340	676,340	796,340
325	812,561	975,073	225,073	475,073	605,073	725,073
350	753,173	903,807	153,807	403,807	533,807	653,807

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 4

80 units flats and houses
No of units 80 units
Density: 80 dph
CSH level: -4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,947,005	3,947,005	3,197,005	3,447,005	3,577,005	3,697,005
15	3,822,875	3,822,875	3,072,875	3,322,875	3,452,875	3,572,875
25	3,785,378	3,785,378	3,035,378	3,285,378	3,415,378	3,535,378
50	3,691,635	3,691,635	2,941,635	3,191,635	3,321,635	3,441,635
75	3,597,893	3,597,893	2,847,893	3,097,893	3,227,893	3,347,893
100	3,504,149	3,504,149	2,754,149	3,004,149	3,134,149	3,254,149
125	3,410,407	3,410,407	2,660,407	2,910,407	3,040,407	3,160,407
150	3,316,665	3,316,665	2,566,665	2,816,665	2,946,665	3,066,665
175	3,222,921	3,222,921	2,472,921	2,722,921	2,852,921	2,972,921
200	3,129,179	3,129,179	2,379,179	2,629,179	2,759,179	2,879,179
225	3,035,435	3,035,435	2,285,435	2,535,435	2,665,435	2,785,435
250	2,940,733	2,940,733	2,190,733	2,440,733	2,570,733	2,690,733
275	2,844,798	2,844,798	2,094,798	2,344,798	2,474,798	2,594,798
300	2,749,522	2,749,522	1,999,522	2,249,522	2,379,522	2,499,522
325	2,654,246	2,654,246	1,904,246	2,154,246	2,284,246	2,404,246
350	2,558,970	2,558,970	1,808,970	2,058,970	2,188,970	2,308,970

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,648,922	2,648,922	1,898,922	2,148,922	2,278,922	2,398,922
15	2,546,197	2,546,197	1,796,197	2,046,197	2,176,197	2,296,197
25	2,508,088	2,508,088	1,758,088	2,008,088	2,138,088	2,258,088
50	2,412,811	2,412,811	1,662,811	1,912,811	2,042,811	2,162,811
75	2,317,535	2,317,535	1,567,535	1,817,535	1,947,535	2,067,535
100	2,222,260	2,222,260	1,472,260	1,722,260	1,852,260	1,972,260
125	2,126,983	2,126,983	1,376,983	1,626,983	1,756,983	1,876,983
150	2,031,708	2,031,708	1,281,708	1,531,708	1,661,708	1,781,708
175	1,936,431	1,936,431	1,186,431	1,436,431	1,566,431	1,686,431
200	1,841,156	1,841,156	1,091,156	1,341,156	1,471,156	1,591,156
225	1,745,880	1,745,880	995,880	1,245,880	1,375,880	1,495,880
250	1,650,604	1,650,604	900,604	1,150,604	1,280,604	1,400,604
275	1,555,328	1,555,328	805,328	1,055,328	1,185,328	1,305,328
300	1,460,053	1,460,053	710,053	960,053	1,090,053	1,210,053
325	1,364,776	1,364,776	614,776	864,776	994,776	1,114,776
350	1,269,500	1,269,500	519,500	769,500	899,500	1,019,500

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	480,611	480,611	-269,389	-19,389	110,611	230,611
15	415,180	415,180	-334,820	-84,820	45,180	165,180
25	377,070	377,070	-372,930	-122,930	7,070	127,070
50	281,793	281,793	-468,207	-218,207	-88,207	31,793
75	186,517	186,517	-563,483	-313,483	-183,483	-63,483
100	91,242	91,242	-658,758	-408,758	-278,758	-158,758
125	-4,035	-4,035	-754,035	-504,035	-374,035	-254,035
150	-99,310	-99,310	-849,310	-599,310	-469,310	-349,310
175	-194,586	-194,586	-944,586	-694,586	-564,586	-444,586
200	-289,862	-289,862	-1,039,862	-789,862	-659,862	-539,862
225	-385,138	-385,138	-1,135,138	-885,138	-755,138	-635,138
250	-480,413	-480,413	-1,230,413	-980,413	-850,413	-730,413
275	-575,690	-575,690	-1,325,690	-1,075,690	-945,690	-825,690
300	-670,965	-670,965	-1,420,965	-1,170,965	-1,040,965	-920,965
325	-766,387	-766,387	-1,516,387	-1,266,387	-1,136,387	-1,016,387
350	-863,221	-863,221	-1,613,221	-1,363,221	-1,233,221	-1,113,221

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£25	£50

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 5

110 units flats and houses
No of units 110 units
Density: 110 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,336,933	4,336,933	3,586,933	3,836,933	3,966,933	4,086,933
15	4,184,254	4,184,254	3,434,254	3,684,254	3,814,254	3,934,254
25	4,132,195	4,132,195	3,382,195	3,632,195	3,762,195	3,882,195
50	4,002,048	4,002,048	3,252,048	3,502,048	3,632,048	3,752,048
75	3,871,901	3,871,901	3,121,901	3,371,901	3,501,901	3,621,901
100	3,741,754	3,741,754	2,991,754	3,241,754	3,371,754	3,491,754
125	3,611,606	3,611,606	2,861,606	3,111,606	3,241,606	3,361,606
150	3,481,459	3,481,459	2,731,459	2,981,459	3,111,459	3,231,459
175	3,351,312	3,351,312	2,601,312	2,851,312	2,981,312	3,101,312
200	3,221,164	3,221,164	2,471,164	2,721,164	2,851,164	2,971,164
225	3,091,017	3,091,017	2,341,017	2,591,017	2,721,017	2,841,017
250	2,960,870	2,960,870	2,210,870	2,460,870	2,590,870	2,710,870
275	2,830,723	2,830,723	2,080,723	2,330,723	2,460,723	2,580,723
300	2,700,576	2,700,576	1,950,576	2,200,576	2,330,576	2,450,576
325	2,568,429	2,568,429	1,818,429	2,068,429	2,198,429	2,318,429
350	2,435,282	2,435,282	1,685,282	1,935,282	2,065,282	2,185,282

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,581,976	2,581,976	1,831,976	2,081,976	2,211,976	2,331,976
15	2,459,480	2,459,480	1,709,480	1,959,480	2,089,480	2,209,480
25	2,406,815	2,406,815	1,656,815	1,906,815	2,036,815	2,156,815
50	2,274,539	2,274,539	1,524,539	1,774,539	1,904,539	2,024,539
75	2,142,263	2,142,263	1,392,263	1,642,263	1,772,263	1,892,263
100	2,009,988	2,009,988	1,259,988	1,509,988	1,639,988	1,759,988
125	1,877,713	1,877,713	1,127,713	1,377,713	1,507,713	1,627,713
150	1,745,437	1,745,437	995,437	1,245,437	1,375,437	1,495,437
175	1,613,161	1,613,161	863,161	1,113,161	1,243,161	1,363,161
200	1,480,885	1,480,885	730,885	980,885	1,110,885	1,230,885
225	1,348,609	1,348,609	598,609	848,609	978,609	1,098,609
250	1,216,333	1,216,333	466,333	716,333	846,333	966,333
275	1,084,058	1,084,058	334,058	584,058	714,058	834,058
300	951,782	951,782	201,782	451,782	581,782	701,782
325	819,506	819,506	69,506	319,506	449,506	569,506
350	687,230	687,230	-62,770	187,230	317,230	437,230

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-356,688	-356,688	-1,106,688	-856,688	-726,688	-606,688
15	-429,919	-429,919	-1,179,919	-929,919	-799,919	-679,919
25	-482,829	-482,829	-1,232,829	-982,829	-852,829	-732,829
50	-615,104	-615,104	-1,365,104	-1,115,104	-985,104	-865,104
75	-747,380	-747,380	-1,497,380	-1,247,380	-1,117,380	-997,380
100	-879,656	-879,656	-1,629,656	-1,379,656	-1,249,656	-1,129,656
125	-1,011,932	-1,011,932	-1,761,932	-1,511,932	-1,381,932	-1,261,932
150	-1,146,270	-1,146,270	-1,896,270	-1,646,270	-1,516,270	-1,396,270
175	-1,280,709	-1,280,709	-2,030,709	-1,780,709	-1,650,709	-1,530,709
200	-1,415,149	-1,415,149	-2,165,149	-1,915,149	-1,785,149	-1,665,149
225	-1,549,588	-1,549,588	-2,299,588	-2,049,588	-1,919,588	-1,799,588
250	-1,684,027	-1,684,027	-2,434,027	-2,184,027	-2,054,027	-1,934,027
275	-1,818,466	-1,818,466	-2,568,466	-2,318,466	-2,188,466	-2,068,466
300	-1,952,905	-1,952,905	-2,702,905	-2,452,905	-2,322,905	-2,202,905
325	-2,087,344	-2,087,344	-2,837,344	-2,587,344	-2,457,344	-2,337,344
350	-2,221,784	-2,221,784	-2,971,784	-2,721,784	-2,591,784	-2,471,784

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 6

150 units flats and houses
No of units 150 units
Density 150 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	889,950	889,950	139,950	389,950	519,950	639,950
15	765,637	765,637	15,637	265,637	395,637	515,637
25	692,965	692,965	-57,035	192,965	322,965	442,965
50	511,287	511,287	-238,713	11,287	141,287	261,287
75	329,609	329,609	-420,391	-170,391	-40,391	79,609
100	147,931	147,931	-602,069	-352,069	-222,069	-102,069
125	-33,748	-33,748	-783,748	-533,748	-403,748	-283,748
150	-215,425	-215,425	-965,425	-715,425	-585,425	-465,425
175	-397,104	-397,104	-1,147,104	-897,104	-767,104	-647,104
200	-578,782	-578,782	-1,328,782	-1,078,782	-948,782	-828,782
225	-760,461	-760,461	-1,510,461	-1,260,461	-1,130,461	-1,010,461
250	-942,138	-942,138	-1,692,138	-1,442,138	-1,312,138	-1,192,138
275	-1,123,817	-1,123,817	-1,873,817	-1,623,817	-1,493,817	-1,373,817
300	-1,305,495	-1,305,495	-2,055,495	-1,805,495	-1,675,495	-1,555,495
325	-1,487,173	-1,487,173	-2,237,173	-1,987,173	-1,857,173	-1,737,173
350	-1,669,205	-1,669,205	-2,419,205	-2,169,205	-2,039,205	-1,919,205

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£15	£50	£50	£75

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,261,491	-1,261,491	-2,011,491	-1,761,491	-1,631,491	-1,511,491
15	-1,348,802	-1,348,802	-2,098,802	-1,848,802	-1,718,802	-1,598,802
25	-1,421,472	-1,421,472	-2,171,472	-1,921,472	-1,791,472	-1,671,472
50	-1,605,134	-1,605,134	-2,355,134	-2,105,134	-1,975,134	-1,855,134
75	-1,789,784	-1,789,784	-2,539,784	-2,289,784	-2,159,784	-2,039,784
100	-1,974,434	-1,974,434	-2,724,434	-2,474,434	-2,344,434	-2,224,434
125	-2,159,083	-2,159,083	-2,909,083	-2,659,083	-2,529,083	-2,409,083
150	-2,343,733	-2,343,733	-3,093,733	-2,843,733	-2,713,733	-2,593,733
175	-2,528,383	-2,528,383	-3,278,383	-3,028,383	-2,898,383	-2,778,383
200	-2,713,031	-2,713,031	-3,463,031	-3,213,031	-3,083,031	-2,963,031
225	-2,897,681	-2,897,681	-3,647,681	-3,397,681	-3,267,681	-3,147,681
250	-3,082,331	-3,082,331	-3,832,331	-3,582,331	-3,452,331	-3,332,331
275	-3,266,981	-3,266,981	-4,016,981	-3,766,981	-3,636,981	-3,516,981
300	-3,451,630	-3,451,630	-4,201,630	-3,951,630	-3,821,630	-3,701,630
325	-3,636,280	-3,636,280	-4,386,280	-4,136,280	-4,006,280	-3,886,280
350	-3,820,930	-3,820,930	-4,570,930	-4,320,930	-4,190,930	-4,070,930

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,875,700	-4,875,700	-5,625,700	-5,375,700	-5,245,700	-5,125,700
15	-4,902,632	-4,902,632	-5,652,632	-5,402,632	-5,272,632	-5,152,632
25	-4,976,492	-4,976,492	-5,726,492	-5,476,492	-5,346,492	-5,226,492
50	-5,161,142	-5,161,142	-5,911,142	-5,661,142	-5,531,142	-5,411,142
75	-5,345,792	-5,345,792	-6,095,792	-5,845,792	-5,715,792	-5,595,792
100	-5,530,442	-5,530,442	-6,280,442	-6,030,442	-5,900,442	-5,780,442
125	-5,715,092	-5,715,092	-6,465,092	-6,215,092	-6,085,092	-5,965,092
150	-5,899,742	-5,899,742	-6,649,742	-6,399,742	-6,269,742	-6,149,742
175	-6,084,392	-6,084,392	-6,834,392	-6,584,392	-6,454,392	-6,334,392
200	-6,269,042	-6,269,042	-7,019,042	-6,769,042	-6,639,042	-6,519,042
225	-6,453,692	-6,453,692	-7,203,692	-6,953,692	-6,823,692	-6,703,692
250	-6,638,342	-6,638,342	-7,388,342	-7,138,342	-7,008,342	-6,888,342
275	-6,822,992	-6,822,992	-7,572,992	-7,322,992	-7,192,992	-7,072,992
300	-7,007,642	-7,007,642	-7,757,642	-7,507,642	-7,377,642	-7,257,642
325	-7,192,292	-7,192,292	-7,942,292	-7,692,292	-7,562,292	-7,442,292
350	-7,376,942	-7,376,942	-8,126,942	-7,876,942	-7,746,942	-7,626,942

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 7

275 units flats
No of units 275 units
Density: 275 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,477,364	-8,477,364	-9,227,364	-8,977,364	-8,847,364	-8,727,364
15	-8,555,132	-8,555,132	-9,305,132	-9,055,132	-8,925,132	-8,805,132
25	-8,704,178	-8,704,178	-9,454,178	-9,204,178	-9,074,178	-8,954,178
50	-9,076,796	-9,076,796	-9,826,796	-9,576,796	-9,446,796	-9,326,796
75	-9,449,412	-9,449,412	-10,199,412	-9,949,412	-9,819,412	-9,699,412
100	-9,822,028	-9,822,028	-10,572,028	-10,322,028	-10,192,028	-10,072,028
125	-10,194,646	-10,194,646	-10,944,646	-10,694,646	-10,564,646	-10,444,646
150	-10,567,262	-10,567,262	-11,317,262	-11,067,262	-10,937,262	-10,817,262
175	-10,939,879	-10,939,879	-11,689,879	-11,439,879	-11,309,879	-11,189,879
200	-11,312,496	-11,312,496	-12,062,496	-11,812,496	-11,682,496	-11,562,496
225	-11,685,112	-11,685,112	-12,435,112	-12,185,112	-12,055,112	-11,935,112
250	-12,057,730	-12,057,730	-12,807,730	-12,557,730	-12,427,730	-12,307,730
275	-12,430,346	-12,430,346	-13,180,346	-12,930,346	-12,800,346	-12,680,346
300	-12,802,963	-12,802,963	-13,552,963	-13,302,963	-13,172,963	-13,052,963
325	-13,175,580	-13,175,580	-13,925,580	-13,675,580	-13,545,580	-13,425,580
350	-13,548,196	-13,548,196	-14,298,196	-14,048,196	-13,918,196	-13,798,196

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,246,484	-12,246,484	-12,996,484	-12,746,484	-12,616,484	-12,496,484
15	-12,259,426	-12,259,426	-13,009,426	-12,759,426	-12,629,426	-12,509,426
25	-12,408,473	-12,408,473	-13,158,473	-12,908,473	-12,778,473	-12,658,473
50	-12,781,090	-12,781,090	-13,531,090	-13,281,090	-13,151,090	-13,031,090
75	-13,153,706	-13,153,706	-13,903,706	-13,653,706	-13,523,706	-13,403,706
100	-13,526,324	-13,526,324	-14,276,324	-14,026,324	-13,896,324	-13,776,324
125	-13,898,940	-13,898,940	-14,648,940	-14,398,940	-14,268,940	-14,148,940
150	-14,271,557	-14,271,557	-15,021,557	-14,771,557	-14,641,557	-14,521,557
175	-14,644,174	-14,644,174	-15,394,174	-15,144,174	-15,014,174	-14,894,174
200	-15,016,790	-15,016,790	-15,766,790	-15,516,790	-15,386,790	-15,266,790
225	-15,389,408	-15,389,408	-16,139,408	-15,889,408	-15,759,408	-15,639,408
250	-15,762,024	-15,762,024	-16,512,024	-16,262,024	-16,132,024	-16,012,024
275	-16,134,640	-16,134,640	-16,884,640	-16,634,640	-16,504,640	-16,384,640
300	-16,507,258	-16,507,258	-17,257,258	-17,007,258	-16,877,258	-16,757,258
325	-16,879,874	-16,879,874	-17,629,874	-17,379,874	-17,249,874	-17,129,874
350	-17,252,491	-17,252,491	-18,002,491	-17,752,491	-17,622,491	-17,502,491

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,475,451	-18,475,451	-19,225,451	-18,975,451	-18,845,451	-18,725,451
15	-18,381,261	-18,381,261	-19,131,261	-18,881,261	-18,751,261	-18,631,261
25	-18,530,307	-18,530,307	-19,280,307	-19,030,307	-18,900,307	-18,780,307
50	-18,902,925	-18,902,925	-19,652,925	-19,402,925	-19,272,925	-19,152,925
75	-19,275,541	-19,275,541	-20,025,541	-19,775,541	-19,645,541	-19,525,541
100	-19,648,157	-19,648,157	-20,398,157	-20,148,157	-20,018,157	-19,898,157
125	-20,020,775	-20,020,775	-20,770,775	-20,520,775	-20,390,775	-20,270,775
150	-20,393,391	-20,393,391	-21,143,391	-20,893,391	-20,763,391	-20,643,391
175	-20,766,009	-20,766,009	-21,516,009	-21,266,009	-21,136,009	-21,016,009
200	-21,138,625	-21,138,625	-21,888,625	-21,638,625	-21,508,625	-21,388,625
225	-21,511,241	-21,511,241	-22,261,241	-22,011,241	-21,881,241	-21,761,241
250	-21,883,859	-21,883,859	-22,633,859	-22,383,859	-22,253,859	-22,133,859
275	-22,256,475	-22,256,475	-23,006,475	-22,756,475	-22,626,475	-22,506,475
300	-22,629,092	-22,629,092	-23,379,092	-23,129,092	-22,999,092	-22,879,092
325	-23,001,709	-23,001,709	-23,751,709	-23,501,709	-23,371,709	-23,251,709
350	-23,374,325	-23,374,325	-24,124,325	-23,874,325	-23,744,325	-23,624,325

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 8

325 units flats
No of units 325 units
Density: 325 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,271,216	-11,271,216	-12,021,216	-11,771,216	-11,641,216	-11,521,216
15	-11,339,802	-11,339,802	-12,089,802	-11,839,802	-11,709,802	-11,589,802
25	-11,514,763	-11,514,763	-12,264,763	-12,014,763	-11,884,763	-11,764,763
50	-11,952,164	-11,952,164	-12,702,164	-12,452,164	-12,322,164	-12,202,164
75	-12,389,564	-12,389,564	-13,139,564	-12,889,564	-12,759,564	-12,639,564
100	-12,826,965	-12,826,965	-13,576,965	-13,326,965	-13,196,965	-13,076,965
125	-13,264,366	-13,264,366	-14,014,366	-13,764,366	-13,634,366	-13,514,366
150	-13,701,766	-13,701,766	-14,451,766	-14,201,766	-14,071,766	-13,951,766
175	-14,139,167	-14,139,167	-14,889,167	-14,639,167	-14,509,167	-14,389,167
200	-14,576,568	-14,576,568	-15,326,568	-15,076,568	-14,946,568	-14,826,568
225	-15,013,968	-15,013,968	-15,763,968	-15,513,968	-15,383,968	-15,263,968
250	-15,451,369	-15,451,369	-16,201,369	-15,951,369	-15,821,369	-15,701,369
275	-15,888,770	-15,888,770	-16,638,770	-16,388,770	-16,258,770	-16,138,770
300	-16,326,170	-16,326,170	-17,076,170	-16,826,170	-16,696,170	-16,576,170
325	-16,763,571	-16,763,571	-17,513,571	-17,263,571	-17,133,571	-17,013,571
350	-17,200,971	-17,200,971	-17,950,971	-17,700,971	-17,570,971	-17,450,971

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,383,230	-15,383,230	-16,133,230	-15,883,230	-15,753,230	-15,633,230
15	-15,381,095	-15,381,095	-16,131,095	-15,881,095	-15,751,095	-15,631,095
25	-15,556,055	-15,556,055	-16,306,055	-16,056,055	-15,926,055	-15,806,055
50	-15,993,456	-15,993,456	-16,743,456	-16,493,456	-16,363,456	-16,243,456
75	-16,430,856	-16,430,856	-17,180,856	-16,930,856	-16,800,856	-16,680,856
100	-16,868,257	-16,868,257	-17,618,257	-17,368,257	-17,238,257	-17,118,257
125	-17,305,657	-17,305,657	-18,055,657	-17,805,657	-17,675,657	-17,555,657
150	-17,743,058	-17,743,058	-18,493,058	-18,243,058	-18,113,058	-17,993,058
175	-18,180,460	-18,180,460	-18,930,460	-18,680,460	-18,550,460	-18,430,460
200	-18,617,860	-18,617,860	-19,367,860	-19,117,860	-18,987,860	-18,867,860
225	-19,055,261	-19,055,261	-19,805,261	-19,555,261	-19,425,261	-19,305,261
250	-19,492,662	-19,492,662	-20,242,662	-19,992,662	-19,862,662	-19,742,662
275	-19,930,062	-19,930,062	-20,680,062	-20,430,062	-20,300,062	-20,180,062
300	-20,367,463	-20,367,463	-21,117,463	-20,867,463	-20,737,463	-20,617,463
325	-20,804,864	-20,804,864	-21,554,864	-21,304,864	-21,174,864	-21,054,864
350	-21,242,264	-21,242,264	-21,992,264	-21,742,264	-21,612,264	-21,492,264

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-22,178,877	-22,178,877	-22,928,877	-22,678,877	-22,548,877	-22,428,877
15	-22,059,862	-22,059,862	-22,809,862	-22,559,862	-22,429,862	-22,309,862
25	-22,234,823	-22,234,823	-22,984,823	-22,734,823	-22,604,823	-22,484,823
50	-22,672,223	-22,672,223	-23,422,223	-23,172,223	-23,042,223	-22,922,223
75	-23,109,624	-23,109,624	-23,859,624	-23,609,624	-23,479,624	-23,359,624
100	-23,547,025	-23,547,025	-24,297,025	-24,047,025	-23,917,025	-23,797,025
125	-23,984,425	-23,984,425	-24,734,425	-24,484,425	-24,354,425	-24,234,425
150	-24,421,826	-24,421,826	-25,171,826	-24,921,826	-24,791,826	-24,671,826
175	-24,859,227	-24,859,227	-25,609,227	-25,359,227	-25,229,227	-25,109,227
200	-25,296,627	-25,296,627	-26,046,627	-25,796,627	-25,666,627	-25,546,627
225	-25,734,028	-25,734,028	-26,484,028	-26,234,028	-26,104,028	-25,984,028
250	-26,171,429	-26,171,429	-26,921,429	-26,671,429	-26,541,429	-26,421,429
275	-26,608,829	-26,608,829	-27,358,829	-27,108,829	-26,978,829	-26,858,829
300	-27,046,230	-27,046,230	-27,796,230	-27,546,230	-27,416,230	-27,296,230
325	-27,483,631	-27,483,631	-28,233,631	-27,983,631	-27,853,631	-27,733,631
350	-27,921,031	-27,921,031	-28,671,031	-28,421,031	-28,291,031	-28,171,031

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 9

375 units flats
No of units 375 units
Density: 375 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,977,335	-12,977,335	-13,727,335	-13,477,335	-13,347,335	-13,227,335
15	-13,030,964	-13,030,964	-13,780,964	-13,530,964	-13,400,964	-13,280,964
25	-13,215,515	-13,215,515	-13,965,515	-13,715,515	-13,585,515	-13,465,515
50	-13,676,893	-13,676,893	-14,426,893	-14,176,893	-14,046,893	-13,926,893
75	-14,138,270	-14,138,270	-14,888,270	-14,638,270	-14,508,270	-14,388,270
100	-14,599,649	-14,599,649	-15,349,649	-15,099,649	-14,969,649	-14,849,649
125	-15,061,026	-15,061,026	-15,811,026	-15,561,026	-15,431,026	-15,311,026
150	-15,522,403	-15,522,403	-16,272,403	-16,022,403	-15,892,403	-15,772,403
175	-15,983,781	-15,983,781	-16,733,781	-16,483,781	-16,353,781	-16,233,781
200	-16,445,159	-16,445,159	-17,195,159	-16,945,159	-16,815,159	-16,695,159
225	-16,906,537	-16,906,537	-17,656,537	-17,406,537	-17,276,537	-17,156,537
250	-17,367,914	-17,367,914	-18,117,914	-17,867,914	-17,737,914	-17,617,914
275	-17,829,291	-17,829,291	-18,579,291	-18,329,291	-18,199,291	-18,079,291
300	-18,290,670	-18,290,670	-19,040,670	-18,790,670	-18,660,670	-18,540,670
325	-18,752,047	-18,752,047	-19,502,047	-19,252,047	-19,122,047	-19,002,047
350	-19,213,425	-19,213,425	-19,963,425	-19,713,425	-19,583,425	-19,463,425

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-17,133,575	-17,133,575	-17,883,575	-17,633,575	-17,503,575	-17,383,575
15	-17,115,721	-17,115,721	-17,865,721	-17,615,721	-17,485,721	-17,365,721
25	-17,300,271	-17,300,271	-18,050,271	-17,800,271	-17,670,271	-17,550,271
50	-17,761,649	-17,761,649	-18,511,649	-18,261,649	-18,131,649	-18,011,649
75	-18,223,027	-18,223,027	-18,973,027	-18,723,027	-18,593,027	-18,473,027
100	-18,684,404	-18,684,404	-19,434,404	-19,184,404	-19,054,404	-18,934,404
125	-19,145,782	-19,145,782	-19,895,782	-19,645,782	-19,515,782	-19,395,782
150	-19,607,160	-19,607,160	-20,357,160	-20,107,160	-19,977,160	-19,857,160
175	-20,068,538	-20,068,538	-20,818,538	-20,568,538	-20,438,538	-20,318,538
200	-20,529,915	-20,529,915	-21,279,915	-21,029,915	-20,899,915	-20,779,915
225	-20,991,292	-20,991,292	-21,741,292	-21,491,292	-21,361,292	-21,241,292
250	-21,452,671	-21,452,671	-22,202,671	-21,952,671	-21,822,671	-21,702,671
275	-21,914,048	-21,914,048	-22,664,048	-22,414,048	-22,284,048	-22,164,048
300	-22,375,426	-22,375,426	-23,125,426	-22,875,426	-22,745,426	-22,625,426
325	-22,836,803	-22,836,803	-23,586,803	-23,336,803	-23,206,803	-23,086,803
350	-23,298,181	-23,298,181	-24,048,181	-23,798,181	-23,668,181	-23,548,181

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,002,307	-24,002,307	-24,752,307	-24,502,307	-24,372,307	-24,252,307
15	-23,866,318	-23,866,318	-24,616,318	-24,366,318	-24,236,318	-24,116,318
25	-24,050,869	-24,050,869	-24,800,869	-24,550,869	-24,420,869	-24,300,869
50	-24,512,246	-24,512,246	-25,262,246	-25,012,246	-24,882,246	-24,762,246
75	-24,973,624	-24,973,624	-25,723,624	-25,473,624	-25,343,624	-25,223,624
100	-25,435,001	-25,435,001	-26,185,001	-25,935,001	-25,805,001	-25,685,001
125	-25,896,380	-25,896,380	-26,646,380	-26,396,380	-26,266,380	-26,146,380
150	-26,357,757	-26,357,757	-27,107,757	-26,857,757	-26,727,757	-26,607,757
175	-26,819,134	-26,819,134	-27,569,134	-27,319,134	-27,189,134	-27,069,134
200	-27,280,512	-27,280,512	-28,030,512	-27,780,512	-27,650,512	-27,530,512
225	-27,741,890	-27,741,890	-28,491,890	-28,241,890	-28,111,890	-27,991,890
250	-28,203,268	-28,203,268	-28,953,268	-28,703,268	-28,573,268	-28,453,268
275	-28,664,645	-28,664,645	-29,414,645	-29,164,645	-29,034,645	-28,914,645
300	-29,126,022	-29,126,022	-29,876,022	-29,626,022	-29,496,022	-29,376,022
325	-29,587,401	-29,587,401	-30,337,401	-30,087,401	-29,957,401	-29,837,401
350	-30,048,778	-30,048,778	-30,798,778	-30,548,778	-30,418,778	-30,298,778

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy Viability

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

LB Havering

Results summary

50% Affordable Housing

Site type 10 unit houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	275	350	350	350

Site type 30 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	125	300	350	350

Site type 50 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	275	350	350	350

Site type 80 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	300	350	350	350
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 110 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	100	175	200	225
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 150 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 275 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 325 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 375 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 435 Flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 1

No of units	10 unit houses
Density:	10 units
CSH level:	30 dph
	4

Affordable %	50%
% rented	70%
% intermed	30%

Site area	0.33 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	855,530	2,566,590	1,816,590	2,066,590	2,196,590	2,316,590
15	834,530	2,503,591	1,753,591	2,003,591	2,133,591	2,253,591
25	830,340	2,491,021	1,741,021	1,991,021	2,121,021	2,241,021
50	819,865	2,459,594	1,709,594	1,959,594	2,089,594	2,209,594
75	809,390	2,428,170	1,678,170	1,928,170	2,058,170	2,178,170
100	798,914	2,396,743	1,646,743	1,896,743	2,026,743	2,146,743
125	788,439	2,365,316	1,615,316	1,865,316	1,995,316	2,115,316
150	777,964	2,333,892	1,583,892	1,833,892	1,963,892	2,083,892
175	767,488	2,302,465	1,552,465	1,802,465	1,932,465	2,052,465
200	757,013	2,271,038	1,521,038	1,771,038	1,901,038	2,021,038
225	746,538	2,239,614	1,489,614	1,739,614	1,869,614	1,989,614
250	736,062	2,208,187	1,458,187	1,708,187	1,838,187	1,958,187
275	725,587	2,176,760	1,426,760	1,676,760	1,806,760	1,926,760
300	715,111	2,145,333	1,395,333	1,645,333	1,775,333	1,895,333
325	704,636	2,113,909	1,363,909	1,613,909	1,743,909	1,863,909
350	694,161	2,082,482	1,332,482	1,582,482	1,712,482	1,832,482

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£676,377	2,029,131	1,279,131	1,529,131	1,659,131	1,779,131
15	658,459	1,975,376	1,225,376	1,475,376	1,605,376	1,725,376
25	654,269	1,962,806	1,212,806	1,462,806	1,592,806	1,712,806
50	643,793	1,931,379	1,181,379	1,431,379	1,561,379	1,681,379
75	633,317	1,899,952	1,149,952	1,399,952	1,529,952	1,649,952
100	622,843	1,868,528	1,118,528	1,368,528	1,498,528	1,618,528
125	612,367	1,837,101	1,087,101	1,337,101	1,467,101	1,587,101
150	601,891	1,805,674	1,055,674	1,305,674	1,435,674	1,555,674
175	591,416	1,774,247	1,024,247	1,274,247	1,404,247	1,524,247
200	580,941	1,742,823	992,823	1,242,823	1,372,823	1,492,823
225	570,465	1,711,396	961,396	1,211,396	1,341,396	1,461,396
250	559,990	1,679,969	929,969	1,179,969	1,309,969	1,429,969
275	549,515	1,648,545	898,545	1,148,545	1,278,545	1,398,545
300	539,039	1,617,118	867,118	1,117,118	1,247,118	1,367,118
325	528,564	1,585,691	835,691	1,085,691	1,215,691	1,335,691
350	518,089	1,554,267	804,267	1,054,267	1,184,267	1,304,267

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	380,302	1,140,906	390,906	640,906	770,906	890,906
15	367,475	1,102,426	352,426	602,426	732,426	852,426
25	363,285	1,089,856	339,856	589,856	719,856	839,856
50	352,810	1,058,429	308,429	558,429	688,429	808,429
75	342,335	1,027,005	277,005	527,005	657,005	777,005
100	331,859	995,578	245,578	495,578	625,578	745,578
125	321,384	964,151	214,151	464,151	594,151	714,151
150	310,909	932,727	182,727	432,727	562,727	682,727
175	300,433	901,300	151,300	401,300	531,300	651,300
200	289,958	869,873	119,873	369,873	499,873	619,873
225	279,483	838,449	88,449	338,449	468,449	588,449
250	269,007	807,022	57,022	307,022	437,022	557,022
275	258,532	775,595	25,595	275,595	405,595	525,595
300	248,056	744,168	-5,832	244,168	374,168	494,168
325	237,581	712,744	-37,256	212,744	342,744	462,744
350	227,106	681,317	-68,683	181,317	311,317	431,317

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial	Community uses/Pul	Undeveloped Upper	Undeveloped Lower
£750,000	£500,000	£370,000	£250,000

Site type 2

30 units flats and houses	
No of units	30 units
Density	40 dph
CSH level:	4

Affordable %	50%
% rented	70%
% intermed	30%

Site area	0.75 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,892,868	2,523,823	1,773,823	2,023,823	2,153,823	2,273,823
15	1,843,847	2,458,463	1,708,463	1,958,463	2,088,463	2,208,463
25	1,832,871	2,443,828	1,693,828	1,943,828	2,073,828	2,193,828
50	1,805,430	2,407,240	1,657,240	1,907,240	2,037,240	2,157,240
75	1,777,989	2,370,652	1,620,652	1,870,652	2,000,652	2,120,652
100	1,750,549	2,334,065	1,584,065	1,834,065	1,964,065	2,084,065
125	1,723,108	2,297,477	1,547,477	1,797,477	1,927,477	2,047,477
150	1,695,667	2,260,889	1,510,889	1,760,889	1,890,889	2,010,889
175	1,668,226	2,224,301	1,474,301	1,724,301	1,854,301	1,974,301
200	1,640,784	2,187,713	1,437,713	1,687,713	1,817,713	1,937,713
225	1,613,343	2,151,125	1,401,125	1,651,125	1,781,125	1,901,125
250	1,585,902	2,114,537	1,364,537	1,614,537	1,744,537	1,864,537
275	1,558,461	2,077,949	1,327,949	1,577,949	1,707,949	1,827,949
300	1,531,021	2,041,362	1,291,362	1,541,362	1,671,362	1,791,362
325	1,503,580	2,004,774	1,254,774	1,504,774	1,634,774	1,754,774
350	1,476,139	1,968,186	1,218,186	1,468,186	1,598,186	1,718,186

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,453,608	1,938,145	1,188,145	1,438,145	1,568,145	1,688,145
15	1,412,143	1,882,857	1,132,857	1,382,857	1,512,857	1,632,857
25	1,401,167	1,868,222	1,118,222	1,368,222	1,498,222	1,618,222
50	1,373,726	1,831,634	1,081,634	1,331,634	1,461,634	1,581,634
75	1,346,285	1,795,046	1,045,046	1,295,046	1,425,046	1,545,046
100	1,318,844	1,758,458	1,008,458	1,258,458	1,388,458	1,508,458
125	1,291,402	1,721,870	971,870	1,221,870	1,351,870	1,471,870
150	1,263,962	1,685,283	935,283	1,185,283	1,315,283	1,435,283
175	1,236,521	1,648,695	898,695	1,148,695	1,278,695	1,398,695
200	1,209,080	1,612,107	862,107	1,112,107	1,242,107	1,362,107
225	1,181,639	1,575,519	825,519	1,075,519	1,205,519	1,325,519
250	1,154,198	1,538,931	788,931	1,038,931	1,168,931	1,288,931
275	1,126,757	1,502,343	752,343	1,002,343	1,132,343	1,252,343
300	1,099,316	1,465,755	715,755	965,755	1,095,755	1,215,755
325	1,071,875	1,429,167	679,167	929,167	1,059,167	1,179,167
350	1,044,435	1,392,580	642,580	892,580	1,022,580	1,142,580

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	727,675	970,233	220,233	470,233	600,233	720,233
15	698,694	931,593	181,593	431,593	561,593	681,593
25	687,718	916,958	166,958	416,958	546,958	666,958
50	660,277	880,370	130,370	380,370	510,370	630,370
75	632,836	843,782	93,782	343,782	473,782	593,782
100	605,396	807,195	57,195	307,195	437,195	557,195
125	577,955	770,607	20,607	270,607	400,607	520,607
150	550,514	734,019	-15,981	234,019	364,019	484,019
175	523,073	697,431	-52,569	197,431	327,431	447,431
200	495,632	660,843	-89,157	160,843	290,843	410,843
225	468,191	624,255	-125,745	124,255	254,255	374,255
250	440,750	587,667	-162,333	87,667	217,667	337,667
275	413,309	551,078	-198,922	51,078	181,078	301,078
300	385,869	514,492	-235,508	14,492	144,492	264,492
325	358,428	477,904	-272,096	-22,096	107,904	227,904
350	330,987	441,316	-308,684	-58,684	71,316	191,316

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£300	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 3

50 units flats and houses	
No of units	50 units
Density:	60 dph
CSH level:	4

Affordable %	50%
% rented	70%
% intermed	30%

Site area	0.83 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,096,437	3,715,724	2,965,724	3,215,724	3,345,724	3,465,724
15	3,016,212	3,619,455	2,869,455	3,119,455	3,249,455	3,369,455
25	2,998,233	3,597,880	2,847,880	3,097,880	3,227,880	3,347,880
50	2,953,284	3,543,941	2,793,941	3,043,941	3,173,941	3,293,941
75	2,908,337	3,490,004	2,740,004	2,990,004	3,120,004	3,240,004
100	2,863,388	3,436,065	2,686,065	2,936,065	3,066,065	3,186,065
125	2,818,440	3,382,128	2,632,128	2,882,128	3,012,128	3,132,128
150	2,773,491	3,328,190	2,578,190	2,828,190	2,958,190	3,078,190
175	2,728,544	3,274,252	2,524,252	2,774,252	2,904,252	3,024,252
200	2,683,595	3,220,314	2,470,314	2,720,314	2,850,314	2,970,314
225	2,638,647	3,166,377	2,416,377	2,666,377	2,796,377	2,916,377
250	2,593,698	3,112,440	2,362,440	2,612,440	2,742,440	2,862,440
275	2,548,750	3,058,502	2,308,502	2,558,502	2,688,502	2,808,502
300	2,503,801	3,004,565	2,254,565	2,504,565	2,634,565	2,754,565
325	2,458,853	2,950,627	2,200,627	2,450,627	2,580,627	2,700,627
350	2,413,904	2,896,690	2,146,690	2,396,690	2,526,690	2,646,690

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,376,906	2,852,287	2,102,287	2,352,287	2,482,287	2,602,287
15	2,308,615	2,770,338	2,020,338	2,270,338	2,400,338	2,520,338
25	2,290,342	2,748,411	1,998,411	2,248,411	2,378,411	2,498,411
50	2,244,659	2,693,591	1,943,591	2,193,591	2,323,591	2,443,591
75	2,198,975	2,638,770	1,888,770	2,138,770	2,268,770	2,388,770
100	2,153,292	2,583,950	1,833,950	2,083,950	2,213,950	2,333,950
125	2,107,608	2,529,130	1,779,130	2,029,130	2,159,130	2,279,130
150	2,061,925	2,474,310	1,724,310	1,974,310	2,104,310	2,224,310
175	2,016,241	2,419,490	1,669,490	1,919,490	2,049,490	2,169,490
200	1,970,558	2,364,669	1,614,669	1,864,669	1,994,669	2,114,669
225	1,924,874	2,309,849	1,559,849	1,809,849	1,939,849	2,059,849
250	1,879,192	2,255,030	1,505,030	1,755,030	1,885,030	2,005,030
275	1,833,508	2,200,210	1,450,210	1,700,210	1,830,210	1,950,210
300	1,787,825	2,145,390	1,395,390	1,645,390	1,775,390	1,895,390
325	1,742,141	2,090,569	1,340,569	1,590,569	1,720,569	1,840,569
350	1,696,458	2,035,749	1,285,749	1,535,749	1,665,749	1,785,749

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,175,588	1,410,705	660,705	910,705	1,040,705	1,160,705
15	1,127,960	1,353,551	603,551	853,551	983,551	1,103,551
25	1,109,686	1,331,623	581,623	831,623	961,623	1,081,623
50	1,064,002	1,276,803	526,803	776,803	906,803	1,026,803
75	1,018,319	1,221,983	471,983	721,983	851,983	971,983
100	972,635	1,167,162	417,162	667,162	797,162	917,162
125	926,952	1,112,342	362,342	612,342	742,342	862,342
150	881,268	1,057,522	307,522	557,522	687,522	807,522
175	835,586	1,002,703	252,703	502,703	632,703	752,703
200	789,902	947,883	197,883	447,883	577,883	697,883
225	744,219	893,063	143,063	393,063	523,063	643,063
250	698,535	838,242	88,242	338,242	468,242	588,242
275	652,852	783,422	33,422	283,422	413,422	533,422
300	607,168	728,602	-21,398	228,602	358,602	478,602
325	561,485	673,782	-76,218	173,782	303,782	423,782
350	515,801	618,962	-131,038	118,962	248,962	368,962

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 4

80 units flats and houses
No of units 80 units
Density: 80 dph
CSH level: -4

Affordable %	50%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,775,516	2,775,516	2,025,516	2,275,516	2,405,516	2,525,516
15	2,684,513	2,684,513	1,934,513	2,184,513	2,314,513	2,434,513
25	2,655,670	2,655,670	1,905,670	2,155,670	2,285,670	2,405,670
50	2,583,560	2,583,560	1,833,560	2,083,560	2,213,560	2,333,560
75	2,511,450	2,511,450	1,761,450	2,011,450	2,141,450	2,261,450
100	2,439,340	2,439,340	1,689,340	1,939,340	2,069,340	2,189,340
125	2,367,231	2,367,231	1,617,231	1,867,231	1,997,231	2,117,231
150	2,294,384	2,294,384	1,544,384	1,794,384	1,924,384	2,044,384
175	2,221,095	2,221,095	1,471,095	1,721,095	1,851,095	1,971,095
200	2,147,805	2,147,805	1,397,805	1,647,805	1,777,805	1,897,805
225	2,074,516	2,074,516	1,324,516	1,574,516	1,704,516	1,824,516
250	2,001,227	2,001,227	1,251,227	1,501,227	1,631,227	1,751,227
275	1,927,938	1,927,938	1,177,938	1,427,938	1,557,938	1,677,938
300	1,854,648	1,854,648	1,104,648	1,354,648	1,484,648	1,604,648
325	1,781,360	1,781,360	1,031,360	1,281,360	1,411,360	1,531,360
350	1,708,071	1,708,071	958,071	1,208,071	1,338,071	1,458,071

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,676,959	1,676,959	926,959	1,176,959	1,306,959	1,426,959
15	1,604,143	1,604,143	854,143	1,104,143	1,234,143	1,354,143
25	1,574,828	1,574,828	824,828	1,074,828	1,204,828	1,324,828
50	1,501,539	1,501,539	751,539	1,001,539	1,131,539	1,251,539
75	1,428,250	1,428,250	678,250	928,250	1,058,250	1,178,250
100	1,354,960	1,354,960	604,960	854,960	984,960	1,104,960
125	1,281,671	1,281,671	531,671	781,671	911,671	1,031,671
150	1,208,383	1,208,383	458,383	708,383	838,383	958,383
175	1,135,093	1,135,093	385,093	635,093	765,093	885,093
200	1,061,804	1,061,804	311,804	561,804	691,804	811,804
225	988,515	988,515	238,515	488,515	618,515	738,515
250	915,226	915,226	165,226	415,226	545,226	665,226
275	841,936	841,936	91,936	341,936	471,936	591,936
300	768,647	768,647	18,647	268,647	398,647	518,647
325	695,359	695,359	-54,641	195,359	325,359	445,359
350	622,069	622,069	-127,931	122,069	252,069	372,069

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-149,210	-149,210	-899,210	-649,210	-519,210	-399,210
15	-190,616	-190,616	-940,616	-690,616	-560,616	-440,616
25	-219,931	-219,931	-969,931	-719,931	-589,931	-469,931
50	-293,221	-293,221	-1,043,221	-793,221	-663,221	-543,221
75	-366,510	-366,510	-1,116,510	-866,510	-736,510	-616,510
100	-439,800	-439,800	-1,189,800	-939,800	-809,800	-689,800
125	-513,088	-513,088	-1,263,088	-1,013,088	-883,088	-763,088
150	-586,434	-586,434	-1,336,434	-1,086,434	-956,434	-836,434
175	-660,922	-660,922	-1,410,922	-1,160,922	-1,030,922	-910,922
200	-735,410	-735,410	-1,485,410	-1,235,410	-1,105,410	-985,410
225	-809,898	-809,898	-1,559,898	-1,309,898	-1,179,898	-1,059,898
250	-884,385	-884,385	-1,634,385	-1,384,385	-1,254,385	-1,134,385
275	-958,873	-958,873	-1,708,873	-1,458,873	-1,328,873	-1,208,873
300	-1,033,361	-1,033,361	-1,783,361	-1,533,361	-1,403,361	-1,283,361
325	-1,107,849	-1,107,849	-1,857,849	-1,607,849	-1,477,849	-1,357,849
350	-1,182,336	-1,182,336	-1,932,336	-1,682,336	-1,552,336	-1,432,336

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 5

110 units flats and houses
No of units 110 units
Density: 110 dph
CSH level: 4

Affordable %	50%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,769,491	2,769,491	2,019,491	2,269,491	2,399,491	2,519,491
15	2,661,790	2,661,790	1,911,790	2,161,790	2,291,790	2,411,790
25	2,621,745	2,621,745	1,871,745	2,121,745	2,251,745	2,371,745
50	2,521,631	2,521,631	1,771,631	2,021,631	2,151,631	2,271,631
75	2,421,519	2,421,519	1,671,519	1,921,519	2,051,519	2,171,519
100	2,321,405	2,321,405	1,571,405	1,821,405	1,951,405	2,071,405
125	2,221,291	2,221,291	1,471,291	1,721,291	1,851,291	1,971,291
150	2,121,179	2,121,179	1,371,179	1,621,179	1,751,179	1,871,179
175	2,019,901	2,019,901	1,269,901	1,519,901	1,649,901	1,769,901
200	1,918,151	1,918,151	1,168,151	1,418,151	1,548,151	1,668,151
225	1,816,400	1,816,400	1,066,400	1,316,400	1,446,400	1,566,400
250	1,714,650	1,714,650	964,650	1,214,650	1,344,650	1,464,650
275	1,612,899	1,612,899	862,899	1,112,899	1,242,899	1,362,899
300	1,511,149	1,511,149	761,149	1,011,149	1,141,149	1,261,149
325	1,409,397	1,409,397	659,397	909,397	1,039,397	1,159,397
350	1,307,647	1,307,647	557,647	807,647	937,647	1,057,647

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,280,743	1,280,743	530,743	780,743	910,743	1,030,743
15	1,197,666	1,197,666	447,666	697,666	827,666	947,666
25	1,156,965	1,156,965	406,965	656,965	786,965	906,965
50	1,055,215	1,055,215	305,215	555,215	685,215	805,215
75	953,464	953,464	203,464	453,464	583,464	703,464
100	851,714	851,714	101,714	351,714	481,714	601,714
125	749,963	749,963	-37	249,963	379,963	499,963
150	648,213	648,213	-101,787	148,213	278,213	398,213
175	546,461	546,461	-203,539	46,461	176,461	296,461
200	444,711	444,711	-305,289	-55,289	74,711	194,711
225	342,960	342,960	-407,040	-157,040	-27,040	92,960
250	241,210	241,210	-508,790	-258,790	-128,790	-8,790
275	139,459	139,459	-610,541	-360,541	-230,541	-110,541
300	37,709	37,709	-712,291	-462,291	-332,291	-212,291
325	-64,042	-64,042	-814,042	-564,042	-434,042	-314,042
350	-165,793	-165,793	-915,793	-665,793	-535,793	-415,793

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£175	£200	£225

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,203,452	-1,203,452	-1,953,452	-1,703,452	-1,573,452	-1,453,452
15	-1,244,803	-1,244,803	-1,994,803	-1,744,803	-1,614,803	-1,494,803
25	-1,286,169	-1,286,169	-2,036,169	-1,786,169	-1,656,169	-1,536,169
50	-1,389,584	-1,389,584	-2,139,584	-1,889,584	-1,759,584	-1,639,584
75	-1,492,999	-1,492,999	-2,242,999	-1,992,999	-1,862,999	-1,742,999
100	-1,596,413	-1,596,413	-2,346,413	-2,096,413	-1,966,413	-1,846,413
125	-1,699,828	-1,699,828	-2,449,828	-2,199,828	-2,069,828	-1,949,828
150	-1,803,243	-1,803,243	-2,553,243	-2,303,243	-2,173,243	-2,053,243
175	-1,906,658	-1,906,658	-2,656,658	-2,406,658	-2,276,658	-2,156,658
200	-2,010,072	-2,010,072	-2,760,072	-2,510,072	-2,380,072	-2,260,072
225	-2,113,487	-2,113,487	-2,863,487	-2,613,487	-2,483,487	-2,363,487
250	-2,216,902	-2,216,902	-2,966,902	-2,716,902	-2,586,902	-2,466,902
275	-2,320,316	-2,320,316	-3,070,316	-2,820,316	-2,690,316	-2,570,316
300	-2,423,731	-2,423,731	-3,173,731	-2,923,731	-2,793,731	-2,673,731
325	-2,527,146	-2,527,146	-3,277,146	-3,027,146	-2,897,146	-2,777,146
350	-2,630,561	-2,630,561	-3,380,561	-3,130,561	-3,000,561	-2,880,561

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 6

150 units flats and houses
No of units 150 units
Density: 150 dph
CSH level: 4

Affordable %	50%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-940,311	-940,311	-1,690,311	-1,440,311	-1,310,311	-1,190,311
15	-1,007,990	-1,007,990	-1,757,990	-1,507,990	-1,377,990	-1,257,990
25	-1,063,891	-1,063,891	-1,813,891	-1,563,891	-1,433,891	-1,313,891
50	-1,203,644	-1,203,644	-1,953,644	-1,703,644	-1,573,644	-1,453,644
75	-1,344,616	-1,344,616	-2,094,616	-1,844,616	-1,714,616	-1,594,616
100	-1,486,655	-1,486,655	-2,236,655	-1,986,655	-1,856,655	-1,736,655
125	-1,628,692	-1,628,692	-2,378,692	-2,128,692	-1,998,692	-1,878,692
150	-1,770,731	-1,770,731	-2,520,731	-2,270,731	-2,140,731	-2,020,731
175	-1,912,769	-1,912,769	-2,662,769	-2,412,769	-2,282,769	-2,162,769
200	-2,054,806	-2,054,806	-2,804,806	-2,554,806	-2,424,806	-2,304,806
225	-2,196,845	-2,196,845	-2,946,845	-2,696,845	-2,566,845	-2,446,845
250	-2,338,883	-2,338,883	-3,088,883	-2,838,883	-2,708,883	-2,588,883
275	-2,480,922	-2,480,922	-3,230,922	-2,980,922	-2,850,922	-2,730,922
300	-2,622,959	-2,622,959	-3,372,959	-3,122,959	-2,992,959	-2,872,959
325	-2,764,998	-2,764,998	-3,514,998	-3,264,998	-3,134,998	-3,014,998
350	-2,907,036	-2,907,036	-3,657,036	-3,407,036	-3,277,036	-3,157,036

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,783,826	-2,783,826	-3,533,826	-3,283,826	-3,153,826	-3,033,826
15	-2,821,170	-2,821,170	-3,571,170	-3,321,170	-3,191,170	-3,071,170
25	-2,877,985	-2,877,985	-3,627,985	-3,377,985	-3,247,985	-3,127,985
50	-3,020,023	-3,020,023	-3,770,023	-3,520,023	-3,390,023	-3,270,023
75	-3,162,062	-3,162,062	-3,912,062	-3,662,062	-3,532,062	-3,412,062
100	-3,304,099	-3,304,099	-4,054,099	-3,804,099	-3,674,099	-3,554,099
125	-3,446,138	-3,446,138	-4,196,138	-3,946,138	-3,816,138	-3,696,138
150	-3,588,176	-3,588,176	-4,338,176	-4,088,176	-3,958,176	-3,838,176
175	-3,730,214	-3,730,214	-4,480,214	-4,230,214	-4,100,214	-3,980,214
200	-3,872,252	-3,872,252	-4,622,252	-4,372,252	-4,242,252	-4,122,252
225	-4,014,290	-4,014,290	-4,764,290	-4,514,290	-4,384,290	-4,264,290
250	-4,156,329	-4,156,329	-4,906,329	-4,656,329	-4,526,329	-4,406,329
275	-4,298,366	-4,298,366	-5,048,366	-4,798,366	-4,668,366	-4,548,366
300	-4,440,405	-4,440,405	-5,190,405	-4,940,405	-4,810,405	-4,690,405
325	-4,582,443	-4,582,443	-5,332,443	-5,082,443	-4,952,443	-4,832,443
350	-4,724,481	-4,724,481	-5,474,481	-5,224,481	-5,094,481	-4,974,481

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,839,956	-5,839,956	-6,589,956	-6,339,956	-6,209,956	-6,089,956
15	-5,824,737	-5,824,737	-6,574,737	-6,324,737	-6,194,737	-6,074,737
25	-5,881,553	-5,881,553	-6,631,553	-6,381,553	-6,251,553	-6,131,553
50	-6,023,591	-6,023,591	-6,773,591	-6,523,591	-6,393,591	-6,273,591
75	-6,165,629	-6,165,629	-6,915,629	-6,665,629	-6,535,629	-6,415,629
100	-6,307,667	-6,307,667	-7,057,667	-6,807,667	-6,677,667	-6,557,667
125	-6,449,706	-6,449,706	-7,199,706	-6,949,706	-6,819,706	-6,699,706
150	-6,591,743	-6,591,743	-7,341,743	-7,091,743	-6,961,743	-6,841,743
175	-6,733,781	-6,733,781	-7,483,781	-7,233,781	-7,103,781	-6,983,781
200	-6,875,820	-6,875,820	-7,625,820	-7,375,820	-7,245,820	-7,125,820
225	-7,017,857	-7,017,857	-7,767,857	-7,517,857	-7,387,857	-7,267,857
250	-7,159,896	-7,159,896	-7,909,896	-7,659,896	-7,529,896	-7,409,896
275	-7,301,934	-7,301,934	-8,051,934	-7,801,934	-7,671,934	-7,551,934
300	-7,443,973	-7,443,973	-8,193,973	-7,943,973	-7,813,973	-7,693,973
325	-7,586,010	-7,586,010	-8,336,010	-8,086,010	-7,956,010	-7,836,010
350	-7,728,049	-7,728,049	-8,478,049	-8,228,049	-8,098,049	-7,978,049

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial	Community uses/Pul	Undeveloped Upper	Undeveloped Lower
£750,000	£500,000	£370,000	£250,000

Site type 7

275 units flats
No of units 275 units
Density: 275 dph
CSH level: 4

Affordable %	50%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,347,200	-11,347,200	-12,097,200	-11,847,200	-11,717,200	-11,597,200
15	-11,324,016	-11,324,016	-12,074,016	-11,824,016	-11,694,016	-11,574,016
25	-11,438,667	-11,438,667	-12,188,667	-11,938,667	-11,808,667	-11,688,667
50	-11,725,296	-11,725,296	-12,475,296	-12,225,296	-12,095,296	-11,975,296
75	-12,011,925	-12,011,925	-12,761,925	-12,511,925	-12,381,925	-12,261,925
100	-12,298,553	-12,298,553	-13,048,553	-12,798,553	-12,668,553	-12,548,553
125	-12,585,181	-12,585,181	-13,335,181	-13,085,181	-12,955,181	-12,835,181
150	-12,871,809	-12,871,809	-13,621,809	-13,371,809	-13,241,809	-13,121,809
175	-13,158,437	-13,158,437	-13,908,437	-13,658,437	-13,528,437	-13,408,437
200	-13,445,066	-13,445,066	-14,195,066	-13,945,066	-13,815,066	-13,695,066
225	-13,731,694	-13,731,694	-14,481,694	-14,231,694	-14,101,694	-13,981,694
250	-14,018,322	-14,018,322	-14,768,322	-14,518,322	-14,388,322	-14,268,322
275	-14,304,950	-14,304,950	-15,054,950	-14,804,950	-14,674,950	-14,554,950
300	-14,591,578	-14,591,578	-15,341,578	-15,091,578	-14,961,578	-14,841,578
325	-14,878,207	-14,878,207	-15,628,207	-15,378,207	-15,248,207	-15,128,207
350	-15,164,835	-15,164,835	-15,914,835	-15,664,835	-15,534,835	-15,414,835

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,548,770	-14,548,770	-15,298,770	-15,048,770	-14,918,770	-14,798,770
15	-14,470,522	-14,470,522	-15,220,522	-14,970,522	-14,840,522	-14,720,522
25	-14,585,174	-14,585,174	-15,335,174	-15,085,174	-14,955,174	-14,835,174
50	-14,871,802	-14,871,802	-15,621,802	-15,371,802	-15,241,802	-15,121,802
75	-15,158,430	-15,158,430	-15,908,430	-15,658,430	-15,528,430	-15,408,430
100	-15,445,058	-15,445,058	-16,195,058	-15,945,058	-15,815,058	-15,695,058
125	-15,731,687	-15,731,687	-16,481,687	-16,231,687	-16,101,687	-15,981,687
150	-16,018,315	-16,018,315	-16,768,315	-16,518,315	-16,388,315	-16,268,315
175	-16,304,943	-16,304,943	-17,054,943	-16,804,943	-16,674,943	-16,554,943
200	-16,591,571	-16,591,571	-17,341,571	-17,091,571	-16,961,571	-16,841,571
225	-16,878,199	-16,878,199	-17,628,199	-17,378,199	-17,248,199	-17,128,199
250	-17,164,828	-17,164,828	-17,914,828	-17,664,828	-17,534,828	-17,414,828
275	-17,451,456	-17,451,456	-18,201,456	-17,951,456	-17,821,456	-17,701,456
300	-17,738,084	-17,738,084	-18,488,084	-18,238,084	-18,108,084	-17,988,084
325	-18,024,712	-18,024,712	-18,774,712	-18,524,712	-18,394,712	-18,274,712
350	-18,311,341	-18,311,341	-19,061,341	-18,811,341	-18,681,341	-18,561,341

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,839,784	-19,839,784	-20,589,784	-20,339,784	-20,209,784	-20,089,784
15	-19,670,537	-19,670,537	-20,420,537	-20,170,537	-20,040,537	-19,920,537
25	-19,785,189	-19,785,189	-20,535,189	-20,285,189	-20,155,189	-20,035,189
50	-20,071,817	-20,071,817	-20,821,817	-20,571,817	-20,441,817	-20,321,817
75	-20,358,445	-20,358,445	-21,108,445	-20,858,445	-20,728,445	-20,608,445
100	-20,645,073	-20,645,073	-21,395,073	-21,145,073	-21,015,073	-20,895,073
125	-20,931,701	-20,931,701	-21,681,701	-21,431,701	-21,301,701	-21,181,701
150	-21,218,330	-21,218,330	-21,968,330	-21,718,330	-21,588,330	-21,468,330
175	-21,504,958	-21,504,958	-22,254,958	-22,004,958	-21,874,958	-21,754,958
200	-21,791,586	-21,791,586	-22,541,586	-22,291,586	-22,161,586	-22,041,586
225	-22,078,214	-22,078,214	-22,828,214	-22,578,214	-22,448,214	-22,328,214
250	-22,364,842	-22,364,842	-23,114,842	-22,864,842	-22,734,842	-22,614,842
275	-22,651,471	-22,651,471	-23,401,471	-23,151,471	-23,021,471	-22,901,471
300	-22,938,099	-22,938,099	-23,688,099	-23,438,099	-23,308,099	-23,188,099
325	-23,224,727	-23,224,727	-23,974,727	-23,724,727	-23,594,727	-23,474,727
350	-23,511,355	-23,511,355	-24,261,355	-24,011,355	-23,881,355	-23,761,355

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 8

325 units flats
No of units 325 units
Density: 325 dph
CSH level: 4

Affordable %	50%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,131,580	-14,131,580	-14,881,580	-14,631,580	-14,501,580	-14,381,580
15	-14,090,408	-14,090,408	-14,840,408	-14,590,408	-14,460,408	-14,340,408
25	-14,224,993	-14,224,993	-14,974,993	-14,724,993	-14,594,993	-14,474,993
50	-14,561,455	-14,561,455	-15,311,455	-15,061,455	-14,931,455	-14,811,455
75	-14,897,917	-14,897,917	-15,647,917	-15,397,917	-15,267,917	-15,147,917
100	-15,234,380	-15,234,380	-15,984,380	-15,734,380	-15,604,380	-15,484,380
125	-15,570,841	-15,570,841	-16,320,841	-16,070,841	-15,940,841	-15,820,841
150	-15,907,303	-15,907,303	-16,657,303	-16,407,303	-16,277,303	-16,157,303
175	-16,243,766	-16,243,766	-16,993,766	-16,743,766	-16,613,766	-16,493,766
200	-16,580,228	-16,580,228	-17,330,228	-17,080,228	-16,950,228	-16,830,228
225	-16,916,690	-16,916,690	-17,666,690	-17,416,690	-17,286,690	-17,166,690
250	-17,253,151	-17,253,151	-18,003,151	-17,753,151	-17,623,151	-17,503,151
275	-17,589,614	-17,589,614	-18,339,614	-18,089,614	-17,959,614	-17,839,614
300	-17,926,076	-17,926,076	-18,676,076	-18,426,076	-18,296,076	-18,176,076
325	-18,262,538	-18,262,538	-19,012,538	-18,762,538	-18,632,538	-18,512,538
350	-18,599,000	-18,599,000	-19,349,000	-19,099,000	-18,969,000	-18,849,000

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-17,638,620	-17,638,620	-18,388,620	-18,138,620	-18,008,620	-17,888,620
15	-17,537,130	-17,537,130	-18,287,130	-18,037,130	-17,907,130	-17,787,130
25	-17,671,714	-17,671,714	-18,421,714	-18,171,714	-18,041,714	-17,921,714
50	-18,008,177	-18,008,177	-18,758,177	-18,508,177	-18,378,177	-18,258,177
75	-18,344,639	-18,344,639	-19,094,639	-18,844,639	-18,714,639	-18,594,639
100	-18,681,101	-18,681,101	-19,431,101	-19,181,101	-19,051,101	-18,931,101
125	-19,017,563	-19,017,563	-19,767,563	-19,517,563	-19,387,563	-19,267,563
150	-19,354,025	-19,354,025	-20,104,025	-19,854,025	-19,724,025	-19,604,025
175	-19,690,487	-19,690,487	-20,440,487	-20,190,487	-20,060,487	-19,940,487
200	-20,026,949	-20,026,949	-20,776,949	-20,526,949	-20,396,949	-20,276,949
225	-20,363,412	-20,363,412	-21,113,412	-20,863,412	-20,733,412	-20,613,412
250	-20,699,874	-20,699,874	-21,449,874	-21,199,874	-21,069,874	-20,949,874
275	-21,036,336	-21,036,336	-21,786,336	-21,536,336	-21,406,336	-21,286,336
300	-21,372,797	-21,372,797	-22,122,797	-21,872,797	-21,742,797	-21,622,797
325	-21,709,260	-21,709,260	-22,459,260	-22,209,260	-22,079,260	-21,959,260
350	-22,045,722	-22,045,722	-22,795,722	-22,545,722	-22,415,722	-22,295,722

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,434,463	-23,434,463	-24,184,463	-23,934,463	-23,804,463	-23,684,463
15	-23,233,291	-23,233,291	-23,983,291	-23,733,291	-23,603,291	-23,483,291
25	-23,367,876	-23,367,876	-24,117,876	-23,867,876	-23,737,876	-23,617,876
50	-23,704,338	-23,704,338	-24,454,338	-24,204,338	-24,074,338	-23,954,338
75	-24,040,800	-24,040,800	-24,790,800	-24,540,800	-24,410,800	-24,290,800
100	-24,377,262	-24,377,262	-25,127,262	-24,877,262	-24,747,262	-24,627,262
125	-24,713,725	-24,713,725	-25,463,725	-25,213,725	-25,083,725	-24,963,725
150	-25,050,188	-25,050,188	-25,800,188	-25,550,188	-25,420,188	-25,300,188
175	-25,386,648	-25,386,648	-26,136,648	-25,886,648	-25,756,648	-25,636,648
200	-25,723,111	-25,723,111	-26,473,111	-26,223,111	-26,093,111	-25,973,111
225	-26,059,573	-26,059,573	-26,809,573	-26,559,573	-26,429,573	-26,309,573
250	-26,396,035	-26,396,035	-27,146,035	-26,896,035	-26,766,035	-26,646,035
275	-26,732,496	-26,732,496	-27,482,496	-27,232,496	-27,102,496	-26,982,496
300	-27,068,959	-27,068,959	-27,818,959	-27,568,959	-27,438,959	-27,318,959
325	-27,405,421	-27,405,421	-28,155,421	-27,905,421	-27,775,421	-27,655,421
350	-27,741,883	-27,741,883	-28,491,883	-28,241,883	-28,111,883	-27,991,883

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 9

375 units flats
No of units 375 units
Density: 375 dph
CSH level: 4

Affordable %	50%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,707,012	-15,707,012	-16,457,012	-16,207,012	-16,077,012	-15,957,012
15	-15,649,809	-15,649,809	-16,399,809	-16,149,809	-16,019,809	-15,899,809
25	-15,791,773	-15,791,773	-16,541,773	-16,291,773	-16,161,773	-16,041,773
50	-16,146,678	-16,146,678	-16,896,678	-16,646,678	-16,516,678	-16,396,678
75	-16,501,584	-16,501,584	-17,251,584	-17,001,584	-16,871,584	-16,751,584
100	-16,856,489	-16,856,489	-17,606,489	-17,356,489	-17,226,489	-17,106,489
125	-17,211,396	-17,211,396	-17,961,396	-17,711,396	-17,581,396	-17,461,396
150	-17,566,302	-17,566,302	-18,316,302	-18,066,302	-17,936,302	-17,816,302
175	-17,921,207	-17,921,207	-18,671,207	-18,421,207	-18,291,207	-18,171,207
200	-18,276,114	-18,276,114	-19,026,114	-18,776,114	-18,646,114	-18,526,114
225	-18,631,019	-18,631,019	-19,381,019	-19,131,019	-19,001,019	-18,881,019
250	-18,985,925	-18,985,925	-19,735,925	-19,485,925	-19,355,925	-19,235,925
275	-19,340,831	-19,340,831	-20,090,831	-19,840,831	-19,710,831	-19,590,831
300	-19,695,737	-19,695,737	-20,445,737	-20,195,737	-20,065,737	-19,945,737
325	-20,050,643	-20,050,643	-20,800,643	-20,550,643	-20,420,643	-20,300,643
350	-20,405,549	-20,405,549	-21,155,549	-20,905,549	-20,775,549	-20,655,549

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,261,383	-19,261,383	-20,011,383	-19,761,383	-19,631,383	-19,511,383
15	-19,143,050	-19,143,050	-19,893,050	-19,643,050	-19,513,050	-19,393,050
25	-19,285,012	-19,285,012	-20,035,012	-19,785,012	-19,655,012	-19,535,012
50	-19,639,918	-19,639,918	-20,389,918	-20,139,918	-20,009,918	-19,889,918
75	-19,994,823	-19,994,823	-20,744,823	-20,494,823	-20,364,823	-20,244,823
100	-20,349,730	-20,349,730	-21,099,730	-20,849,730	-20,719,730	-20,599,730
125	-20,704,635	-20,704,635	-21,454,635	-21,204,635	-21,074,635	-20,954,635
150	-21,059,541	-21,059,541	-21,809,541	-21,559,541	-21,429,541	-21,309,541
175	-21,414,448	-21,414,448	-22,164,448	-21,914,448	-21,784,448	-21,664,448
200	-21,769,353	-21,769,353	-22,519,353	-22,269,353	-22,139,353	-22,019,353
225	-22,124,259	-22,124,259	-22,874,259	-22,624,259	-22,494,259	-22,374,259
250	-22,479,165	-22,479,165	-23,229,165	-22,979,165	-22,849,165	-22,729,165
275	-22,834,071	-22,834,071	-23,584,071	-23,334,071	-23,204,071	-23,084,071
300	-23,188,976	-23,188,976	-23,938,976	-23,688,976	-23,558,976	-23,438,976
325	-23,543,883	-23,543,883	-24,293,883	-24,043,883	-23,913,883	-23,793,883
350	-23,898,789	-23,898,789	-24,648,789	-24,398,789	-24,268,789	-24,148,789

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-25,135,449	-25,135,449	-25,885,449	-25,635,449	-25,505,449	-25,385,449
15	-24,916,088	-24,916,088	-25,666,088	-25,416,088	-25,286,088	-25,166,088
25	-25,058,050	-25,058,050	-25,808,050	-25,558,050	-25,428,050	-25,308,050
50	-25,412,956	-25,412,956	-26,162,956	-25,912,956	-25,782,956	-25,662,956
75	-25,767,861	-25,767,861	-26,517,861	-26,267,861	-26,137,861	-26,017,861
100	-26,122,768	-26,122,768	-26,872,768	-26,622,768	-26,492,768	-26,372,768
125	-26,477,674	-26,477,674	-27,227,674	-26,977,674	-26,847,674	-26,727,674
150	-26,832,579	-26,832,579	-27,582,579	-27,332,579	-27,202,579	-27,082,579
175	-27,187,486	-27,187,486	-27,937,486	-27,687,486	-27,557,486	-27,437,486
200	-27,542,391	-27,542,391	-28,292,391	-28,042,391	-27,912,391	-27,792,391
225	-27,897,297	-27,897,297	-28,647,297	-28,397,297	-28,267,297	-28,147,297
250	-28,252,203	-28,252,203	-29,002,203	-28,752,203	-28,622,203	-28,502,203
275	-28,607,109	-28,607,109	-29,357,109	-29,107,109	-28,977,109	-28,857,109
300	-28,962,015	-28,962,015	-29,712,015	-29,462,015	-29,332,015	-29,212,015
325	-29,316,921	-29,316,921	-30,066,921	-29,816,921	-29,686,921	-29,566,921
350	-29,671,827	-29,671,827	-30,421,827	-30,171,827	-30,041,827	-29,921,827

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy Viability

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

LB Havering

Results summary

45% Affordable Housing

Site type 10 unit houses				
	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 30 units flats and houses				
	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	175	350	350	350

Site type 50 units flats and houses				
	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	325	350	350	350

Site type 80 units flats and houses				
	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 110 units flats and houses				
	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	200	250	275	300
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 150 units flats and houses				
	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 275 units flats				
	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 325 units flats				
	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 375 units flats				
	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 435 Flats				
	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 1

No of units	10 unit houses
Density:	10 units
CSH level:	30 dph
	4

Affordable %	45%
% rented	70%
% intermed	30%

Site area	0.33 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	924,909	2,774,727	2,024,727	2,274,727	2,404,727	2,524,727
15	902,088	2,706,263	1,956,263	2,206,263	2,336,263	2,456,263
25	897,479	2,692,438	1,942,438	2,192,438	2,322,438	2,442,438
50	885,956	2,657,867	1,907,867	2,157,867	2,287,867	2,407,867
75	874,433	2,623,299	1,873,299	2,123,299	2,253,299	2,373,299
100	862,910	2,588,731	1,838,731	2,088,731	2,218,731	2,338,731
125	851,388	2,554,163	1,804,163	2,054,163	2,184,163	2,304,163
150	839,864	2,519,592	1,769,592	2,019,592	2,149,592	2,269,592
175	828,341	2,485,024	1,735,024	1,985,024	2,115,024	2,235,024
200	816,819	2,450,456	1,700,456	1,950,456	2,080,456	2,200,456
225	805,296	2,415,888	1,665,888	1,915,888	2,045,888	2,165,888
250	793,772	2,381,317	1,631,317	1,881,317	2,011,317	2,131,317
275	782,250	2,346,750	1,596,750	1,846,750	1,976,750	2,096,750
300	770,727	2,312,182	1,562,182	1,812,182	1,942,182	2,062,182
325	759,204	2,277,611	1,527,611	1,777,611	1,907,611	2,027,611
350	747,681	2,243,043	1,493,043	1,743,043	1,873,043	1,993,043

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£734,215	2,202,644	1,452,644	1,702,644	1,832,644	1,952,644
15	714,672	2,144,017	1,394,017	1,644,017	1,774,017	1,894,017
25	710,064	2,130,192	1,380,192	1,630,192	1,760,192	1,880,192
50	698,540	2,095,621	1,345,621	1,595,621	1,725,621	1,845,621
75	687,018	2,061,053	1,311,053	1,561,053	1,691,053	1,811,053
100	675,495	2,026,485	1,276,485	1,526,485	1,656,485	1,776,485
125	663,972	1,991,917	1,241,917	1,491,917	1,621,917	1,741,917
150	652,449	1,957,347	1,207,347	1,457,347	1,587,347	1,707,347
175	640,926	1,922,779	1,172,779	1,422,779	1,552,779	1,672,779
200	629,404	1,888,211	1,138,211	1,388,211	1,518,211	1,638,211
225	617,881	1,853,643	1,103,643	1,353,643	1,483,643	1,603,643
250	606,357	1,819,072	1,069,072	1,319,072	1,449,072	1,569,072
275	594,835	1,784,504	1,034,504	1,284,504	1,414,504	1,534,504
300	583,312	1,749,936	999,936	1,249,936	1,379,936	1,499,936
325	571,788	1,715,365	965,365	1,215,365	1,345,365	1,465,365
350	560,266	1,680,797	930,797	1,180,797	1,310,797	1,430,797

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	419,066	1,257,197	507,197	757,197	887,197	1,007,197
15	404,945	1,214,835	464,835	714,835	844,835	964,835
25	400,336	1,201,007	451,007	701,007	831,007	951,007
50	388,813	1,166,439	416,439	666,439	796,439	916,439
75	377,289	1,131,868	381,868	631,868	761,868	881,868
100	365,767	1,097,300	347,300	597,300	727,300	847,300
125	354,244	1,062,733	312,733	562,733	692,733	812,733
150	342,722	1,028,165	278,165	528,165	658,165	778,165
175	331,198	993,594	243,594	493,594	623,594	743,594
200	319,675	959,026	209,026	459,026	589,026	709,026
225	308,153	924,458	174,458	424,458	554,458	674,458
250	296,630	889,890	139,890	389,890	519,890	639,890
275	285,106	855,319	105,319	355,319	485,319	605,319
300	273,584	820,751	70,751	320,751	450,751	570,751
325	262,061	786,183	36,183	286,183	416,183	536,183
350	250,537	751,612	1,612	251,612	381,612	501,612

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 2

30 units flats and houses	
No of units	30 units
Density	40 dph
CSH level:	4

Affordable %	45%
% rented	70%
% intermed	30%

Site area	0.75 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,056,085	2,741,447	1,991,447	2,241,447	2,371,447	2,491,447
15	2,002,612	2,670,149	1,920,149	2,170,149	2,300,149	2,420,149
25	1,990,538	2,654,051	1,904,051	2,154,051	2,284,051	2,404,051
50	1,960,353	2,613,803	1,863,803	2,113,803	2,243,803	2,363,803
75	1,930,167	2,573,556	1,823,556	2,073,556	2,203,556	2,323,556
100	1,899,983	2,533,311	1,783,311	2,033,311	2,163,311	2,283,311
125	1,869,798	2,493,063	1,743,063	1,993,063	2,123,063	2,243,063
150	1,839,612	2,452,816	1,702,816	1,952,816	2,082,816	2,202,816
175	1,809,428	2,412,570	1,662,570	1,912,570	2,042,570	2,162,570
200	1,779,243	2,372,323	1,622,323	1,872,323	2,002,323	2,122,323
225	1,749,057	2,332,076	1,582,076	1,832,076	1,962,076	2,082,076
250	1,718,873	2,291,830	1,541,830	1,791,830	1,921,830	2,041,830
275	1,688,688	2,251,583	1,501,583	1,751,583	1,881,583	2,001,583
300	1,658,502	2,211,336	1,461,336	1,711,336	1,841,336	1,961,336
325	1,628,318	2,171,090	1,421,090	1,671,090	1,801,090	1,921,090
350	1,598,133	2,130,843	1,380,843	1,630,843	1,760,843	1,880,843

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,588,980	2,118,640	1,368,640	1,618,640	1,748,640	1,868,640
15	1,543,540	2,058,053	1,308,053	1,558,053	1,688,053	1,808,053
25	1,531,466	2,041,955	1,291,955	1,541,955	1,671,955	1,791,955
50	1,501,281	2,001,707	1,251,707	1,501,707	1,631,707	1,751,707
75	1,471,096	1,961,462	1,211,462	1,461,462	1,591,462	1,711,462
100	1,440,911	1,921,215	1,171,215	1,421,215	1,551,215	1,671,215
125	1,410,726	1,880,967	1,130,967	1,380,967	1,510,967	1,630,967
150	1,380,541	1,840,722	1,090,722	1,340,722	1,470,722	1,590,722
175	1,350,356	1,800,475	1,050,475	1,300,475	1,430,475	1,550,475
200	1,320,172	1,760,229	1,010,229	1,260,229	1,390,229	1,510,229
225	1,289,986	1,719,982	969,982	1,219,982	1,349,982	1,469,982
250	1,259,801	1,679,735	929,735	1,179,735	1,309,735	1,429,735
275	1,229,617	1,639,489	889,489	1,139,489	1,269,489	1,389,489
300	1,199,431	1,599,242	849,242	1,099,242	1,229,242	1,349,242
325	1,169,246	1,558,994	808,994	1,058,994	1,188,994	1,308,994
350	1,139,062	1,518,749	768,749	1,018,749	1,148,749	1,268,749

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	817,027	1,089,370	339,370	589,370	719,370	839,370
15	784,864	1,046,485	296,485	546,485	676,485	796,485
25	772,790	1,030,386	280,386	530,386	660,386	780,386
50	742,605	990,141	240,141	490,141	620,141	740,141
75	712,420	949,894	199,894	449,894	579,894	699,894
100	682,235	909,646	159,646	409,646	539,646	659,646
125	652,050	869,401	119,401	369,401	499,401	619,401
150	621,865	829,154	79,154	329,154	459,154	579,154
175	591,680	788,906	38,906	288,906	418,906	538,906
200	561,495	748,661	-1,339	248,661	378,661	498,661
225	531,310	708,413	-41,587	208,413	338,413	458,413
250	501,125	668,166	-81,834	168,166	298,166	418,166
275	470,940	627,921	-122,079	127,921	257,921	377,921
300	440,755	587,673	-162,327	87,673	217,673	337,673
325	410,570	547,426	-202,574	47,426	177,426	297,426
350	380,385	507,181	-242,819	7,181	137,181	257,181

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 3

50 units flats and houses	
No of units	50 units
Density	60 dph
CSH level:	4

Affordable %	45%
% rented	70%
% intermed	30%

Site area	0.83 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,363,787	4,036,545	3,286,545	3,536,545	3,666,545	3,786,545
15	3,276,268	3,931,522	3,181,522	3,431,522	3,561,522	3,681,522
25	3,258,491	3,907,789	3,157,789	3,407,789	3,537,789	3,657,789
50	3,207,048	3,848,457	3,098,457	3,348,457	3,478,457	3,598,457
75	3,157,605	3,789,126	3,039,126	3,289,126	3,419,126	3,539,126
100	3,108,161	3,729,794	2,979,794	3,229,794	3,359,794	3,479,794
125	3,058,719	3,670,463	2,920,463	3,170,463	3,300,463	3,420,463
150	3,009,275	3,611,131	2,861,131	3,111,131	3,241,131	3,361,131
175	2,959,833	3,551,800	2,801,800	3,051,800	3,181,800	3,301,800
200	2,910,389	3,492,467	2,742,467	2,992,467	3,122,467	3,242,467
225	2,860,946	3,433,135	2,683,135	2,933,135	3,063,135	3,183,135
250	2,810,716	3,372,859	2,622,859	2,872,859	3,002,859	3,122,859
275	2,760,465	3,312,558	2,562,558	2,812,558	2,942,558	3,062,558
300	2,710,213	3,252,255	2,502,255	2,752,255	2,882,255	3,002,255
325	2,659,962	3,191,954	2,441,954	2,691,954	2,821,954	2,941,954
350	2,609,709	3,131,651	2,381,651	2,631,651	2,761,651	2,881,651

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,598,382	3,118,059	2,368,059	2,618,059	2,748,059	2,868,059
15	2,523,541	3,028,249	2,278,249	2,528,249	2,658,249	2,778,249
25	2,503,441	3,004,129	2,254,129	2,504,129	2,634,129	2,754,129
50	2,453,189	2,943,826	2,193,826	2,443,826	2,573,826	2,693,826
75	2,402,936	2,883,524	2,133,524	2,383,524	2,513,524	2,633,524
100	2,352,685	2,823,222	2,073,222	2,323,222	2,453,222	2,573,222
125	2,302,433	2,762,920	2,012,920	2,262,920	2,392,920	2,512,920
150	2,252,182	2,702,618	1,952,618	2,202,618	2,332,618	2,452,618
175	2,201,930	2,642,316	1,892,316	2,142,316	2,272,316	2,392,316
200	2,151,679	2,582,014	1,832,014	2,082,014	2,212,014	2,332,014
225	2,101,426	2,521,712	1,771,712	2,021,712	2,151,712	2,271,712
250	2,051,174	2,461,409	1,711,409	1,961,409	2,091,409	2,211,409
275	2,000,923	2,401,108	1,651,108	1,901,108	2,031,108	2,151,108
300	1,950,671	2,340,805	1,590,805	1,840,805	1,970,805	2,090,805
325	1,900,420	2,280,504	1,530,504	1,780,504	1,910,504	2,030,504
350	1,850,168	2,220,201	1,470,201	1,720,201	1,850,201	1,970,201

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,321,172	1,585,407	835,407	1,085,407	1,215,407	1,335,407
15	1,268,298	1,521,958	771,958	1,021,958	1,151,958	1,271,958
25	1,249,198	1,497,838	747,838	997,838	1,127,838	1,247,838
50	1,197,946	1,437,535	687,535	937,535	1,067,535	1,187,535
75	1,147,695	1,377,234	627,234	877,234	1,007,234	1,127,234
100	1,097,443	1,316,931	566,931	816,931	946,931	1,066,931
125	1,047,192	1,256,630	506,630	756,630	886,630	1,006,630
150	996,939	1,196,327	446,327	696,327	826,327	946,327
175	946,687	1,136,025	386,025	636,025	766,025	886,025
200	896,436	1,075,723	325,723	575,723	705,723	825,723
225	846,184	1,015,421	265,421	515,421	645,421	765,421
250	795,933	955,119	205,119	455,119	585,119	705,119
275	745,681	894,817	144,817	394,817	524,817	644,817
300	695,429	834,515	84,515	334,515	464,515	584,515
325	645,177	774,213	24,213	274,213	404,213	524,213
350	594,925	713,910	-36,090	213,910	343,910	463,910

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 4

80 units flats and houses
No of units 80 units
Density: 80 dph
CSH level: 4

Affordable %	45%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,166,012	3,166,012	2,416,012	2,666,012	2,796,012	2,916,012
15	3,063,968	3,063,968	2,313,968	2,563,968	2,693,968	2,813,968
25	3,032,239	3,032,239	2,282,239	2,532,239	2,662,239	2,782,239
50	2,952,918	2,952,918	2,202,918	2,452,918	2,582,918	2,702,918
75	2,873,597	2,873,597	2,123,597	2,373,597	2,503,597	2,623,597
100	2,794,277	2,794,277	2,044,277	2,294,277	2,424,277	2,544,277
125	2,714,956	2,714,956	1,964,956	2,214,956	2,344,956	2,464,956
150	2,635,635	2,635,635	1,885,635	2,135,635	2,265,635	2,385,635
175	2,556,314	2,556,314	1,806,314	2,056,314	2,186,314	2,306,314
200	2,476,993	2,476,993	1,726,993	1,976,993	2,106,993	2,226,993
225	2,397,672	2,397,672	1,647,672	1,897,672	2,027,672	2,147,672
250	2,318,351	2,318,351	1,568,351	1,818,351	1,948,351	2,068,351
275	2,239,030	2,239,030	1,489,030	1,739,030	1,868,351	1,989,030
300	2,159,709	2,159,709	1,409,709	1,659,709	1,788,351	1,909,709
325	2,080,388	2,080,388	1,330,388	1,579,709	1,707,672	1,829,388
350	1,999,067	1,999,067	1,250,388	1,499,067	1,626,993	1,749,067

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,000,947	2,000,947	1,250,947	1,500,947	1,630,947	1,750,947
15	1,918,161	1,918,161	1,168,161	1,418,161	1,548,161	1,668,161
25	1,885,914	1,885,914	1,135,914	1,385,914	1,515,914	1,635,914
50	1,805,296	1,805,296	1,055,296	1,305,296	1,435,296	1,555,296
75	1,724,678	1,724,678	974,678	1,224,678	1,354,678	1,474,678
100	1,644,060	1,644,060	894,060	1,144,060	1,274,060	1,394,060
125	1,563,442	1,563,442	813,442	1,063,442	1,193,442	1,313,442
150	1,482,824	1,482,824	732,824	982,824	1,112,824	1,232,824
175	1,402,206	1,402,206	652,206	902,206	1,032,206	1,152,206
200	1,321,588	1,321,588	571,588	821,588	951,588	1,071,588
225	1,240,970	1,240,970	490,970	740,970	870,970	990,970
250	1,160,352	1,160,352	410,352	660,352	790,352	910,352
275	1,079,734	1,079,734	329,734	579,734	709,734	829,734
300	999,116	999,116	249,116	499,116	629,116	749,116
325	918,498	918,498	168,498	418,498	548,498	668,498
350	837,879	837,879	87,879	337,879	467,879	587,879

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	60,731	60,731	-689,269	-439,269	-309,269	-189,269
15	11,315	11,315	-738,685	-488,685	-358,685	-238,685
25	-20,932	-20,932	-770,932	-520,932	-390,932	-270,932
50	-101,550	-101,550	-851,550	-601,550	-471,550	-351,550
75	-182,168	-182,168	-932,168	-682,168	-552,168	-432,168
100	-262,786	-262,786	-1,012,786	-762,786	-632,786	-512,786
125	-343,404	-343,404	-1,093,404	-843,404	-713,404	-593,404
150	-424,022	-424,022	-1,174,022	-924,022	-794,022	-674,022
175	-504,640	-504,640	-1,254,640	-1,004,640	-874,640	-754,640
200	-585,258	-585,258	-1,335,258	-1,085,258	-955,258	-835,258
225	-666,282	-666,282	-1,416,282	-1,166,282	-1,036,282	-916,282
250	-748,219	-748,219	-1,498,219	-1,248,219	-1,118,219	-998,219
275	-830,155	-830,155	-1,580,155	-1,330,155	-1,200,155	-1,080,155
300	-912,092	-912,092	-1,662,092	-1,412,092	-1,282,092	-1,162,092
325	-994,028	-994,028	-1,744,028	-1,494,028	-1,364,028	-1,244,028
350	-1,075,965	-1,075,965	-1,825,965	-1,575,965	-1,445,965	-1,325,965

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 5

110 units flats and houses
No of units 110 units
Density 110 dph
CSH level: 4

Affordable %	45%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,291,971	3,291,971	2,541,971	2,791,971	2,921,971	3,041,971
15	3,169,278	3,169,278	2,419,278	2,669,278	2,799,278	2,919,278
25	3,125,228	3,125,228	2,375,228	2,625,228	2,755,228	2,875,228
50	3,015,104	3,015,104	2,265,104	2,515,104	2,645,104	2,765,104
75	2,904,979	2,904,979	2,154,979	2,404,979	2,534,979	2,654,979
100	2,794,855	2,794,855	2,044,855	2,294,855	2,424,855	2,544,855
125	2,684,730	2,684,730	1,934,730	2,184,730	2,314,730	2,434,730
150	2,574,605	2,574,605	1,824,605	2,074,605	2,204,605	2,324,605
175	2,464,481	2,464,481	1,714,481	1,964,481	2,094,481	2,214,481
200	2,354,356	2,354,356	1,604,356	1,854,356	1,984,356	2,104,356
225	2,244,232	2,244,232	1,494,232	1,744,232	1,874,232	1,994,232
250	2,134,107	2,134,107	1,384,107	1,634,107	1,764,107	1,884,107
275	2,024,982	2,024,982	1,274,982	1,524,982	1,654,982	1,774,982
300	1,914,857	1,914,857	1,164,857	1,414,857	1,544,857	1,664,857
325	1,804,732	1,804,732	1,054,732	1,304,732	1,434,732	1,554,732
350	1,694,607	1,694,607	944,607	1,194,607	1,324,607	1,444,607

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,715,004	1,715,004	965,004	1,215,004	1,345,004	1,465,004
15	1,618,353	1,618,353	868,353	1,118,353	1,248,353	1,368,353
25	1,573,582	1,573,582	823,582	1,073,582	1,203,582	1,323,582
50	1,461,657	1,461,657	711,657	961,657	1,091,657	1,211,657
75	1,349,731	1,349,731	599,731	849,731	979,731	1,099,731
100	1,237,805	1,237,805	487,805	737,805	867,805	987,805
125	1,125,879	1,125,879	375,879	625,879	755,879	875,879
150	1,013,954	1,013,954	263,954	513,954	643,954	763,954
175	902,028	902,028	152,028	402,028	532,028	652,028
200	790,102	790,102	40,102	290,102	420,102	540,102
225	678,176	678,176	-71,824	178,176	308,176	428,176
250	566,251	566,251	-183,749	66,251	196,251	316,251
275	454,325	454,325	-295,675	-45,675	84,325	204,325
300	342,399	342,399	-407,601	-157,601	-27,601	92,399
325	230,473	230,473	-519,527	-269,527	-139,527	-19,527
350	118,547	118,547	-631,451	-381,451	-251,451	-131,451

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£250	£275	£300

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-917,494	-917,494	-1,667,494	-1,417,494	-1,287,494	-1,167,494
15	-969,968	-969,968	-1,719,968	-1,469,968	-1,339,968	-1,219,968
25	-1,015,471	-1,015,471	-1,765,471	-1,515,471	-1,385,471	-1,265,471
50	-1,129,227	-1,129,227	-1,879,227	-1,629,227	-1,499,227	-1,379,227
75	-1,242,983	-1,242,983	-1,992,983	-1,742,983	-1,612,983	-1,492,983
100	-1,356,739	-1,356,739	-2,106,739	-1,856,739	-1,726,739	-1,606,739
125	-1,470,496	-1,470,496	-2,220,496	-1,970,496	-1,840,496	-1,720,496
150	-1,584,252	-1,584,252	-2,334,252	-2,084,252	-1,954,252	-1,834,252
175	-1,698,008	-1,698,008	-2,448,008	-2,198,008	-2,068,008	-1,948,008
200	-1,811,764	-1,811,764	-2,561,764	-2,311,764	-2,181,764	-2,061,764
225	-1,925,520	-1,925,520	-2,675,520	-2,425,520	-2,295,520	-2,175,520
250	-2,039,277	-2,039,277	-2,789,277	-2,539,277	-2,409,277	-2,289,277
275	-2,153,033	-2,153,033	-2,903,033	-2,653,033	-2,523,033	-2,403,033
300	-2,266,790	-2,266,790	-3,016,790	-2,766,790	-2,636,790	-2,516,790
325	-2,380,546	-2,380,546	-3,130,546	-2,880,546	-2,750,546	-2,630,546
350	-2,494,302	-2,494,302	-3,244,302	-2,994,302	-2,864,302	-2,744,302

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial	Community uses/Pul	Undeveloped Upper	Undeveloped Lower
£750,000	£500,000	£370,000	£250,000

Site type 6

150 units flats and houses
No of units 150 units
Density: 150 dph
CSH level: 4

Affordable %	45%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-330,223	-330,223	-1,080,223	-830,223	-700,223	-580,223
15	-416,781	-416,781	-1,166,781	-916,781	-786,781	-666,781
25	-478,272	-478,272	-1,228,272	-978,272	-848,272	-728,272
50	-631,999	-631,999	-1,381,999	-1,131,999	-1,001,999	-881,999
75	-785,727	-785,727	-1,535,727	-1,285,727	-1,155,727	-1,035,727
100	-939,455	-939,455	-1,689,455	-1,439,455	-1,309,455	-1,189,455
125	-1,093,183	-1,093,183	-1,843,183	-1,593,183	-1,463,183	-1,343,183
150	-1,246,911	-1,246,911	-1,996,911	-1,746,911	-1,616,911	-1,496,911
175	-1,400,639	-1,400,639	-2,150,639	-1,900,639	-1,770,639	-1,650,639
200	-1,556,974	-1,556,974	-2,306,974	-2,056,974	-1,926,974	-1,806,974
225	-1,713,215	-1,713,215	-2,463,215	-2,213,215	-2,083,215	-1,963,215
250	-1,869,458	-1,869,458	-2,619,458	-2,369,458	-2,239,458	-2,119,458
275	-2,025,700	-2,025,700	-2,775,700	-2,525,700	-2,395,700	-2,275,700
300	-2,181,942	-2,181,942	-2,931,942	-2,681,942	-2,551,942	-2,431,942
325	-2,338,184	-2,338,184	-3,088,184	-2,838,184	-2,708,184	-2,588,184
350	-2,494,425	-2,494,425	-3,244,425	-2,994,425	-2,864,425	-2,744,425

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,275,038	-2,275,038	-3,025,038	-2,775,038	-2,645,038	-2,525,038
15	-2,329,655	-2,329,655	-3,079,655	-2,829,655	-2,699,655	-2,579,655
25	-2,392,151	-2,392,151	-3,142,151	-2,892,151	-2,762,151	-2,642,151
50	-2,548,394	-2,548,394	-3,298,394	-3,048,394	-2,918,394	-2,798,394
75	-2,704,636	-2,704,636	-3,454,636	-3,204,636	-3,074,636	-2,954,636
100	-2,860,877	-2,860,877	-3,610,877	-3,360,877	-3,230,877	-3,110,877
125	-3,017,120	-3,017,120	-3,767,120	-3,517,120	-3,387,120	-3,267,120
150	-3,173,361	-3,173,361	-3,923,361	-3,673,361	-3,543,361	-3,423,361
175	-3,329,604	-3,329,604	-4,079,604	-3,829,604	-3,699,604	-3,579,604
200	-3,485,846	-3,485,846	-4,235,846	-3,985,846	-3,855,846	-3,735,846
225	-3,642,087	-3,642,087	-4,392,087	-4,142,087	-4,012,087	-3,892,087
250	-3,798,330	-3,798,330	-4,548,330	-4,298,330	-4,168,330	-4,048,330
275	-3,954,571	-3,954,571	-4,704,571	-4,454,571	-4,324,571	-4,204,571
300	-4,110,813	-4,110,813	-4,860,813	-4,610,813	-4,480,813	-4,360,813
325	-4,267,055	-4,267,055	-5,017,055	-4,767,055	-4,637,055	-4,517,055
350	-4,423,297	-4,423,297	-5,173,297	-4,923,297	-4,793,297	-4,673,297

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,518,537	-5,518,537	-6,268,537	-6,018,537	-5,888,537	-5,768,537
15	-5,517,369	-5,517,369	-6,267,369	-6,017,369	-5,887,369	-5,767,369
25	-5,579,866	-5,579,866	-6,329,866	-6,079,866	-5,949,866	-5,829,866
50	-5,736,108	-5,736,108	-6,486,108	-6,236,108	-6,106,108	-5,986,108
75	-5,892,350	-5,892,350	-6,642,350	-6,392,350	-6,262,350	-6,142,350
100	-6,048,591	-6,048,591	-6,798,591	-6,548,591	-6,418,591	-6,298,591
125	-6,204,834	-6,204,834	-6,954,834	-6,704,834	-6,574,834	-6,454,834
150	-6,361,075	-6,361,075	-7,111,075	-6,861,075	-6,731,075	-6,611,075
175	-6,517,318	-6,517,318	-7,267,318	-7,017,318	-6,887,318	-6,767,318
200	-6,673,560	-6,673,560	-7,423,560	-7,173,560	-7,043,560	-6,923,560
225	-6,829,801	-6,829,801	-7,579,801	-7,329,801	-7,199,801	-7,079,801
250	-6,986,044	-6,986,044	-7,736,044	-7,486,044	-7,356,044	-7,236,044
275	-7,142,285	-7,142,285	-7,892,285	-7,642,285	-7,512,285	-7,392,285
300	-7,298,527	-7,298,527	-8,048,527	-7,798,527	-7,668,527	-7,548,527
325	-7,454,769	-7,454,769	-8,204,769	-7,954,769	-7,824,769	-7,704,769
350	-7,611,011	-7,611,011	-8,361,011	-8,111,011	-7,981,011	-7,861,011

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 7

275 units flats
No of units 275 units
Density: 275 dph
CSH level: 4

Affordable %	45%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,390,588	-10,390,588	-11,140,588	-10,890,588	-10,760,588	-10,640,588
15	-10,401,055	-10,401,055	-11,151,055	-10,901,055	-10,771,055	-10,651,055
25	-10,527,171	-10,527,171	-11,277,171	-11,027,171	-10,897,171	-10,777,171
50	-10,842,462	-10,842,462	-11,592,462	-11,342,462	-11,212,462	-11,092,462
75	-11,157,753	-11,157,753	-11,907,753	-11,657,753	-11,527,753	-11,407,753
100	-11,473,045	-11,473,045	-12,223,045	-11,973,045	-11,843,045	-11,723,045
125	-11,788,336	-11,788,336	-12,538,336	-12,288,336	-12,158,336	-12,038,336
150	-12,103,627	-12,103,627	-12,853,627	-12,603,627	-12,473,627	-12,353,627
175	-12,418,918	-12,418,918	-13,168,918	-12,918,918	-12,788,918	-12,668,918
200	-12,734,209	-12,734,209	-13,484,209	-13,234,209	-13,104,209	-12,984,209
225	-13,049,500	-13,049,500	-13,799,500	-13,549,500	-13,419,500	-13,299,500
250	-13,364,791	-13,364,791	-14,114,791	-13,864,791	-13,734,791	-13,614,791
275	-13,680,082	-13,680,082	-14,430,082	-14,180,082	-14,050,082	-13,930,082
300	-13,995,373	-13,995,373	-14,745,373	-14,495,373	-14,365,373	-14,245,373
325	-14,310,664	-14,310,664	-15,060,664	-14,810,664	-14,680,664	-14,560,664
350	-14,625,955	-14,625,955	-15,375,955	-15,125,955	-14,995,955	-14,875,955

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,781,341	-13,781,341	-14,531,341	-14,281,341	-14,151,341	-14,031,341
15	-13,733,490	-13,733,490	-14,483,490	-14,233,490	-14,103,490	-13,983,490
25	-13,859,606	-13,859,606	-14,609,606	-14,359,606	-14,229,606	-14,109,606
50	-14,174,898	-14,174,898	-14,924,898	-14,674,898	-14,544,898	-14,424,898
75	-14,490,189	-14,490,189	-15,240,189	-14,990,189	-14,860,189	-14,740,189
100	-14,805,480	-14,805,480	-15,555,480	-15,305,480	-15,175,480	-15,055,480
125	-15,120,771	-15,120,771	-15,870,771	-15,620,771	-15,490,771	-15,370,771
150	-15,436,062	-15,436,062	-16,186,062	-15,936,062	-15,806,062	-15,686,062
175	-15,751,354	-15,751,354	-16,501,354	-16,251,354	-16,121,354	-16,001,354
200	-16,066,645	-16,066,645	-16,816,645	-16,566,645	-16,436,645	-16,316,645
225	-16,381,936	-16,381,936	-17,131,936	-16,881,936	-16,751,936	-16,631,936
250	-16,697,227	-16,697,227	-17,447,227	-17,197,227	-17,067,227	-16,947,227
275	-17,012,518	-17,012,518	-17,762,518	-17,512,518	-17,382,518	-17,262,518
300	-17,327,809	-17,327,809	-18,077,809	-17,827,809	-17,697,809	-17,577,809
325	-17,643,100	-17,643,100	-18,393,100	-18,143,100	-18,013,100	-17,893,100
350	-17,958,391	-17,958,391	-18,708,391	-18,458,391	-18,328,391	-18,208,391

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,385,006	-19,385,006	-20,135,006	-19,885,006	-19,755,006	-19,635,006
15	-19,240,778	-19,240,778	-19,990,778	-19,740,778	-19,610,778	-19,490,778
25	-19,366,895	-19,366,895	-20,116,895	-19,866,895	-19,736,895	-19,616,895
50	-19,682,186	-19,682,186	-20,432,186	-20,182,186	-20,052,186	-19,932,186
75	-19,997,477	-19,997,477	-20,747,477	-20,497,477	-20,367,477	-20,247,477
100	-20,312,768	-20,312,768	-21,062,768	-20,812,768	-20,682,768	-20,562,768
125	-20,628,058	-20,628,058	-21,378,058	-21,128,058	-20,998,058	-20,878,058
150	-20,943,350	-20,943,350	-21,693,350	-21,443,350	-21,313,350	-21,193,350
175	-21,258,641	-21,258,641	-22,008,641	-21,758,641	-21,628,641	-21,508,641
200	-21,573,932	-21,573,932	-22,323,932	-22,073,932	-21,943,932	-21,823,932
225	-21,889,223	-21,889,223	-22,639,223	-22,389,223	-22,259,223	-22,139,223
250	-22,204,514	-22,204,514	-22,954,514	-22,704,514	-22,574,514	-22,454,514
275	-22,519,806	-22,519,806	-23,269,806	-23,019,806	-22,889,806	-22,769,806
300	-22,835,097	-22,835,097	-23,585,097	-23,335,097	-23,205,097	-23,085,097
325	-23,150,388	-23,150,388	-23,900,388	-23,650,388	-23,520,388	-23,400,388
350	-23,465,679	-23,465,679	-24,215,679	-23,965,679	-23,835,679	-23,715,679

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 8

325 units flats
No of units 325 units
Density: 325 dph
CSH level: 4

Affordable %	45%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,178,126	-13,178,126	-13,928,126	-13,678,126	-13,548,126	-13,428,126
15	-13,173,539	-13,173,539	-13,923,539	-13,673,539	-13,543,539	-13,423,539
25	-13,321,583	-13,321,583	-14,071,583	-13,821,583	-13,691,583	-13,571,583
50	-13,691,691	-13,691,691	-14,441,691	-14,191,691	-14,061,691	-13,941,691
75	-14,061,800	-14,061,800	-14,811,800	-14,561,800	-14,431,800	-14,311,800
100	-14,431,908	-14,431,908	-15,181,908	-14,931,908	-14,801,908	-14,681,908
125	-14,802,017	-14,802,017	-15,552,017	-15,302,017	-15,172,017	-15,052,017
150	-15,172,124	-15,172,124	-15,922,124	-15,672,124	-15,542,124	-15,422,124
175	-15,542,232	-15,542,232	-16,292,232	-16,042,232	-15,912,232	-15,792,232
200	-15,912,341	-15,912,341	-16,662,341	-16,412,341	-16,282,341	-16,162,341
225	-16,282,449	-16,282,449	-17,032,449	-16,782,449	-16,652,449	-16,532,449
250	-16,652,558	-16,652,558	-17,402,558	-17,152,558	-17,022,558	-16,902,558
275	-17,022,666	-17,022,666	-17,772,666	-17,522,666	-17,392,666	-17,272,666
300	-17,392,774	-17,392,774	-18,142,774	-17,892,774	-17,762,774	-17,642,774
325	-17,762,883	-17,762,883	-18,512,883	-18,262,883	-18,132,883	-18,012,883
350	-18,132,991	-18,132,991	-18,882,991	-18,632,991	-18,502,991	-18,382,991

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,886,823	-16,886,823	-17,636,823	-17,386,823	-17,256,823	-17,136,823
15	-16,818,452	-16,818,452	-17,568,452	-17,318,452	-17,188,452	-17,068,452
25	-16,966,495	-16,966,495	-17,716,495	-17,466,495	-17,336,495	-17,216,495
50	-17,336,604	-17,336,604	-18,086,604	-17,836,604	-17,706,604	-17,586,604
75	-17,706,711	-17,706,711	-18,456,711	-18,206,711	-18,076,711	-17,956,711
100	-18,076,819	-18,076,819	-18,826,819	-18,576,819	-18,446,819	-18,326,819
125	-18,446,928	-18,446,928	-19,196,928	-18,946,928	-18,816,928	-18,696,928
150	-18,817,036	-18,817,036	-19,567,036	-19,317,036	-19,187,036	-19,067,036
175	-19,187,145	-19,187,145	-19,937,145	-19,687,145	-19,557,145	-19,437,145
200	-19,557,253	-19,557,253	-20,307,253	-20,057,253	-19,927,253	-19,807,253
225	-19,927,361	-19,927,361	-20,677,361	-20,427,361	-20,297,361	-20,177,361
250	-20,297,470	-20,297,470	-21,047,470	-20,797,470	-20,667,470	-20,547,470
275	-20,667,578	-20,667,578	-21,417,578	-21,167,578	-21,037,578	-20,917,578
300	-21,037,687	-21,037,687	-21,787,687	-21,537,687	-21,407,687	-21,287,687
325	-21,407,794	-21,407,794	-22,157,794	-21,907,794	-21,777,794	-21,657,794
350	-21,777,902	-21,777,902	-22,527,902	-22,277,902	-22,147,902	-22,027,902

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,015,935	-23,015,935	-23,765,935	-23,515,935	-23,385,935	-23,265,935
15	-22,842,149	-22,842,149	-23,592,149	-23,342,149	-23,212,149	-23,092,149
25	-22,990,191	-22,990,191	-23,740,191	-23,490,191	-23,360,191	-23,240,191
50	-23,360,299	-23,360,299	-24,110,299	-23,860,299	-23,730,299	-23,610,299
75	-23,730,408	-23,730,408	-24,480,408	-24,230,408	-24,100,408	-23,980,408
100	-24,100,516	-24,100,516	-24,850,516	-24,600,516	-24,470,516	-24,350,516
125	-24,470,625	-24,470,625	-25,220,625	-24,970,625	-24,840,625	-24,720,625
150	-24,840,733	-24,840,733	-25,590,733	-25,340,733	-25,210,733	-25,090,733
175	-25,210,841	-25,210,841	-25,960,841	-25,710,841	-25,580,841	-25,460,841
200	-25,580,950	-25,580,950	-26,330,950	-26,080,950	-25,950,950	-25,830,950
225	-25,951,058	-25,951,058	-26,701,058	-26,451,058	-26,321,058	-26,201,058
250	-26,321,166	-26,321,166	-27,071,166	-26,821,166	-26,691,166	-26,571,166
275	-26,691,274	-26,691,274	-27,441,274	-27,191,274	-27,061,274	-26,941,274
300	-27,061,382	-27,061,382	-27,811,382	-27,561,382	-27,431,382	-27,311,382
325	-27,431,491	-27,431,491	-28,181,491	-27,931,491	-27,801,491	-27,681,491
350	-27,801,599	-27,801,599	-28,551,599	-28,301,599	-28,171,599	-28,051,599

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 9

375 units flats
No of units 375 units
Density: 375 dph
CSH level: 4

Affordable %	45%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,797,119	-14,797,119	-15,547,119	-15,297,119	-15,167,119	-15,047,119
15	-14,776,861	-14,776,861	-15,526,861	-15,276,861	-15,146,861	-15,026,861
25	-14,933,020	-14,933,020	-15,683,020	-15,433,020	-15,303,020	-15,183,020
50	-15,323,416	-15,323,416	-16,073,416	-15,823,416	-15,693,416	-15,573,416
75	-15,713,813	-15,713,813	-16,463,813	-16,213,813	-16,083,813	-15,963,813
100	-16,104,210	-16,104,210	-16,854,210	-16,604,210	-16,474,210	-16,354,210
125	-16,494,606	-16,494,606	-17,244,606	-16,994,606	-16,864,606	-16,744,606
150	-16,885,002	-16,885,002	-17,635,002	-17,385,002	-17,255,002	-17,135,002
175	-17,275,399	-17,275,399	-18,025,399	-17,775,399	-17,645,399	-17,525,399
200	-17,665,795	-17,665,795	-18,415,795	-18,165,795	-18,035,795	-17,915,795
225	-18,056,191	-18,056,191	-18,806,191	-18,556,191	-18,426,191	-18,306,191
250	-18,446,589	-18,446,589	-19,196,589	-18,946,589	-18,816,589	-18,696,589
275	-18,836,985	-18,836,985	-19,586,985	-19,336,985	-19,206,985	-19,086,985
300	-19,227,381	-19,227,381	-19,977,381	-19,727,381	-19,597,381	-19,477,381
325	-19,617,778	-19,617,778	-20,367,778	-20,117,778	-19,987,778	-19,867,778
350	-20,008,174	-20,008,174	-20,758,174	-20,508,174	-20,378,174	-20,258,174

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,552,113	-18,552,113	-19,302,113	-19,052,113	-18,922,113	-18,802,113
15	-18,467,273	-18,467,273	-19,217,273	-18,967,273	-18,837,273	-18,717,273
25	-18,623,432	-18,623,432	-19,373,432	-19,123,432	-18,993,432	-18,873,432
50	-19,013,828	-19,013,828	-19,763,828	-19,513,828	-19,383,828	-19,263,828
75	-19,404,225	-19,404,225	-20,154,225	-19,904,225	-19,774,225	-19,654,225
100	-19,794,621	-19,794,621	-20,544,621	-20,294,621	-20,164,621	-20,044,621
125	-20,185,017	-20,185,017	-20,935,017	-20,685,017	-20,555,017	-20,435,017
150	-20,575,415	-20,575,415	-21,325,415	-21,075,415	-20,945,415	-20,825,415
175	-20,965,811	-20,965,811	-21,715,811	-21,465,811	-21,335,811	-21,215,811
200	-21,356,207	-21,356,207	-22,106,207	-21,856,207	-21,726,207	-21,606,207
225	-21,746,604	-21,746,604	-22,496,604	-22,246,604	-22,116,604	-21,996,604
250	-22,137,000	-22,137,000	-22,887,000	-22,637,000	-22,507,000	-22,387,000
275	-22,527,396	-22,527,396	-23,277,396	-23,027,396	-22,897,396	-22,777,396
300	-22,917,793	-22,917,793	-23,667,793	-23,417,793	-23,287,793	-23,167,793
325	-23,308,189	-23,308,189	-24,058,189	-23,808,189	-23,678,189	-23,558,189
350	-23,698,586	-23,698,586	-24,448,586	-24,198,586	-24,068,586	-23,948,586

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,757,736	-24,757,736	-25,507,736	-25,257,736	-25,127,736	-25,007,736
15	-24,566,164	-24,566,164	-25,316,164	-25,066,164	-24,936,164	-24,816,164
25	-24,722,323	-24,722,323	-25,472,323	-25,222,323	-25,092,323	-24,972,323
50	-25,112,720	-25,112,720	-25,862,720	-25,612,720	-25,482,720	-25,362,720
75	-25,503,116	-25,503,116	-26,253,116	-26,003,116	-25,873,116	-25,753,116
100	-25,893,513	-25,893,513	-26,643,513	-26,393,513	-26,263,513	-26,143,513
125	-26,283,909	-26,283,909	-27,033,909	-26,783,909	-26,653,909	-26,533,909
150	-26,674,305	-26,674,305	-27,424,305	-27,174,305	-27,044,305	-26,924,305
175	-27,064,702	-27,064,702	-27,814,702	-27,564,702	-27,434,702	-27,314,702
200	-27,455,098	-27,455,098	-28,205,098	-27,955,098	-27,825,098	-27,705,098
225	-27,845,494	-27,845,494	-28,595,494	-28,345,494	-28,215,494	-28,095,494
250	-28,235,892	-28,235,892	-28,985,892	-28,735,892	-28,605,892	-28,485,892
275	-28,626,288	-28,626,288	-29,376,288	-29,126,288	-28,996,288	-28,876,288
300	-29,016,684	-29,016,684	-29,766,684	-29,516,684	-29,386,684	-29,266,684
325	-29,407,081	-29,407,081	-30,157,081	-29,907,081	-29,777,081	-29,657,081
350	-29,797,477	-29,797,477	-30,547,477	-30,297,477	-30,167,477	-30,047,477

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy Viability

LB Havering

Results summary

40% Affordable Housing

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

Site type 10 unit houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 30 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	225	350	350	350

Site type 50 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 80 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	#N/A	#N/A	#N/A	0

Site type 110 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	275	325	350	350
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 150 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	0
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 275 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 325 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 375 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 435 Flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
 LB Havering
 40% Affordable Housing

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 1

No of units	10 unit houses
Density:	10 units
CSH level:	30 dph
	4

Affordable %	40%
% rented	70%
% intermed	30%

Site area	0.33 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	994,288	2,982,864	2,232,864	2,482,864	2,612,864	2,732,864
15	969,645	2,908,935	2,158,935	2,408,935	2,538,935	2,658,935
25	964,617	2,893,851	2,143,851	2,393,851	2,523,851	2,643,851
50	952,046	2,856,139	2,106,139	2,356,139	2,486,139	2,606,139
75	939,477	2,818,430	2,068,430	2,318,430	2,448,430	2,568,430
100	926,906	2,780,718	2,030,718	2,280,718	2,410,718	2,530,718
125	914,336	2,743,007	1,993,007	2,243,007	2,373,007	2,493,007
150	901,765	2,705,295	1,955,295	2,205,295	2,335,295	2,455,295
175	889,194	2,667,583	1,917,583	2,167,583	2,297,583	2,417,583
200	876,624	2,629,871	1,879,871	2,129,871	2,259,871	2,379,871
225	864,053	2,592,159	1,842,159	2,092,159	2,222,159	2,342,159
250	851,484	2,554,451	1,804,451	2,054,451	2,184,451	2,304,451
275	838,913	2,516,739	1,766,739	2,016,739	2,146,739	2,266,739
300	826,342	2,479,027	1,729,027	1,979,027	2,109,027	2,229,027
325	813,772	2,441,315	1,691,315	1,941,315	2,071,315	2,191,315
350	801,201	2,403,603	1,653,603	1,903,603	2,033,603	2,153,603

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£792,052	2,376,157	1,626,157	1,876,157	2,006,157	2,126,157
15	770,887	2,312,662	1,562,662	1,812,662	1,942,662	2,062,662
25	763,859	2,297,578	1,547,578	1,797,578	1,927,578	2,047,578
50	753,289	2,259,866	1,509,866	1,759,866	1,889,866	2,009,866
75	740,718	2,222,155	1,472,155	1,722,155	1,852,155	1,972,155
100	728,148	2,184,443	1,434,443	1,684,443	1,814,443	1,934,443
125	715,577	2,146,731	1,396,731	1,646,731	1,776,731	1,896,731
150	703,007	2,109,022	1,359,022	1,609,022	1,739,022	1,859,022
175	690,437	2,071,310	1,321,310	1,571,310	1,701,310	1,821,310
200	677,866	2,033,599	1,283,599	1,533,599	1,663,599	1,783,599
225	665,296	1,995,887	1,245,887	1,495,887	1,625,887	1,745,887
250	652,725	1,958,175	1,208,175	1,458,175	1,588,175	1,708,175
275	640,154	1,920,463	1,170,463	1,420,463	1,550,463	1,670,463
300	627,585	1,882,754	1,132,754	1,382,754	1,512,754	1,632,754
325	615,014	1,845,043	1,095,043	1,345,043	1,475,043	1,595,043
350	602,444	1,807,331	1,057,331	1,307,331	1,437,331	1,557,331

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	457,830	1,373,491	623,491	873,491	1,003,491	1,123,491
15	442,414	1,327,242	577,242	827,242	957,242	1,077,242
25	437,386	1,312,158	562,158	812,158	942,158	1,062,158
50	424,815	1,274,446	524,446	774,446	904,446	1,024,446
75	412,245	1,236,735	486,735	736,735	866,735	986,735
100	399,674	1,199,023	449,023	699,023	829,023	949,023
125	387,104	1,161,311	411,311	661,311	791,311	911,311
150	374,534	1,123,602	373,602	623,602	753,602	873,602
175	361,963	1,085,890	335,890	585,890	715,890	835,890
200	349,393	1,048,179	298,179	548,179	678,179	798,179
225	336,822	1,010,467	260,467	510,467	640,467	760,467
250	324,252	972,755	222,755	472,755	602,755	722,755
275	311,681	935,043	185,043	435,043	565,043	685,043
300	299,110	897,331	147,331	397,331	527,331	647,331
325	286,541	859,622	109,622	359,622	489,622	609,622
350	273,970	821,911	71,911	321,911	451,911	571,911

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
 LB Havering
 40% Affordable Housing

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul. £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 2

No of units	30 units flats and houses
Density:	40 dph
CSH level:	4

Affordable %	40%
% rented	70%
% intermed	30%

Site area	0.75 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,219,303	2,959,071	2,209,071	2,459,071	2,589,071	2,709,071
15	2,161,376	2,881,834	2,131,834	2,381,834	2,511,834	2,631,834
25	2,148,204	2,864,272	2,114,272	2,364,272	2,494,272	2,614,272
50	2,115,275	2,820,367	2,070,367	2,320,367	2,450,367	2,570,367
75	2,082,346	2,776,461	2,026,461	2,276,461	2,406,461	2,526,461
100	2,049,417	2,732,556	1,982,556	2,232,556	2,362,556	2,482,556
125	2,016,488	2,688,650	1,938,650	2,188,650	2,318,650	2,438,650
150	1,983,559	2,644,745	1,894,745	2,144,745	2,274,745	2,394,745
175	1,950,629	2,600,839	1,850,839	2,100,839	2,230,839	2,350,839
200	1,917,701	2,556,934	1,806,934	2,056,934	2,186,934	2,306,934
225	1,884,771	2,513,028	1,763,028	2,013,028	2,143,028	2,263,028
250	1,851,842	2,469,123	1,719,123	1,969,123	2,099,123	2,219,123
275	1,818,914	2,425,218	1,675,218	1,925,218	2,055,218	2,175,218
300	1,785,984	2,381,312	1,631,312	1,881,312	2,011,312	2,131,312
325	1,753,055	2,337,407	1,587,407	1,837,407	1,967,407	2,087,407
350	1,720,126	2,293,501	1,543,501	1,793,501	1,923,501	2,043,501

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,724,352	2,299,136	1,549,136	1,799,136	1,929,136	2,049,136
15	1,674,937	2,233,249	1,483,249	1,733,249	1,863,249	1,983,249
25	1,661,765	2,215,687	1,465,687	1,715,687	1,845,687	1,965,687
50	1,628,837	2,171,782	1,421,782	1,671,782	1,801,782	1,921,782
75	1,595,907	2,127,876	1,377,876	1,627,876	1,757,876	1,877,876
100	1,562,978	2,083,971	1,333,971	1,583,971	1,713,971	1,833,971
125	1,530,050	2,040,066	1,290,066	1,540,066	1,670,066	1,790,066
150	1,497,120	1,996,160	1,246,160	1,496,160	1,626,160	1,746,160
175	1,464,191	1,952,255	1,202,255	1,452,255	1,582,255	1,702,255
200	1,431,262	1,908,349	1,158,349	1,408,349	1,538,349	1,658,349
225	1,398,333	1,864,444	1,114,444	1,364,444	1,494,444	1,614,444
250	1,365,403	1,820,538	1,070,538	1,320,538	1,450,538	1,570,538
275	1,332,475	1,776,633	1,026,633	1,276,633	1,406,633	1,526,633
300	1,299,545	1,732,727	982,727	1,232,727	1,362,727	1,482,727
325	1,266,617	1,688,822	938,822	1,188,822	1,318,822	1,438,822
350	1,233,687	1,644,916	894,916	1,144,916	1,274,916	1,394,916

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	906,379	1,208,506	458,506	708,506	838,506	958,506
15	871,033	1,161,377	411,377	661,377	791,377	911,377
25	857,861	1,143,815	393,815	643,815	773,815	893,815
50	824,933	1,099,910	349,910	599,910	729,910	849,910
75	792,003	1,056,004	306,004	556,004	686,004	806,004
100	759,075	1,012,099	262,099	512,099	642,099	762,099
125	726,145	968,193	218,193	468,193	598,193	718,193
150	693,216	924,288	174,288	424,288	554,288	674,288
175	660,288	880,383	130,383	380,383	510,383	630,383
200	627,358	836,477	86,477	336,477	466,477	586,477
225	594,429	792,572	42,572	292,572	422,572	542,572
250	561,500	748,666	-1,334	248,666	378,666	498,666
275	528,571	704,761	-45,239	204,761	334,761	454,761
300	495,641	660,855	-89,145	160,855	290,855	410,855
325	462,713	616,950	-133,050	116,950	246,950	366,950
350	429,783	573,044	-176,956	73,044	203,044	323,044

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£225	£350	£350	£350

Community Infrastructure Levy
 LB Havering
 40% Affordable Housing

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 3

50 units flats and houses	
No of units	50 units
Density:	60 dph
CSH level:	4

Affordable %	40%
% rented	70%
% intermed	30%

Site area	0.83 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,631,139	4,357,367	3,607,367	3,857,367	3,987,367	4,107,367
15	3,536,324	4,243,589	3,493,589	3,743,589	3,873,589	3,993,589
25	3,514,749	4,217,699	3,467,699	3,717,699	3,847,699	3,967,699
50	3,460,811	4,152,973	3,402,973	3,652,973	3,782,973	3,902,973
75	3,408,873	4,088,248	3,338,248	3,588,248	3,718,248	3,838,248
100	3,352,935	4,023,522	3,273,522	3,523,522	3,653,522	3,773,522
125	3,298,998	3,958,797	3,208,797	3,458,797	3,588,797	3,708,797
150	3,245,060	3,894,072	3,144,072	3,394,072	3,524,072	3,644,072
175	3,191,121	3,829,346	3,079,346	3,329,346	3,459,346	3,579,346
200	3,137,184	3,764,621	3,014,621	3,264,621	3,394,621	3,514,621
225	3,082,652	3,699,182	2,949,182	3,199,182	3,329,182	3,449,182
250	3,027,831	3,633,397	2,883,397	3,133,397	3,263,397	3,383,397
275	2,973,011	3,567,614	2,817,614	3,067,614	3,197,614	3,317,614
300	2,918,192	3,501,830	2,751,830	3,001,830	3,131,830	3,251,830
325	2,863,371	3,436,045	2,686,045	2,936,045	3,066,045	3,186,045
350	2,808,551	3,370,261	2,620,261	2,870,261	3,000,261	3,120,261

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,819,857	3,383,829	2,633,829	2,883,829	3,013,829	3,133,829
15	2,738,467	3,286,160	2,536,160	2,786,160	2,916,160	3,036,160
25	2,716,539	3,259,847	2,509,847	2,759,847	2,889,847	3,009,847
50	2,661,718	3,194,062	2,444,062	2,694,062	2,824,062	2,944,062
75	2,606,899	3,128,278	2,378,278	2,628,278	2,758,278	2,878,278
100	2,552,079	3,062,494	2,312,494	2,562,494	2,692,494	2,812,494
125	2,497,259	2,996,711	2,246,711	2,496,711	2,626,711	2,746,711
150	2,442,438	2,930,926	2,180,926	2,430,926	2,560,926	2,680,926
175	2,387,618	2,865,142	2,115,142	2,365,142	2,495,142	2,615,142
200	2,332,798	2,799,358	2,049,358	2,299,358	2,429,358	2,549,358
225	2,277,979	2,733,574	1,983,574	2,233,574	2,363,574	2,483,574
250	2,223,158	2,667,789	1,917,789	2,167,789	2,297,789	2,417,789
275	2,168,338	2,602,006	1,852,006	2,102,006	2,232,006	2,352,006
300	2,113,518	2,536,222	1,786,222	2,036,222	2,166,222	2,286,222
325	2,058,698	2,470,438	1,720,438	1,970,438	2,100,438	2,220,438
350	2,003,878	2,404,653	1,654,653	1,904,653	2,034,653	2,154,653

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,466,757	1,760,108	1,010,108	1,260,108	1,390,108	1,510,108
15	1,408,638	1,690,366	940,366	1,190,366	1,320,366	1,440,366
25	1,386,710	1,664,053	914,053	1,164,053	1,294,053	1,414,053
50	1,331,890	1,598,268	848,268	1,098,268	1,228,268	1,348,268
75	1,277,070	1,532,484	782,484	1,032,484	1,162,484	1,282,484
100	1,222,250	1,466,700	716,700	966,700	1,096,700	1,216,700
125	1,167,430	1,400,916	650,916	900,916	1,030,916	1,150,916
150	1,112,609	1,335,131	585,131	835,131	965,131	1,085,131
175	1,057,790	1,269,348	519,348	769,348	899,348	1,019,348
200	1,002,970	1,203,564	453,564	703,564	833,564	953,564
225	948,150	1,137,780	387,780	637,780	767,780	887,780
250	893,329	1,071,995	321,995	571,995	701,995	821,995
275	838,509	1,006,211	256,211	506,211	636,211	756,211
300	783,690	940,427	190,427	440,427	570,427	690,427
325	728,870	874,644	124,644	374,644	504,644	624,644
350	674,049	808,859	58,859	308,859	438,859	558,859

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
LB Havering
40% Affordable Housing

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul. £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 4

80 units flats and houses
No of units 80 units
Density: 80 dph
CSH level: 4

Affordable %	40%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,556,508	3,556,508	2,806,508	3,056,508	3,186,508	3,306,508
15	3,443,421	3,443,421	2,693,421	2,943,421	3,073,421	3,193,421
25	3,408,809	3,408,809	2,658,809	2,908,809	3,038,809	3,158,809
50	3,322,277	3,322,277	2,572,277	2,822,277	2,952,277	3,072,277
75	3,235,745	3,235,745	2,485,745	2,735,745	2,865,745	2,985,745
100	3,149,213	3,149,213	2,399,213	2,649,213	2,779,213	2,899,213
125	3,062,682	3,062,682	2,312,682	2,562,682	2,692,682	2,812,682
150	2,976,150	2,976,150	2,226,150	2,476,150	2,606,150	2,726,150
175	2,889,618	2,889,618	2,139,618	2,389,618	2,519,618	2,639,618
200	2,803,019	2,803,019	2,053,019	2,303,019	2,433,019	2,553,019
225	2,715,072	2,715,072	1,965,072	2,215,072	2,345,072	2,465,072
250	2,627,124	2,627,124	1,877,124	2,127,124	2,257,124	2,377,124
275	2,539,178	2,539,178	1,789,178	2,039,178	2,169,178	2,289,178
300	2,451,231	2,451,231	1,701,231	1,951,231	2,081,231	2,201,231
325	2,363,284	2,363,284	1,613,284	1,863,284	1,993,284	2,113,284
350	2,275,336	2,275,336	1,525,336	1,775,336	1,905,336	2,025,336

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,324,935	2,324,935	1,574,935	1,824,935	1,954,935	2,074,935
15	2,232,179	2,232,179	1,482,179	1,732,179	1,862,179	1,982,179
25	2,197,001	2,197,001	1,447,001	1,697,001	1,827,001	1,947,001
50	2,109,054	2,109,054	1,359,054	1,609,054	1,739,054	1,859,054
75	2,021,107	2,021,107	1,271,107	1,521,107	1,651,107	1,771,107
100	1,933,160	1,933,160	1,183,160	1,433,160	1,563,160	1,683,160
125	1,845,213	1,845,213	1,095,213	1,345,213	1,475,213	1,595,213
150	1,757,265	1,757,265	1,007,265	1,257,265	1,387,265	1,507,265
175	1,669,319	1,669,319	919,319	1,169,319	1,299,319	1,419,319
200	1,581,372	1,581,372	831,372	1,081,372	1,211,372	1,331,372
225	1,493,425	1,493,425	743,425	993,425	1,123,425	1,243,425
250	1,405,478	1,405,478	655,478	905,478	1,035,478	1,155,478
275	1,317,531	1,317,531	567,531	817,531	947,531	1,067,531
300	1,229,584	1,229,584	479,584	729,584	859,584	979,584
325	1,141,637	1,141,637	391,637	641,637	771,637	891,637
350	1,053,690	1,053,690	303,690	553,690	683,690	803,690

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	270,671	270,671	-479,329	-229,329	-99,329	20,671
15	213,247	213,247	-536,753	-286,753	-156,753	-36,753
25	178,069	178,069	-571,931	-321,931	-191,931	-71,931
50	90,122	90,122	-659,878	-409,878	-279,878	-159,878
75	2,175	2,175	-747,825	-497,825	-367,825	-247,825
100	-85,772	-85,772	-835,772	-585,772	-455,772	-335,772
125	-173,719	-173,719	-923,719	-673,719	-543,719	-423,719
150	-261,666	-261,666	-1,011,666	-761,666	-631,666	-511,666
175	-349,613	-349,613	-1,099,613	-849,613	-719,613	-599,613
200	-437,560	-437,560	-1,187,560	-937,560	-807,560	-687,560
225	-525,507	-525,507	-1,275,507	-1,025,507	-895,507	-775,507
250	-613,454	-613,454	-1,363,454	-1,113,454	-983,454	-863,454
275	-701,437	-701,437	-1,451,437	-1,201,437	-1,071,437	-951,437
300	-790,823	-790,823	-1,540,823	-1,290,823	-1,160,823	-1,040,823
325	-880,208	-880,208	-1,630,208	-1,380,208	-1,250,208	-1,130,208
350	-969,593	-969,593	-1,719,593	-1,469,593	-1,339,593	-1,219,593

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Community Infrastructure Levy
LB Havering
40% Affordable Housing

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 5

110 units flats and houses
No of units 110 units
Density: 110 dph
CSH level: 4

Affordable %	40%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,814,452	3,814,452	3,064,452	3,314,452	3,444,452	3,564,452
15	3,676,766	3,676,766	2,926,766	3,176,766	3,306,766	3,426,766
25	3,628,711	3,628,711	2,878,711	3,128,711	3,258,711	3,378,711
50	3,508,575	3,508,575	2,758,575	3,008,575	3,138,575	3,258,575
75	3,388,440	3,388,440	2,638,440	2,888,440	3,018,440	3,138,440
100	3,268,304	3,268,304	2,518,304	2,768,304	2,898,304	3,018,304
125	3,148,168	3,148,168	2,398,168	2,648,168	2,778,168	2,898,168
150	3,028,032	3,028,032	2,278,032	2,528,032	2,658,032	2,778,032
175	2,907,896	2,907,896	2,157,896	2,407,896	2,537,896	2,657,896
200	2,787,760	2,787,760	2,037,760	2,287,760	2,417,760	2,537,760
225	2,667,624	2,667,624	1,917,624	2,167,624	2,297,624	2,417,624
250	2,547,488	2,547,488	1,797,488	2,047,488	2,177,488	2,297,488
275	2,427,352	2,427,352	1,677,352	1,927,352	2,057,352	2,177,352
300	2,307,216	2,307,216	1,557,216	1,807,216	1,937,216	2,057,216
325	2,187,080	2,187,080	1,437,080	1,687,080	1,817,080	1,937,080
350	2,066,944	2,066,944	1,316,944	1,566,944	1,696,944	1,816,944

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,149,265	2,149,265	1,399,265	1,649,265	1,779,265	1,899,265
15	2,039,039	2,039,039	1,289,039	1,539,039	1,669,039	1,789,039
25	1,990,198	1,990,198	1,240,198	1,490,198	1,620,198	1,740,198
50	1,868,098	1,868,098	1,118,098	1,368,098	1,498,098	1,618,098
75	1,745,998	1,745,998	995,998	1,245,998	1,375,998	1,495,998
100	1,623,898	1,623,898	873,898	1,123,898	1,253,898	1,373,898
125	1,501,796	1,501,796	751,796	1,001,796	1,131,796	1,251,796
150	1,379,695	1,379,695	629,695	879,695	1,009,695	1,129,695
175	1,257,594	1,257,594	507,594	757,594	887,594	1,007,594
200	1,135,494	1,135,494	385,494	635,494	765,494	885,494
225	1,013,392	1,013,392	263,392	513,392	643,392	763,392
250	891,292	891,292	141,292	391,292	521,292	641,292
275	769,191	769,191	19,191	269,191	399,191	519,191
300	647,090	647,090	-102,910	147,090	277,090	397,090
325	524,990	524,990	-225,010	24,990	154,990	274,990
350	402,889	402,889	-347,111	-97,111	32,889	152,889

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£325	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-636,766	-636,766	-1,386,766	-1,136,766	-1,006,766	-886,766
15	-699,075	-699,075	-1,449,075	-1,199,075	-1,069,075	-949,075
25	-747,915	-747,915	-1,497,915	-1,247,915	-1,117,915	-997,915
50	-870,015	-870,015	-1,620,015	-1,370,015	-1,240,015	-1,120,015
75	-992,968	-992,968	-1,742,968	-1,492,968	-1,362,968	-1,242,968
100	-1,117,065	-1,117,065	-1,867,065	-1,617,065	-1,487,065	-1,367,065
125	-1,241,163	-1,241,163	-1,991,163	-1,741,163	-1,611,163	-1,491,163
150	-1,365,261	-1,365,261	-2,115,261	-1,865,261	-1,735,261	-1,615,261
175	-1,489,358	-1,489,358	-2,239,358	-1,989,358	-1,859,358	-1,739,358
200	-1,613,456	-1,613,456	-2,363,456	-2,113,456	-1,983,456	-1,863,456
225	-1,737,554	-1,737,554	-2,487,554	-2,237,554	-2,107,554	-1,987,554
250	-1,861,652	-1,861,652	-2,611,652	-2,361,652	-2,231,652	-2,111,652
275	-1,985,750	-1,985,750	-2,735,750	-2,485,750	-2,355,750	-2,235,750
300	-2,109,848	-2,109,848	-2,859,848	-2,609,848	-2,479,848	-2,359,848
325	-2,233,945	-2,233,945	-2,983,945	-2,733,945	-2,603,945	-2,483,945
350	-2,358,043	-2,358,043	-3,108,043	-2,858,043	-2,728,043	-2,608,043

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
 LB Havering
 40% Affordable Housing

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 6

150 units flats and houses
No of units 150 units
Density: 150 dph
CSH level: 4

Affordable %	40%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	279,863	279,863	-470,137	-220,137	-90,137	-29,863
15	174,428	174,428	-575,572	-325,572	-195,572	-75,572
25	107,347	107,347	-642,653	-392,653	-262,653	-142,653
50	-60,356	-60,356	-810,356	-560,356	-430,356	-310,356
75	-228,059	-228,059	-978,059	-728,059	-598,059	-478,059
100	-395,763	-395,763	-1,145,763	-895,763	-765,763	-645,763
125	-563,465	-563,465	-1,313,465	-1,063,465	-933,465	-813,465
150	-731,168	-731,168	-1,481,168	-1,231,168	-1,101,168	-981,168
175	-898,871	-898,871	-1,648,871	-1,398,871	-1,268,871	-1,148,871
200	-1,066,574	-1,066,574	-1,816,574	-1,566,574	-1,436,574	-1,316,574
225	-1,234,277	-1,234,277	-1,984,277	-1,734,277	-1,604,277	-1,484,277
250	-1,401,980	-1,401,980	-2,151,980	-1,901,980	-1,771,980	-1,651,980
275	-1,570,478	-1,570,478	-2,320,478	-2,070,478	-1,940,478	-1,820,478
300	-1,740,924	-1,740,924	-2,490,924	-2,240,924	-2,110,924	-1,990,924
325	-1,911,370	-1,911,370	-2,661,370	-2,411,370	-2,281,370	-2,161,370
350	-2,081,816	-2,081,816	-2,831,816	-2,581,816	-2,451,816	-2,331,816

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,766,250	-1,766,250	-2,516,250	-2,266,250	-2,136,250	-2,016,250
15	-1,838,140	-1,838,140	-2,588,140	-2,338,140	-2,208,140	-2,088,140
25	-1,906,318	-1,906,318	-2,656,318	-2,406,318	-2,276,318	-2,156,318
50	-2,076,764	-2,076,764	-2,826,764	-2,576,764	-2,446,764	-2,326,764
75	-2,247,209	-2,247,209	-2,997,209	-2,747,209	-2,617,209	-2,497,209
100	-2,417,656	-2,417,656	-3,167,656	-2,917,656	-2,787,656	-2,667,656
125	-2,588,102	-2,588,102	-3,338,102	-3,088,102	-2,958,102	-2,838,102
150	-2,758,548	-2,758,548	-3,508,548	-3,258,548	-3,128,548	-3,008,548
175	-2,928,993	-2,928,993	-3,678,993	-3,428,993	-3,298,993	-3,178,993
200	-3,099,439	-3,099,439	-3,849,439	-3,599,439	-3,469,439	-3,349,439
225	-3,269,885	-3,269,885	-4,019,885	-3,769,885	-3,639,885	-3,519,885
250	-3,440,330	-3,440,330	-4,190,330	-3,940,330	-3,810,330	-3,690,330
275	-3,610,776	-3,610,776	-4,360,776	-4,110,776	-3,980,776	-3,860,776
300	-3,781,222	-3,781,222	-4,531,222	-4,281,222	-4,151,222	-4,031,222
325	-3,951,668	-3,951,668	-4,701,668	-4,451,668	-4,321,668	-4,201,668
350	-4,122,113	-4,122,113	-4,872,113	-4,622,113	-4,492,113	-4,372,113

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,197,118	-5,197,118	-5,947,118	-5,697,118	-5,567,118	-5,447,118
15	-5,210,000	-5,210,000	-5,960,000	-5,710,000	-5,580,000	-5,460,000
25	-5,278,179	-5,278,179	-6,028,179	-5,778,179	-5,648,179	-5,528,179
50	-5,448,625	-5,448,625	-6,198,625	-5,948,625	-5,818,625	-5,698,625
75	-5,619,071	-5,619,071	-6,369,071	-6,119,071	-5,989,071	-5,869,071
100	-5,789,516	-5,789,516	-6,539,516	-6,289,516	-6,159,516	-6,039,516
125	-5,959,962	-5,959,962	-6,709,962	-6,459,962	-6,329,962	-6,209,962
150	-6,130,408	-6,130,408	-6,880,408	-6,630,408	-6,500,408	-6,380,408
175	-6,300,854	-6,300,854	-7,050,854	-6,800,854	-6,670,854	-6,550,854
200	-6,471,299	-6,471,299	-7,221,299	-6,971,299	-6,841,299	-6,721,299
225	-6,641,745	-6,641,745	-7,391,745	-7,141,745	-7,011,745	-6,891,745
250	-6,812,191	-6,812,191	-7,562,191	-7,312,191	-7,182,191	-7,062,191
275	-6,982,636	-6,982,636	-7,732,636	-7,482,636	-7,352,636	-7,232,636
300	-7,153,082	-7,153,082	-7,903,082	-7,653,082	-7,523,082	-7,403,082
325	-7,323,528	-7,323,528	-8,073,528	-7,823,528	-7,693,528	-7,573,528
350	-7,493,974	-7,493,974	-8,243,974	-7,993,974	-7,863,974	-7,743,974

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
 LB Havering
 40% Affordable Housing

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 7

275 units flats
No of units 275 units
Density: 275 dph
CSH level: 4

Affordable %	40%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,433,976	-9,433,976	-10,183,976	-9,933,976	-9,803,976	-9,683,976
15	-9,478,093	-9,478,093	-10,228,093	-9,978,093	-9,848,093	-9,728,093
25	-9,615,675	-9,615,675	-10,365,675	-10,115,675	-9,985,675	-9,865,675
50	-9,959,629	-9,959,629	-10,709,629	-10,459,629	-10,329,629	-10,209,629
75	-10,303,582	-10,303,582	-11,053,582	-10,803,582	-10,673,582	-10,553,582
100	-10,647,536	-10,647,536	-11,397,536	-11,147,536	-11,017,536	-10,897,536
125	-10,991,491	-10,991,491	-11,741,491	-11,491,491	-11,361,491	-11,241,491
150	-11,335,444	-11,335,444	-12,085,444	-11,835,444	-11,705,444	-11,585,444
175	-11,679,398	-11,679,398	-12,429,398	-12,179,398	-12,049,398	-11,929,398
200	-12,023,353	-12,023,353	-12,773,353	-12,523,353	-12,393,353	-12,273,353
225	-12,367,306	-12,367,306	-13,117,306	-12,867,306	-12,737,306	-12,617,306
250	-12,711,260	-12,711,260	-13,461,260	-13,211,260	-13,081,260	-12,961,260
275	-13,055,214	-13,055,214	-13,805,214	-13,555,214	-13,425,214	-13,305,214
300	-13,399,168	-13,399,168	-14,149,168	-13,899,168	-13,769,168	-13,649,168
325	-13,743,122	-13,743,122	-14,493,122	-14,243,122	-14,113,122	-13,993,122
350	-14,087,076	-14,087,076	-14,837,076	-14,587,076	-14,457,076	-14,337,076

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,013,912	-13,013,912	-13,763,912	-13,513,912	-13,383,912	-13,263,912
15	-12,996,459	-12,996,459	-13,746,459	-13,496,459	-13,366,459	-13,246,459
25	-13,134,039	-13,134,039	-13,884,039	-13,634,039	-13,504,039	-13,384,039
50	-13,477,994	-13,477,994	-14,227,994	-13,977,994	-13,847,994	-13,727,994
75	-13,821,948	-13,821,948	-14,571,948	-14,321,948	-14,191,948	-14,071,948
100	-14,165,901	-14,165,901	-14,915,901	-14,665,901	-14,535,901	-14,415,901
125	-14,509,856	-14,509,856	-15,259,856	-15,009,856	-14,879,856	-14,759,856
150	-14,853,810	-14,853,810	-15,603,810	-15,353,810	-15,223,810	-15,103,810
175	-15,197,763	-15,197,763	-15,947,763	-15,697,763	-15,567,763	-15,447,763
200	-15,541,717	-15,541,717	-16,291,717	-16,041,717	-15,911,717	-15,791,717
225	-15,885,672	-15,885,672	-16,635,672	-16,385,672	-16,255,672	-16,135,672
250	-16,229,625	-16,229,625	-16,979,625	-16,729,625	-16,599,625	-16,479,625
275	-16,573,579	-16,573,579	-17,323,579	-17,073,579	-16,943,579	-16,823,579
300	-16,917,534	-16,917,534	-17,667,534	-17,417,534	-17,287,534	-17,167,534
325	-17,261,487	-17,261,487	-18,011,487	-17,761,487	-17,631,487	-17,511,487
350	-17,605,441	-17,605,441	-18,355,441	-18,105,441	-17,975,441	-17,855,441

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,930,229	-18,930,229	-19,680,229	-19,430,229	-19,300,229	-19,180,229
15	-18,811,019	-18,811,019	-19,561,019	-19,311,019	-19,181,019	-19,061,019
25	-18,948,601	-18,948,601	-19,698,601	-19,448,601	-19,318,601	-19,198,601
50	-19,292,555	-19,292,555	-20,042,555	-19,792,555	-19,662,555	-19,542,555
75	-19,636,509	-19,636,509	-20,386,509	-20,136,509	-20,006,509	-19,886,509
100	-19,980,463	-19,980,463	-20,730,463	-20,480,463	-20,350,463	-20,230,463
125	-20,324,417	-20,324,417	-21,074,417	-20,824,417	-20,694,417	-20,574,417
150	-20,668,370	-20,668,370	-21,418,370	-21,168,370	-21,038,370	-20,918,370
175	-21,012,325	-21,012,325	-21,762,325	-21,512,325	-21,382,325	-21,262,325
200	-21,356,279	-21,356,279	-22,106,279	-21,856,279	-21,726,279	-21,606,279
225	-21,700,232	-21,700,232	-22,450,232	-22,200,232	-22,070,232	-21,950,232
250	-22,044,187	-22,044,187	-22,794,187	-22,544,187	-22,414,187	-22,294,187
275	-22,388,141	-22,388,141	-23,138,141	-22,888,141	-22,758,141	-22,638,141
300	-22,732,094	-22,732,094	-23,482,094	-23,232,094	-23,102,094	-22,982,094
325	-23,076,048	-23,076,048	-23,826,048	-23,576,048	-23,446,048	-23,326,048
350	-23,420,002	-23,420,002	-24,170,002	-23,920,002	-23,790,002	-23,670,002

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
 LB Havering
 40% Affordable Housing

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 8

325 units flats
No of units 325 units
Density: 325 dph
CSH level: 4

Affordable %	40%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,224,670	-12,224,670	-12,974,670	-12,724,670	-12,594,670	-12,474,670
15	-12,256,671	-12,256,671	-13,006,671	-12,756,671	-12,626,671	-12,506,671
25	-12,418,173	-12,418,173	-13,168,173	-12,918,173	-12,788,173	-12,668,173
50	-12,821,928	-12,821,928	-13,571,928	-13,321,928	-13,191,928	-13,071,928
75	-13,225,682	-13,225,682	-13,975,682	-13,725,682	-13,595,682	-13,475,682
100	-13,629,437	-13,629,437	-14,379,437	-14,129,437	-13,999,437	-13,879,437
125	-14,033,191	-14,033,191	-14,783,191	-14,533,191	-14,403,191	-14,283,191
150	-14,436,946	-14,436,946	-15,186,946	-14,936,946	-14,806,946	-14,686,946
175	-14,840,700	-14,840,700	-15,590,700	-15,340,700	-15,210,700	-15,090,700
200	-15,244,455	-15,244,455	-15,994,455	-15,744,455	-15,614,455	-15,494,455
225	-15,648,209	-15,648,209	-16,398,209	-16,148,209	-16,018,209	-15,898,209
250	-16,051,964	-16,051,964	-16,801,964	-16,551,964	-16,421,964	-16,301,964
275	-16,455,718	-16,455,718	-17,205,718	-16,955,718	-16,825,718	-16,705,718
300	-16,859,473	-16,859,473	-17,609,473	-17,359,473	-17,229,473	-17,109,473
325	-17,263,227	-17,263,227	-18,013,227	-17,763,227	-17,633,227	-17,513,227
350	-17,666,981	-17,666,981	-18,416,981	-18,166,981	-18,036,981	-17,916,981

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,135,027	-16,135,027	-16,885,027	-16,635,027	-16,505,027	-16,385,027
15	-16,099,773	-16,099,773	-16,849,773	-16,599,773	-16,469,773	-16,349,773
25	-16,261,275	-16,261,275	-17,011,275	-16,761,275	-16,631,275	-16,511,275
50	-16,665,030	-16,665,030	-17,415,030	-17,165,030	-17,035,030	-16,915,030
75	-17,068,784	-17,068,784	-17,818,784	-17,568,784	-17,438,784	-17,318,784
100	-17,472,539	-17,472,539	-18,222,539	-17,972,539	-17,842,539	-17,722,539
125	-17,876,293	-17,876,293	-18,626,293	-18,376,293	-18,246,293	-18,126,293
150	-18,280,048	-18,280,048	-19,030,048	-18,780,048	-18,650,048	-18,530,048
175	-18,683,802	-18,683,802	-19,433,802	-19,183,802	-19,053,802	-18,933,802
200	-19,087,557	-19,087,557	-19,837,557	-19,587,557	-19,457,557	-19,337,557
225	-19,491,311	-19,491,311	-20,241,311	-19,991,311	-19,861,311	-19,741,311
250	-19,895,066	-19,895,066	-20,645,066	-20,395,066	-20,265,066	-20,145,066
275	-20,298,820	-20,298,820	-21,048,820	-20,798,820	-20,668,820	-20,548,820
300	-20,702,575	-20,702,575	-21,452,575	-21,202,575	-21,072,575	-20,952,575
325	-21,106,329	-21,106,329	-21,856,329	-21,606,329	-21,476,329	-21,356,329
350	-21,510,084	-21,510,084	-22,260,084	-22,010,084	-21,880,084	-21,760,084

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-22,597,405	-22,597,405	-23,347,405	-23,097,405	-22,967,405	-22,847,405
15	-22,451,005	-22,451,005	-23,201,005	-22,951,005	-22,821,005	-22,701,005
25	-22,612,506	-22,612,506	-23,362,506	-23,112,506	-22,982,506	-22,862,506
50	-23,016,261	-23,016,261	-23,766,261	-23,516,261	-23,386,261	-23,266,261
75	-23,420,015	-23,420,015	-24,170,015	-23,920,015	-23,790,015	-23,670,015
100	-23,823,770	-23,823,770	-24,573,770	-24,323,770	-24,193,770	-24,073,770
125	-24,227,525	-24,227,525	-24,977,525	-24,727,525	-24,597,525	-24,477,525
150	-24,631,279	-24,631,279	-25,381,279	-25,131,279	-25,001,279	-24,881,279
175	-25,035,034	-25,035,034	-25,785,034	-25,535,034	-25,405,034	-25,285,034
200	-25,438,788	-25,438,788	-26,188,788	-25,938,788	-25,808,788	-25,688,788
225	-25,842,543	-25,842,543	-26,592,543	-26,342,543	-26,212,543	-26,092,543
250	-26,246,297	-26,246,297	-26,996,297	-26,746,297	-26,616,297	-26,496,297
275	-26,650,052	-26,650,052	-27,400,052	-27,150,052	-27,020,052	-26,900,052
300	-27,053,806	-27,053,806	-27,803,806	-27,553,806	-27,423,806	-27,303,806
325	-27,457,561	-27,457,561	-28,207,561	-27,957,561	-27,827,561	-27,707,561
350	-27,861,315	-27,861,315	-28,611,315	-28,361,315	-28,231,315	-28,111,315

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
 LB Havering
 40% Affordable Housing

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 9

375 units flats
No of units 375 units
Density: 375 dph
CSH level: 4

Affordable %	40%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,887,227	-13,887,227	-14,637,227	-14,387,227	-14,257,227	-14,137,227
15	-13,903,912	-13,903,912	-14,653,912	-14,403,912	-14,273,912	-14,153,912
25	-14,074,267	-14,074,267	-14,824,267	-14,574,267	-14,444,267	-14,324,267
50	-14,500,155	-14,500,155	-15,250,155	-15,000,155	-14,870,155	-14,750,155
75	-14,926,041	-14,926,041	-15,676,041	-15,426,041	-15,296,041	-15,176,041
100	-15,351,929	-15,351,929	-16,101,929	-15,851,929	-15,721,929	-15,601,929
125	-15,777,816	-15,777,816	-16,527,816	-16,277,816	-16,147,816	-16,027,816
150	-16,203,703	-16,203,703	-16,953,703	-16,703,703	-16,573,703	-16,453,703
175	-16,629,590	-16,629,590	-17,379,590	-17,129,590	-16,999,590	-16,879,590
200	-17,055,477	-17,055,477	-17,805,477	-17,555,477	-17,425,477	-17,305,477
225	-17,481,364	-17,481,364	-18,231,364	-17,981,364	-17,851,364	-17,731,364
250	-17,907,251	-17,907,251	-18,657,251	-18,407,251	-18,277,251	-18,157,251
275	-18,333,138	-18,333,138	-19,083,138	-18,833,138	-18,703,138	-18,583,138
300	-18,759,026	-18,759,026	-19,509,026	-19,259,026	-19,129,026	-19,009,026
325	-19,184,912	-19,184,912	-19,934,912	-19,684,912	-19,554,912	-19,434,912
350	-19,610,799	-19,610,799	-20,360,799	-20,110,799	-19,980,799	-19,860,799

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-17,842,844	-17,842,844	-18,592,844	-18,342,844	-18,212,844	-18,092,844
15	-17,791,497	-17,791,497	-18,541,497	-18,291,497	-18,161,497	-18,041,497
25	-17,961,852	-17,961,852	-18,711,852	-18,461,852	-18,331,852	-18,211,852
50	-18,387,738	-18,387,738	-19,137,738	-18,887,738	-18,757,738	-18,637,738
75	-18,813,626	-18,813,626	-19,563,626	-19,313,626	-19,183,626	-19,063,626
100	-19,239,513	-19,239,513	-19,989,513	-19,739,513	-19,609,513	-19,489,513
125	-19,665,399	-19,665,399	-20,415,399	-20,165,399	-20,035,399	-19,915,399
150	-20,091,287	-20,091,287	-20,841,287	-20,591,287	-20,461,287	-20,341,287
175	-20,517,174	-20,517,174	-21,267,174	-21,017,174	-20,887,174	-20,767,174
200	-20,943,061	-20,943,061	-21,693,061	-21,443,061	-21,313,061	-21,193,061
225	-21,368,948	-21,368,948	-22,118,948	-21,868,948	-21,738,948	-21,618,948
250	-21,794,835	-21,794,835	-22,544,835	-22,294,835	-22,164,835	-22,044,835
275	-22,220,723	-22,220,723	-22,970,723	-22,720,723	-22,590,723	-22,470,723
300	-22,646,609	-22,646,609	-23,396,609	-23,146,609	-23,016,609	-22,896,609
325	-23,072,496	-23,072,496	-23,822,496	-23,572,496	-23,442,496	-23,322,496
350	-23,498,384	-23,498,384	-24,248,384	-23,998,384	-23,868,384	-23,748,384

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,380,021	-24,380,021	-25,130,021	-24,880,021	-24,750,021	-24,630,021
15	-24,216,241	-24,216,241	-24,966,241	-24,716,241	-24,586,241	-24,466,241
25	-24,386,595	-24,386,595	-25,136,595	-24,886,595	-24,756,595	-24,636,595
50	-24,812,483	-24,812,483	-25,562,483	-25,312,483	-25,182,483	-25,062,483
75	-25,238,370	-25,238,370	-25,988,370	-25,738,370	-25,608,370	-25,488,370
100	-25,664,257	-25,664,257	-26,414,257	-26,164,257	-26,034,257	-25,914,257
125	-26,090,144	-26,090,144	-26,840,144	-26,590,144	-26,460,144	-26,340,144
150	-26,516,031	-26,516,031	-27,266,031	-27,016,031	-26,886,031	-26,766,031
175	-26,941,919	-26,941,919	-27,691,919	-27,441,919	-27,311,919	-27,191,919
200	-27,367,805	-27,367,805	-28,117,805	-27,867,805	-27,737,805	-27,617,805
225	-27,793,692	-27,793,692	-28,543,692	-28,293,692	-28,163,692	-28,043,692
250	-28,219,580	-28,219,580	-28,969,580	-28,719,580	-28,589,580	-28,469,580
275	-28,645,466	-28,645,466	-29,395,466	-29,145,466	-29,015,466	-28,895,466
300	-29,071,353	-29,071,353	-29,821,353	-29,571,353	-29,441,353	-29,321,353
325	-29,497,241	-29,497,241	-30,247,241	-29,997,241	-29,867,241	-29,747,241
350	-29,923,128	-29,923,128	-30,673,128	-30,423,128	-30,293,128	-30,173,128

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy Viability

LB Havering

Results summary

30% Affordable Housing

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

Site type 10 unit houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 30 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	325	350	350	350

Site type 50 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 80 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	#N/A	25	75	100

Site type 110 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 150 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	75	100	125	150
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 275 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 325 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 375 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 435 Flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 1

No of units	10 unit houses
Density:	10 units
CSH level:	30 dph
	4

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

Site area	0.33 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,133,046	3,399,138	2,649,138	2,899,138	3,029,138	3,149,138
15	1,104,760	3,314,279	2,564,279	2,814,279	2,944,279	3,064,279
25	1,098,893	3,296,680	2,546,680	2,796,680	2,926,680	3,046,680
50	1,084,228	3,252,683	2,502,683	2,752,683	2,882,683	3,002,683
75	1,069,562	3,208,687	2,458,687	2,708,687	2,838,687	2,958,687
100	1,054,897	3,164,690	2,414,690	2,664,690	2,794,690	2,914,690
125	1,040,231	3,120,694	2,370,694	2,620,694	2,750,694	2,870,694
150	1,025,566	3,076,697	2,326,697	2,576,697	2,706,697	2,826,697
175	1,010,900	3,032,700	2,282,700	2,532,700	2,662,700	2,782,700
200	996,235	2,988,704	2,238,704	2,488,704	2,618,704	2,738,704
225	981,569	2,944,707	2,194,707	2,444,707	2,574,707	2,694,707
250	966,904	2,900,711	2,150,711	2,400,711	2,530,711	2,650,711
275	952,238	2,856,714	2,106,714	2,356,714	2,486,714	2,606,714
300	937,572	2,812,717	2,062,717	2,312,717	2,442,717	2,562,717
325	922,907	2,768,721	2,018,721	2,268,721	2,398,721	2,518,721
350	908,241	2,724,724	1,974,724	2,224,724	2,354,724	2,474,724

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£907,728	2,723,184	1,973,184	2,223,184	2,353,184	2,473,184
15	883,316	2,649,949	1,899,949	2,149,949	2,279,949	2,399,949
25	877,450	2,632,351	1,882,351	2,132,351	2,262,351	2,382,351
50	862,785	2,588,354	1,838,354	2,088,354	2,218,354	2,338,354
75	848,119	2,544,357	1,794,357	2,044,357	2,174,357	2,294,357
100	833,454	2,500,361	1,750,361	2,000,361	2,130,361	2,250,361
125	818,788	2,456,364	1,706,364	1,956,364	2,086,364	2,206,364
150	804,123	2,412,368	1,662,368	1,912,368	2,042,368	2,162,368
175	789,457	2,368,371	1,618,371	1,868,371	1,998,371	2,118,371
200	774,791	2,324,374	1,574,374	1,824,374	1,954,374	2,074,374
225	760,126	2,280,378	1,530,378	1,780,378	1,910,378	2,030,378
250	745,460	2,236,381	1,486,381	1,736,381	1,866,381	1,986,381
275	730,795	2,192,385	1,442,385	1,692,385	1,822,385	1,942,385
300	716,129	2,148,388	1,398,388	1,648,388	1,778,388	1,898,388
325	701,464	2,104,391	1,354,391	1,604,391	1,734,391	1,854,391
350	686,798	2,060,395	1,310,395	1,560,395	1,690,395	1,810,395

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	535,359	1,606,076	856,076	1,106,076	1,236,076	1,356,076
15	517,352	1,552,056	802,056	1,052,056	1,182,056	1,302,056
25	511,486	1,534,457	784,457	1,034,457	1,164,457	1,284,457
50	496,820	1,490,461	740,461	990,461	1,120,461	1,240,461
75	482,155	1,446,464	696,464	946,464	1,076,464	1,196,464
100	467,489	1,402,467	652,467	902,467	1,032,467	1,152,467
125	452,824	1,358,471	608,471	858,471	988,471	1,108,471
150	438,158	1,314,474	564,474	814,474	944,474	1,064,474
175	423,493	1,270,478	520,478	770,478	900,478	1,020,478
200	408,827	1,226,481	476,481	726,481	856,481	976,481
225	394,161	1,182,484	432,484	682,484	812,484	932,484
250	379,496	1,138,488	388,488	638,488	768,488	888,488
275	364,830	1,094,491	344,491	594,491	724,491	844,491
300	350,165	1,050,495	300,495	550,495	680,495	800,495
325	335,499	1,006,498	256,498	506,498	636,498	756,498
350	320,834	962,501	212,501	462,501	592,501	712,501

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 2

30 units flats and houses	
No of units	30 units
Density	40 dph
CSH level:	4

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

Site area	0.75 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,545,738	3,394,318	2,644,318	2,894,318	3,024,318	3,144,318
15	2,478,905	3,305,206	2,555,206	2,805,206	2,935,206	3,055,206
25	2,463,537	3,284,717	2,534,717	2,784,717	2,914,717	3,034,717
50	2,425,120	3,233,494	2,483,494	2,733,494	2,863,494	2,983,494
75	2,386,703	3,182,271	2,432,271	2,682,271	2,812,271	2,932,271
100	2,348,286	3,131,048	2,381,048	2,631,048	2,761,048	2,881,048
125	2,309,868	3,079,825	2,329,825	2,579,825	2,709,825	2,829,825
150	2,271,451	3,028,602	2,278,602	2,528,602	2,658,602	2,778,602
175	2,233,034	2,977,379	2,227,379	2,477,379	2,607,379	2,727,379
200	2,194,617	2,926,156	2,176,156	2,426,156	2,556,156	2,676,156
225	2,156,199	2,874,933	2,124,933	2,374,933	2,504,933	2,624,933
250	2,117,782	2,823,710	2,073,710	2,323,710	2,453,710	2,573,710
275	2,079,365	2,772,487	2,022,487	2,272,487	2,402,487	2,522,487
300	2,040,948	2,721,264	1,971,264	2,221,264	2,351,264	2,471,264
325	2,002,530	2,670,041	1,920,041	2,170,041	2,300,041	2,420,041
350	1,964,113	2,618,818	1,868,818	2,118,818	2,248,818	2,368,818

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,995,095	2,660,127	1,910,127	2,160,127	2,290,127	2,410,127
15	1,937,731	2,583,641	1,833,641	2,083,641	2,213,641	2,333,641
25	1,922,365	2,563,153	1,813,153	2,063,153	2,193,153	2,313,153
50	1,883,948	2,511,930	1,761,930	2,011,930	2,141,930	2,261,930
75	1,845,530	2,460,707	1,710,707	1,960,707	2,090,707	2,210,707
100	1,807,113	2,409,484	1,659,484	1,909,484	2,039,484	2,159,484
125	1,768,696	2,358,261	1,608,261	1,858,261	1,988,261	2,108,261
150	1,730,279	2,307,038	1,557,038	1,807,038	1,937,038	2,057,038
175	1,691,861	2,255,815	1,505,815	1,755,815	1,885,815	2,005,815
200	1,653,443	2,204,591	1,454,591	1,704,591	1,834,591	1,954,591
225	1,615,026	2,153,368	1,403,368	1,653,368	1,783,368	1,903,368
250	1,576,609	2,102,145	1,352,145	1,602,145	1,732,145	1,852,145
275	1,538,191	2,050,922	1,300,922	1,550,922	1,680,922	1,800,922
300	1,499,774	1,999,699	1,249,699	1,499,699	1,629,699	1,749,699
325	1,461,357	1,948,476	1,198,476	1,448,476	1,578,476	1,698,476
350	1,422,940	1,897,253	1,147,253	1,397,253	1,527,253	1,647,253

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,085,085	1,446,780	696,780	946,780	1,076,780	1,196,780
15	1,043,372	1,391,162	641,162	891,162	1,021,162	1,141,162
25	1,028,005	1,370,673	620,673	870,673	1,000,673	1,120,673
50	989,587	1,319,450	569,450	819,450	949,450	1,069,450
75	951,170	1,268,227	518,227	768,227	898,227	1,018,227
100	912,753	1,217,004	467,004	717,004	847,004	967,004
125	874,336	1,165,781	415,781	665,781	795,781	915,781
150	835,918	1,114,558	364,558	614,558	744,558	864,558
175	797,501	1,063,335	313,335	563,335	693,335	813,335
200	759,084	1,012,112	262,112	512,112	642,112	762,112
225	720,667	960,889	210,889	460,889	590,889	710,889
250	682,249	909,666	159,666	409,666	539,666	659,666
275	643,832	858,443	108,443	358,443	488,443	608,443
300	605,415	807,220	57,220	307,220	437,220	557,220
325	566,998	755,997	5,997	255,997	385,997	505,997
350	528,580	704,774	-45,226	204,774	334,774	454,774

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial	Community uses/Pul	Undeveloped Upper	Undeveloped Lower
£750,000	£500,000	£370,000	£250,000

Site type 3

50 units flats and houses	
No of units	50 units
Density	60 dph
CSH level:	4

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

Site area	0.83 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,165,841	4,999,009	4,249,009	4,499,009	4,629,009	4,749,009
15	4,056,437	4,867,724	4,117,724	4,367,724	4,497,724	4,617,724
25	4,031,265	4,837,518	4,087,518	4,337,518	4,467,518	4,587,518
50	3,968,338	4,762,006	4,012,006	4,262,006	4,392,006	4,512,006
75	3,905,410	4,686,492	3,936,492	4,186,492	4,316,492	4,436,492
100	3,842,483	4,610,979	3,860,979	4,110,979	4,240,979	4,360,979
125	3,779,555	4,535,466	3,785,466	4,035,466	4,165,466	4,285,466
150	3,716,628	4,459,953	3,709,953	3,959,953	4,089,953	4,209,953
175	3,653,700	4,384,440	3,634,440	3,884,440	4,014,440	4,134,440
200	3,589,975	4,307,970	3,557,970	3,807,970	3,937,970	4,057,970
225	3,526,019	4,231,222	3,481,222	3,731,222	3,861,222	3,981,222
250	3,462,062	4,154,474	3,404,474	3,654,474	3,784,474	3,904,474
275	3,398,105	4,077,727	3,327,727	3,577,727	3,707,727	3,827,727
300	3,334,148	4,000,978	3,250,978	3,500,978	3,630,978	3,750,978
325	3,270,191	3,924,230	3,174,230	3,424,230	3,554,230	3,674,230
350	3,206,235	3,847,482	3,097,482	3,347,482	3,477,482	3,597,482

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,262,810	3,915,371	3,165,371	3,415,371	3,545,371	3,665,371
15	3,168,318	3,801,982	3,051,982	3,301,982	3,431,982	3,551,982
25	3,142,736	3,771,283	3,021,283	3,271,283	3,401,283	3,521,283
50	3,078,779	3,694,535	2,944,535	3,194,535	3,324,535	3,444,535
75	3,014,822	3,617,786	2,867,786	3,117,786	3,247,786	3,367,786
100	2,950,866	3,541,039	2,791,039	3,041,039	3,171,039	3,291,039
125	2,886,908	3,464,290	2,714,290	2,964,290	3,094,290	3,214,290
150	2,822,952	3,387,543	2,637,543	2,887,543	3,017,543	3,137,543
175	2,758,995	3,310,794	2,560,794	2,810,794	2,940,794	3,060,794
200	2,695,038	3,234,046	2,484,046	2,734,046	2,864,046	2,984,046
225	2,631,082	3,157,298	2,407,298	2,657,298	2,787,298	2,907,298
250	2,567,125	3,080,550	2,330,550	2,580,550	2,710,550	2,830,550
275	2,503,168	3,003,801	2,253,801	2,503,801	2,633,801	2,753,801
300	2,439,212	2,927,054	2,177,054	2,427,054	2,557,054	2,677,054
325	2,375,255	2,850,305	2,100,305	2,350,305	2,480,305	2,600,305
350	2,311,298	2,773,558	2,023,558	2,273,558	2,403,558	2,523,558

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,757,926	2,109,511	1,359,511	1,609,511	1,739,511	1,859,511
15	1,689,317	2,027,181	1,277,181	1,527,181	1,657,181	1,777,181
25	1,663,735	1,996,482	1,246,482	1,496,482	1,626,482	1,746,482
50	1,599,778	1,919,733	1,169,733	1,419,733	1,549,733	1,669,733
75	1,535,821	1,842,985	1,092,985	1,342,985	1,472,985	1,592,985
100	1,471,865	1,766,238	1,016,238	1,266,238	1,396,238	1,516,238
125	1,407,908	1,689,489	939,489	1,189,489	1,319,489	1,439,489
150	1,343,950	1,612,741	862,741	1,112,741	1,242,741	1,362,741
175	1,279,994	1,535,993	785,993	1,035,993	1,165,993	1,285,993
200	1,216,037	1,459,245	709,245	959,245	1,089,245	1,209,245
225	1,152,081	1,382,497	632,497	882,497	1,012,497	1,132,497
250	1,088,124	1,305,749	555,749	805,749	935,749	1,055,749
275	1,024,167	1,229,000	479,000	729,000	859,000	979,000
300	960,211	1,152,253	402,253	652,253	782,253	902,253
325	896,254	1,075,504	325,504	575,504	705,504	825,504
350	832,297	998,756	248,756	498,756	628,756	748,756

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 4

80 units flats and houses
No of units 80 units
Density: 80 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,337,502	4,337,502	3,587,502	3,837,502	3,967,502	4,087,502
15	4,202,329	4,202,329	3,452,329	3,702,329	3,832,329	3,952,329
25	4,161,948	4,161,948	3,411,948	3,661,948	3,791,948	3,911,948
50	4,060,993	4,060,993	3,310,993	3,560,993	3,690,993	3,810,993
75	3,960,040	3,960,040	3,210,040	3,460,040	3,590,040	3,710,040
100	3,859,087	3,859,087	3,109,087	3,359,087	3,489,087	3,609,087
125	3,758,132	3,758,132	3,008,132	3,258,132	3,388,132	3,508,132
150	3,657,179	3,657,179	2,907,179	3,157,179	3,287,179	3,407,179
175	3,556,225	3,556,225	2,806,225	3,056,225	3,186,225	3,306,225
200	3,455,272	3,455,272	2,705,272	2,955,272	3,085,272	3,205,272
225	3,354,317	3,354,317	2,604,317	2,854,317	2,984,317	3,104,317
250	3,253,022	3,253,022	2,503,022	2,753,022	2,883,022	3,003,022
275	3,150,417	3,150,417	2,400,417	2,650,417	2,780,417	2,900,417
300	3,047,812	3,047,812	2,297,812	2,547,812	2,677,812	2,797,812
325	2,945,208	2,945,208	2,195,208	2,445,208	2,575,208	2,695,208
350	2,842,603	2,842,603	2,092,603	2,342,603	2,472,603	2,592,603

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,972,909	2,972,909	2,222,909	2,472,909	2,602,909	2,722,909
15	2,860,216	2,860,216	2,110,216	2,360,216	2,490,216	2,610,216
25	2,819,173	2,819,173	2,069,173	2,319,173	2,449,173	2,569,173
50	2,716,568	2,716,568	1,966,568	2,216,568	2,346,568	2,466,568
75	2,613,964	2,613,964	1,863,964	2,113,964	2,243,964	2,363,964
100	2,511,359	2,511,359	1,761,359	2,011,359	2,141,359	2,261,359
125	2,408,754	2,408,754	1,658,754	1,908,754	2,038,754	2,158,754
150	2,306,149	2,306,149	1,556,149	1,806,149	1,936,149	2,056,149
175	2,203,544	2,203,544	1,453,544	1,703,544	1,833,544	1,953,544
200	2,100,940	2,100,940	1,350,940	1,600,940	1,730,940	1,850,940
225	1,998,335	1,998,335	1,248,335	1,498,335	1,628,335	1,748,335
250	1,895,730	1,895,730	1,145,730	1,395,730	1,525,730	1,645,730
275	1,793,125	1,793,125	1,043,125	1,293,125	1,423,125	1,543,125
300	1,690,520	1,690,520	940,520	1,190,520	1,320,520	1,440,520
325	1,587,915	1,587,915	837,915	1,087,915	1,217,915	1,337,915
350	1,485,311	1,485,311	735,311	985,311	1,115,311	1,235,311

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	690,551	690,551	-59,449	190,551	320,551	440,551
15	617,112	617,112	-132,888	117,112	247,112	367,112
25	576,069	576,069	-173,931	76,069	206,069	326,069
50	473,465	473,465	-276,535	-26,535	103,465	223,465
75	370,861	370,861	-379,139	-129,139	861	120,861
100	268,256	268,256	-481,744	-231,744	-101,744	18,256
125	165,651	165,651	-584,349	-334,349	-204,349	-84,349
150	63,046	63,046	-686,954	-436,954	-306,954	-186,954
175	-39,559	-39,559	-789,559	-539,559	-409,559	-289,559
200	-142,164	-142,164	-892,164	-642,164	-512,164	-392,164
225	-244,768	-244,768	-994,768	-744,768	-614,768	-494,768
250	-347,373	-347,373	-1,097,373	-847,373	-717,373	-597,373
275	-449,978	-449,978	-1,199,978	-949,978	-819,978	-699,978
300	-552,583	-552,583	-1,302,583	-1,052,583	-922,583	-802,583
325	-655,188	-655,188	-1,405,188	-1,155,188	-1,025,188	-905,188
350	-757,792	-757,792	-1,507,792	-1,257,792	-1,127,792	-1,007,792

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£25	£75	£100

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 5

110 units flats and houses
No of units 110 units
Density: 110 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,859,414	4,859,414	4,109,414	4,359,414	4,489,414	4,609,414
15	4,691,742	4,691,742	3,941,742	4,191,742	4,321,742	4,441,742
25	4,635,679	4,635,679	3,885,679	4,135,679	4,265,679	4,385,679
50	4,495,520	4,495,520	3,745,520	3,995,520	4,125,520	4,245,520
75	4,355,361	4,355,361	3,605,361	3,855,361	3,985,361	4,105,361
100	4,215,203	4,215,203	3,465,203	3,715,203	3,845,203	3,965,203
125	4,075,044	4,075,044	3,325,044	3,575,044	3,705,044	3,825,044
150	3,934,885	3,934,885	3,184,885	3,434,885	3,564,885	3,684,885
175	3,794,727	3,794,727	3,044,727	3,294,727	3,424,727	3,544,727
200	3,654,569	3,654,569	2,904,569	3,154,569	3,284,569	3,404,569
225	3,514,410	3,514,410	2,764,410	3,014,410	3,144,410	3,264,410
250	3,374,251	3,374,251	2,624,251	2,874,251	3,004,251	3,124,251
275	3,234,092	3,234,092	2,484,092	2,734,092	2,864,092	2,984,092
300	3,093,934	3,093,934	2,343,934	2,593,934	2,723,934	2,843,934
325	2,953,775	2,953,775	2,203,775	2,453,775	2,583,775	2,703,775
350	2,811,772	2,811,772	2,061,772	2,311,772	2,441,772	2,561,772

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,012,319	3,012,319	2,262,319	2,512,319	2,642,319	2,762,319
15	2,876,415	2,876,415	2,126,415	2,376,415	2,506,415	2,626,415
25	2,820,351	2,820,351	2,070,351	2,320,351	2,450,351	2,570,351
50	2,680,192	2,680,192	1,930,192	2,180,192	2,310,192	2,430,192
75	2,539,530	2,539,530	1,789,530	2,039,530	2,169,530	2,289,530
100	2,398,868	2,398,868	1,648,868	1,898,868	2,028,868	2,148,868
125	2,258,206	2,258,206	1,508,206	1,758,206	1,888,206	2,008,206
150	2,117,544	2,117,544	1,367,544	1,617,544	1,747,544	1,867,544
175	1,976,882	1,976,882	1,226,882	1,476,882	1,606,882	1,726,882
200	1,836,220	1,836,220	1,086,220	1,336,220	1,466,220	1,586,220
225	1,695,558	1,695,558	945,558	1,195,558	1,316,220	1,436,220
250	1,554,896	1,554,896	804,896	1,054,896	1,176,220	1,296,220
275	1,414,234	1,414,234	664,234	914,234	1,056,220	1,176,220
300	1,273,572	1,273,572	523,572	773,572	936,220	1,056,220
325	1,132,910	1,132,910	382,910	632,910	816,220	936,220
350	992,248	992,248	242,248	492,248	696,220	816,220

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-76,609	-76,609	-826,609	-576,609	-446,609	-326,609
15	-160,763	-160,763	-910,763	-660,763	-530,763	-410,763
25	-217,742	-217,742	-967,742	-717,742	-587,742	-467,742
50	-360,194	-360,194	-1,110,194	-860,194	-730,194	-610,194
75	-502,644	-502,644	-1,252,644	-1,002,644	-872,644	-752,644
100	-645,095	-645,095	-1,395,095	-1,145,095	-1,015,095	-895,095
125	-787,546	-787,546	-1,537,546	-1,287,546	-1,157,546	-1,037,546
150	-929,997	-929,997	-1,679,997	-1,429,997	-1,299,997	-1,179,997
175	-1,072,448	-1,072,448	-1,822,448	-1,572,448	-1,442,448	-1,322,448
200	-1,216,841	-1,216,841	-1,966,841	-1,716,841	-1,586,841	-1,466,841
225	-1,361,621	-1,361,621	-2,111,621	-1,861,621	-1,731,621	-1,611,621
250	-1,506,402	-1,506,402	-2,256,402	-2,006,402	-1,876,402	-1,756,402
275	-1,651,182	-1,651,182	-2,401,182	-2,151,182	-2,021,182	-1,901,182
300	-1,795,963	-1,795,963	-2,545,963	-2,295,963	-2,165,963	-2,045,963
325	-1,940,744	-1,940,744	-2,690,744	-2,440,744	-2,310,744	-2,190,744
350	-2,085,524	-2,085,524	-2,835,524	-2,585,524	-2,455,524	-2,335,524

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 6

150 units flats and houses
No of units 150 units
Density: 150 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,500,036	1,500,036	750,036	1,000,036	1,130,036	1,250,036
15	1,356,846	1,356,846	606,846	856,846	986,846	1,106,846
25	1,278,584	1,278,584	528,584	778,584	908,584	1,028,584
50	1,082,931	1,082,931	332,931	582,931	712,931	832,931
75	887,277	887,277	137,277	387,277	517,277	637,277
100	691,624	691,624	-58,376	191,624	321,624	441,624
125	495,970	495,970	-254,030	-4,030	125,970	245,970
150	300,316	300,316	-449,684	-199,684	-69,684	50,316
175	104,664	104,664	-645,336	-395,336	-265,336	-145,336
200	-90,990	-90,990	-840,990	-590,990	-460,990	-340,990
225	-286,643	-286,643	-1,036,643	-786,643	-656,643	-536,643
250	-482,297	-482,297	-1,232,297	-982,297	-852,297	-732,297
275	-677,951	-677,951	-1,427,951	-1,177,951	-1,047,951	-927,951
300	-873,604	-873,604	-1,623,604	-1,373,604	-1,243,604	-1,123,604
325	-1,069,258	-1,069,258	-1,819,258	-1,569,258	-1,439,258	-1,319,258
350	-1,264,910	-1,264,910	-2,014,910	-1,764,910	-1,634,910	-1,514,910

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£75	£100	£125	£150

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-762,747	-762,747	-1,512,747	-1,262,747	-1,132,747	-1,012,747
15	-867,021	-867,021	-1,617,021	-1,367,021	-1,237,021	-1,117,021
25	-945,282	-945,282	-1,695,282	-1,445,282	-1,315,282	-1,195,282
50	-1,140,936	-1,140,936	-1,890,936	-1,640,936	-1,510,936	-1,390,936
75	-1,336,590	-1,336,590	-2,086,590	-1,836,590	-1,706,590	-1,586,590
100	-1,532,242	-1,532,242	-2,282,242	-2,032,242	-1,902,242	-1,782,242
125	-1,730,065	-1,730,065	-2,480,065	-2,230,065	-2,100,065	-1,980,065
150	-1,928,918	-1,928,918	-2,678,918	-2,428,918	-2,298,918	-2,178,918
175	-2,127,772	-2,127,772	-2,877,772	-2,627,772	-2,497,772	-2,377,772
200	-2,326,625	-2,326,625	-3,076,625	-2,826,625	-2,696,625	-2,576,625
225	-2,525,479	-2,525,479	-3,275,479	-3,025,479	-2,895,479	-2,775,479
250	-2,724,332	-2,724,332	-3,474,332	-3,224,332	-3,094,332	-2,974,332
275	-2,923,185	-2,923,185	-3,673,185	-3,423,185	-3,293,185	-3,173,185
300	-3,122,039	-3,122,039	-3,872,039	-3,622,039	-3,492,039	-3,372,039
325	-3,320,892	-3,320,892	-4,070,892	-3,820,892	-3,690,892	-3,570,892
350	-3,519,746	-3,519,746	-4,269,746	-4,019,746	-3,889,746	-3,769,746

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,554,281	-4,554,281	-5,304,281	-5,054,281	-4,924,281	-4,804,281
15	-4,595,264	-4,595,264	-5,345,264	-5,095,264	-4,965,264	-4,845,264
25	-4,674,806	-4,674,806	-5,424,806	-5,174,806	-5,044,806	-4,924,806
50	-4,873,659	-4,873,659	-5,623,659	-5,373,659	-5,243,659	-5,123,659
75	-5,072,513	-5,072,513	-5,822,513	-5,572,513	-5,442,513	-5,322,513
100	-5,271,366	-5,271,366	-6,021,366	-5,771,366	-5,641,366	-5,521,366
125	-5,470,219	-5,470,219	-6,220,219	-5,970,219	-5,840,219	-5,720,219
150	-5,669,073	-5,669,073	-6,419,073	-6,169,073	-6,039,073	-5,919,073
175	-5,867,926	-5,867,926	-6,617,926	-6,367,926	-6,237,926	-6,117,926
200	-6,066,779	-6,066,779	-6,816,779	-6,566,779	-6,436,779	-6,316,779
225	-6,265,633	-6,265,633	-7,015,633	-6,765,633	-6,635,633	-6,515,633
250	-6,464,486	-6,464,486	-7,214,486	-6,964,486	-6,834,486	-6,714,486
275	-6,663,340	-6,663,340	-7,413,340	-7,163,340	-7,033,340	-6,913,340
300	-6,862,193	-6,862,193	-7,612,193	-7,362,193	-7,232,193	-7,112,193
325	-7,061,046	-7,061,046	-7,811,046	-7,561,046	-7,431,046	-7,311,046
350	-7,259,900	-7,259,900	-8,009,900	-7,759,900	-7,629,900	-7,509,900

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 7

275 units flats
No of units 275 units
Density: 275 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,520,752	-7,520,752	-8,270,752	-8,020,752	-7,890,752	-7,770,752
15	-7,632,170	-7,632,170	-8,382,170	-8,132,170	-8,002,170	-7,882,170
25	-7,792,682	-7,792,682	-8,542,682	-8,292,682	-8,162,682	-8,042,682
50	-8,193,961	-8,193,961	-8,943,961	-8,693,961	-8,563,961	-8,443,961
75	-8,595,241	-8,595,241	-9,345,241	-9,095,241	-8,965,241	-8,845,241
100	-8,996,520	-8,996,520	-9,746,520	-9,496,520	-9,366,520	-9,246,520
125	-9,397,801	-9,397,801	-10,147,801	-9,897,801	-9,767,801	-9,647,801
150	-9,799,080	-9,799,080	-10,549,080	-10,299,080	-10,169,080	-10,049,080
175	-10,200,360	-10,200,360	-10,950,360	-10,700,360	-10,570,360	-10,450,360
200	-10,601,639	-10,601,639	-11,351,639	-11,101,639	-10,971,639	-10,851,639
225	-11,002,919	-11,002,919	-11,752,919	-11,502,919	-11,372,919	-11,252,919
250	-11,404,198	-11,404,198	-12,154,198	-11,904,198	-11,774,198	-11,654,198
275	-11,805,478	-11,805,478	-12,555,478	-12,305,478	-12,175,478	-12,055,478
300	-12,206,757	-12,206,757	-12,956,757	-12,706,757	-12,576,757	-12,456,757
325	-12,608,037	-12,608,037	-13,358,037	-13,108,037	-12,978,037	-12,858,037
350	-13,009,316	-13,009,316	-13,759,316	-13,509,316	-13,379,316	-13,259,316

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,479,055	-11,479,055	-12,229,055	-11,979,055	-11,849,055	-11,729,055
15	-11,522,394	-11,522,394	-12,272,394	-12,022,394	-11,892,394	-11,772,394
25	-11,682,906	-11,682,906	-12,432,906	-12,182,906	-12,052,906	-11,932,906
50	-12,084,186	-12,084,186	-12,834,186	-12,584,186	-12,454,186	-12,334,186
75	-12,485,465	-12,485,465	-13,235,465	-12,985,465	-12,855,465	-12,735,465
100	-12,886,745	-12,886,745	-13,636,745	-13,386,745	-13,256,745	-13,136,745
125	-13,288,024	-13,288,024	-14,038,024	-13,788,024	-13,658,024	-13,538,024
150	-13,689,305	-13,689,305	-14,439,305	-14,189,305	-14,059,305	-13,939,305
175	-14,090,584	-14,090,584	-14,840,584	-14,590,584	-14,460,584	-14,340,584
200	-14,491,864	-14,491,864	-15,241,864	-14,991,864	-14,861,864	-14,741,864
225	-14,893,143	-14,893,143	-15,643,143	-15,393,143	-15,263,143	-15,143,143
250	-15,294,423	-15,294,423	-16,044,423	-15,794,423	-15,664,423	-15,544,423
275	-15,695,702	-15,695,702	-16,445,702	-16,195,702	-16,065,702	-15,945,702
300	-16,096,982	-16,096,982	-16,846,982	-16,596,982	-16,466,982	-16,346,982
325	-16,498,261	-16,498,261	-17,248,261	-16,998,261	-16,868,261	-16,748,261
350	-16,899,541	-16,899,541	-17,649,541	-17,399,541	-17,269,541	-17,149,541

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,020,672	-18,020,672	-18,770,672	-18,520,672	-18,390,672	-18,270,672
15	-17,951,502	-17,951,502	-18,701,502	-18,451,502	-18,321,502	-18,201,502
25	-18,112,014	-18,112,014	-18,862,014	-18,612,014	-18,482,014	-18,362,014
50	-18,513,294	-18,513,294	-19,263,294	-19,013,294	-18,883,294	-18,763,294
75	-18,914,573	-18,914,573	-19,664,573	-19,414,573	-19,284,573	-19,164,573
100	-19,315,853	-19,315,853	-20,065,853	-19,815,853	-19,685,853	-19,565,853
125	-19,717,132	-19,717,132	-20,467,132	-20,217,132	-20,087,132	-19,967,132
150	-20,118,412	-20,118,412	-20,868,412	-20,618,412	-20,488,412	-20,368,412
175	-20,519,691	-20,519,691	-21,269,691	-21,019,691	-20,889,691	-20,769,691
200	-20,920,971	-20,920,971	-21,670,971	-21,420,971	-21,290,971	-21,170,971
225	-21,322,250	-21,322,250	-22,072,250	-21,822,250	-21,692,250	-21,572,250
250	-21,723,530	-21,723,530	-22,473,530	-22,223,530	-22,093,530	-21,973,530
275	-22,124,809	-22,124,809	-22,874,809	-22,624,809	-22,494,809	-22,374,809
300	-22,526,090	-22,526,090	-23,276,090	-23,026,090	-22,896,090	-22,776,090
325	-22,927,369	-22,927,369	-23,677,369	-23,427,369	-23,297,369	-23,177,369
350	-23,328,649	-23,328,649	-24,078,649	-23,828,649	-23,698,649	-23,578,649

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 8

325 units flats
No of units 325 units
Density: 325 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,317,761	-10,317,761	-11,067,761	-10,817,761	-10,687,761	-10,567,761
15	-10,422,933	-10,422,933	-11,172,933	-10,922,933	-10,792,933	-10,672,933
25	-10,611,352	-10,611,352	-11,361,352	-11,111,352	-10,981,352	-10,861,352
50	-11,082,400	-11,082,400	-11,832,400	-11,582,400	-11,452,400	-11,332,400
75	-11,553,447	-11,553,447	-12,303,447	-12,053,447	-11,923,447	-11,803,447
100	-12,024,493	-12,024,493	-12,774,493	-12,524,493	-12,394,493	-12,274,493
125	-12,495,540	-12,495,540	-13,245,540	-12,995,540	-12,865,540	-12,745,540
150	-12,966,587	-12,966,587	-13,716,587	-13,466,587	-13,336,587	-13,216,587
175	-13,437,634	-13,437,634	-14,187,634	-13,937,634	-13,807,634	-13,687,634
200	-13,908,681	-13,908,681	-14,658,681	-14,408,681	-14,278,681	-14,158,681
225	-14,379,728	-14,379,728	-15,129,728	-14,879,728	-14,749,728	-14,629,728
250	-14,850,775	-14,850,775	-15,600,775	-15,350,775	-15,220,775	-15,100,775
275	-15,321,822	-15,321,822	-16,071,822	-15,821,822	-15,691,822	-15,571,822
300	-15,792,869	-15,792,869	-16,542,869	-16,292,869	-16,162,869	-16,042,869
325	-16,263,915	-16,263,915	-17,013,915	-16,763,915	-16,633,915	-16,513,915
350	-16,734,962	-16,734,962	-17,484,962	-17,234,962	-17,104,962	-16,984,962

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,631,434	-14,631,434	-15,381,434	-15,131,434	-15,001,434	-14,881,434
15	-14,662,416	-14,662,416	-15,412,416	-15,162,416	-15,032,416	-14,912,416
25	-14,850,835	-14,850,835	-15,600,835	-15,350,835	-15,220,835	-15,100,835
50	-15,321,882	-15,321,882	-16,071,882	-15,821,882	-15,691,882	-15,571,882
75	-15,792,929	-15,792,929	-16,542,929	-16,292,929	-16,162,929	-16,042,929
100	-16,263,976	-16,263,976	-17,013,976	-16,763,976	-16,633,976	-16,513,976
125	-16,735,023	-16,735,023	-17,485,023	-17,235,023	-17,105,023	-16,985,023
150	-17,206,070	-17,206,070	-17,956,070	-17,706,070	-17,576,070	-17,456,070
175	-17,677,116	-17,677,116	-18,427,116	-18,177,116	-18,047,116	-17,927,116
200	-18,148,163	-18,148,163	-18,898,163	-18,648,163	-18,518,163	-18,398,163
225	-18,619,210	-18,619,210	-19,369,210	-19,119,210	-18,989,210	-18,869,210
250	-19,090,257	-19,090,257	-19,840,257	-19,590,257	-19,460,257	-19,340,257
275	-19,561,304	-19,561,304	-20,311,304	-20,061,304	-19,931,304	-19,811,304
300	-20,032,351	-20,032,351	-20,782,351	-20,532,351	-20,402,351	-20,282,351
325	-20,503,398	-20,503,398	-21,253,398	-21,003,398	-20,873,398	-20,753,398
350	-20,974,445	-20,974,445	-21,724,445	-21,474,445	-21,344,445	-21,224,445

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-21,760,347	-21,760,347	-22,510,347	-22,260,347	-22,130,347	-22,010,347
15	-21,668,719	-21,668,719	-22,418,719	-22,168,719	-22,038,719	-21,918,719
25	-21,857,138	-21,857,138	-22,607,138	-22,357,138	-22,227,138	-22,107,138
50	-22,328,185	-22,328,185	-23,078,185	-22,828,185	-22,698,185	-22,578,185
75	-22,799,232	-22,799,232	-23,549,232	-23,299,232	-23,169,232	-23,049,232
100	-23,270,279	-23,270,279	-24,020,279	-23,770,279	-23,640,279	-23,520,279
125	-23,741,325	-23,741,325	-24,491,325	-24,241,325	-24,111,325	-23,991,325
150	-24,212,372	-24,212,372	-24,962,372	-24,712,372	-24,582,372	-24,462,372
175	-24,683,420	-24,683,420	-25,433,420	-25,183,420	-25,053,420	-24,933,420
200	-25,154,467	-25,154,467	-25,904,467	-25,654,467	-25,524,467	-25,404,467
225	-25,625,513	-25,625,513	-26,375,513	-26,125,513	-25,995,513	-25,875,513
250	-26,096,560	-26,096,560	-26,846,560	-26,596,560	-26,466,560	-26,346,560
275	-26,567,607	-26,567,607	-27,317,607	-27,067,607	-26,937,607	-26,817,607
300	-27,038,654	-27,038,654	-27,788,654	-27,538,654	-27,408,654	-27,288,654
325	-27,509,700	-27,509,700	-28,259,700	-28,009,700	-27,879,700	-27,759,700
350	-27,980,748	-27,980,748	-28,730,748	-28,480,748	-28,350,748	-28,230,748

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial	Community uses/Pul	Undeveloped Upper	Undeveloped Lower
£750,000	£500,000	£370,000	£250,000

Site type 9

375 units flats
No of units 375 units
Density: 375 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,067,443	-12,067,443	-12,817,443	-12,567,443	-12,437,443	-12,317,443
15	-12,158,015	-12,158,015	-12,908,015	-12,658,015	-12,528,015	-12,408,015
25	-12,356,763	-12,356,763	-13,106,763	-12,856,763	-12,726,763	-12,606,763
50	-12,853,631	-12,853,631	-13,603,631	-13,353,631	-13,223,631	-13,103,631
75	-13,350,499	-13,350,499	-14,100,499	-13,850,499	-13,720,499	-13,600,499
100	-13,847,368	-13,847,368	-14,597,368	-14,347,368	-14,217,368	-14,097,368
125	-14,344,236	-14,344,236	-15,094,236	-14,844,236	-14,714,236	-14,594,236
150	-14,841,105	-14,841,105	-15,591,105	-15,341,105	-15,211,105	-15,091,105
175	-15,337,972	-15,337,972	-16,087,972	-15,837,972	-15,707,972	-15,587,972
200	-15,834,840	-15,834,840	-16,584,840	-16,334,840	-16,204,840	-16,084,840
225	-16,331,709	-16,331,709	-17,081,709	-16,831,709	-16,701,709	-16,581,709
250	-16,828,577	-16,828,577	-17,578,577	-17,328,577	-17,198,577	-17,078,577
275	-17,325,446	-17,325,446	-18,075,446	-17,825,446	-17,695,446	-17,575,446
300	-17,822,314	-17,822,314	-18,572,314	-18,322,314	-18,192,314	-18,072,314
325	-18,319,182	-18,319,182	-19,069,182	-18,819,182	-18,689,182	-18,569,182
350	-18,816,050	-18,816,050	-19,566,050	-19,316,050	-19,186,050	-19,066,050

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,424,305	-16,424,305	-17,174,305	-16,924,305	-16,794,305	-16,674,305
15	-16,439,944	-16,439,944	-17,189,944	-16,939,944	-16,809,944	-16,689,944
25	-16,638,691	-16,638,691	-17,388,691	-17,138,691	-17,008,691	-16,888,691
50	-17,135,560	-17,135,560	-17,885,560	-17,635,560	-17,505,560	-17,385,560
75	-17,632,428	-17,632,428	-18,382,428	-18,132,428	-18,002,428	-17,882,428
100	-18,129,296	-18,129,296	-18,879,296	-18,629,296	-18,499,296	-18,379,296
125	-18,626,164	-18,626,164	-19,376,164	-19,126,164	-18,996,164	-18,876,164
150	-19,123,032	-19,123,032	-19,873,032	-19,623,032	-19,493,032	-19,373,032
175	-19,619,901	-19,619,901	-20,369,901	-20,119,901	-19,989,901	-19,869,901
200	-20,116,769	-20,116,769	-20,866,769	-20,616,769	-20,486,769	-20,366,769
225	-20,613,638	-20,613,638	-21,363,638	-21,113,638	-20,983,638	-20,863,638
250	-21,110,506	-21,110,506	-21,860,506	-21,610,506	-21,480,506	-21,360,506
275	-21,607,374	-21,607,374	-22,357,374	-22,107,374	-21,977,374	-21,857,374
300	-22,104,242	-22,104,242	-22,854,242	-22,604,242	-22,474,242	-22,354,242
325	-22,601,110	-22,601,110	-23,351,110	-23,101,110	-22,971,110	-22,851,110
350	-23,097,979	-23,097,979	-23,847,979	-23,597,979	-23,467,979	-23,347,979

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,624,593	-23,624,593	-24,374,593	-24,124,593	-23,994,593	-23,874,593
15	-23,516,395	-23,516,395	-24,266,395	-24,016,395	-23,886,395	-23,766,395
25	-23,715,142	-23,715,142	-24,465,142	-24,215,142	-24,085,142	-23,965,142
50	-24,212,010	-24,212,010	-24,962,010	-24,712,010	-24,582,010	-24,462,010
75	-24,708,878	-24,708,878	-25,458,878	-25,208,878	-25,078,878	-24,958,878
100	-25,205,746	-25,205,746	-25,955,746	-25,705,746	-25,575,746	-25,455,746
125	-25,702,615	-25,702,615	-26,452,615	-26,202,615	-26,072,615	-25,952,615
150	-26,199,483	-26,199,483	-26,949,483	-26,699,483	-26,569,483	-26,449,483
175	-26,696,351	-26,696,351	-27,446,351	-27,196,351	-27,066,351	-26,946,351
200	-27,193,219	-27,193,219	-27,943,219	-27,693,219	-27,563,219	-27,443,219
225	-27,690,087	-27,690,087	-28,440,087	-28,190,087	-28,060,087	-27,940,087
250	-28,186,956	-28,186,956	-28,936,956	-28,686,956	-28,556,956	-28,436,956
275	-28,683,824	-28,683,824	-29,433,824	-29,183,824	-29,053,824	-28,933,824
300	-29,180,693	-29,180,693	-29,930,693	-29,680,693	-29,550,693	-29,430,693
325	-29,677,560	-29,677,560	-30,427,560	-30,177,560	-30,047,560	-29,927,560
350	-30,174,428	-30,174,428	-30,924,428	-30,674,428	-30,544,428	-30,424,428

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy Viability
LB Havering**

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

Results summary

20% Affordable Housing

Site type 10 unit houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 30 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 50 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 80 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	50	125	150	175

Site type 110 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	#N/A	#N/A	15	25

Site type 150 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	200	225	250	250
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 275 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 325 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 375 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 435 Flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 1

No of units	10 unit houses
Density:	10 units
CSH level:	30 dph
	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.33 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,271,804	3,815,412	3,065,412	3,315,412	3,445,412	3,565,412
15	1,239,874	3,719,622	2,969,622	3,219,622	3,349,622	3,469,622
25	1,233,170	3,699,509	2,949,509	3,199,509	3,329,509	3,449,509
50	1,216,409	3,649,228	2,899,228	3,149,228	3,279,228	3,399,228
75	1,199,649	3,598,946	2,848,946	3,098,946	3,228,946	3,348,946
100	1,182,888	3,548,665	2,798,665	3,048,665	3,178,665	3,298,665
125	1,166,128	3,498,384	2,748,384	2,998,384	3,128,384	3,248,384
150	1,149,367	3,448,102	2,698,102	2,948,102	3,078,102	3,198,102
175	1,132,606	3,397,818	2,647,818	2,897,818	3,027,818	3,147,818
200	1,115,845	3,347,536	2,597,536	2,847,536	2,977,536	3,097,536
225	1,099,085	3,297,255	2,547,255	2,797,255	2,927,255	3,047,255
250	1,082,325	3,246,974	2,496,974	2,746,974	2,876,974	2,996,974
275	1,065,564	3,196,692	2,446,692	2,696,692	2,826,692	2,946,692
300	1,048,804	3,146,411	2,396,411	2,646,411	2,776,411	2,896,411
325	1,032,043	3,096,129	2,346,129	2,596,129	2,726,129	2,846,129
350	1,015,283	3,045,848	2,295,848	2,545,848	2,675,848	2,795,848

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,023,403	3,070,210	2,320,210	2,570,210	2,700,210	2,820,210
15	995,745	2,987,236	2,237,236	2,487,236	2,617,236	2,737,236
25	989,041	2,967,123	2,217,123	2,467,123	2,597,123	2,717,123
50	972,281	2,916,842	2,166,842	2,416,842	2,546,842	2,666,842
75	955,520	2,866,560	2,116,560	2,366,560	2,496,560	2,616,560
100	938,760	2,816,279	2,066,279	2,316,279	2,446,279	2,566,279
125	921,999	2,765,997	2,015,997	2,265,997	2,395,997	2,515,997
150	905,239	2,715,716	1,965,716	2,215,716	2,345,716	2,465,716
175	888,477	2,665,432	1,915,432	2,165,432	2,295,432	2,415,432
200	871,717	2,615,150	1,865,150	2,115,150	2,245,150	2,365,150
225	854,956	2,564,869	1,814,869	2,064,869	2,194,869	2,314,869
250	838,196	2,514,587	1,764,587	2,014,587	2,144,587	2,264,587
275	821,435	2,464,306	1,714,306	1,964,306	2,094,306	2,214,306
300	804,675	2,414,025	1,664,025	1,914,025	2,044,025	2,164,025
325	787,914	2,363,743	1,613,743	1,863,743	1,993,743	2,113,743
350	771,154	2,313,462	1,563,462	1,813,462	1,943,462	2,063,462

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	612,888	1,838,664	1,088,664	1,338,664	1,468,664	1,588,664
15	592,291	1,776,872	1,026,872	1,276,872	1,406,872	1,526,872
25	585,586	1,756,759	1,006,759	1,256,759	1,386,759	1,506,759
50	568,826	1,706,478	956,478	1,206,478	1,336,478	1,456,478
75	552,065	1,656,196	906,196	1,156,196	1,286,196	1,406,196
100	535,304	1,605,912	855,912	1,105,912	1,235,912	1,355,912
125	518,544	1,555,631	805,631	1,055,631	1,185,631	1,305,631
150	501,783	1,505,349	755,349	1,005,349	1,135,349	1,255,349
175	485,023	1,455,068	705,068	955,068	1,085,068	1,205,068
200	468,262	1,404,786	654,786	904,786	1,034,786	1,154,786
225	451,502	1,354,505	604,505	854,505	984,505	1,104,505
250	434,741	1,304,224	554,224	804,224	934,224	1,054,224
275	417,981	1,253,942	503,942	753,942	883,942	1,003,942
300	401,219	1,203,658	453,658	703,658	833,658	953,658
325	384,459	1,153,376	403,376	653,376	783,376	903,376
350	367,698	1,103,095	353,095	603,095	733,095	853,095

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 2

No of units	30 units flats and houses
Density:	30 units 40 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.75 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,872,174	3,829,566	3,079,566	3,329,566	3,459,566	3,579,566
15	2,796,432	3,728,576	2,978,576	3,228,576	3,358,576	3,478,576
25	2,778,871	3,705,161	2,955,161	3,205,161	3,335,161	3,455,161
50	2,734,985	3,646,620	2,896,620	3,146,620	3,276,620	3,396,620
75	2,691,060	3,588,080	2,838,080	3,088,080	3,218,080	3,338,080
100	2,647,154	3,529,539	2,779,539	3,029,539	3,159,539	3,279,539
125	2,603,248	3,470,998	2,720,998	2,970,998	3,100,998	3,220,998
150	2,559,343	3,412,458	2,662,458	2,912,458	3,042,458	3,162,458
175	2,515,438	3,353,917	2,603,917	2,853,917	2,983,917	3,103,917
200	2,471,533	3,295,377	2,545,377	2,795,377	2,925,377	3,045,377
225	2,427,627	3,236,836	2,486,836	2,736,836	2,866,836	2,986,836
250	2,383,721	3,178,295	2,428,295	2,678,295	2,808,295	2,928,295
275	2,339,816	3,119,755	2,369,755	2,619,755	2,749,755	2,869,755
300	2,295,910	3,061,214	2,311,214	2,561,214	2,691,214	2,811,214
325	2,252,005	3,002,674	2,252,674	2,502,674	2,632,674	2,752,674
350	2,208,100	2,944,133	2,194,133	2,444,133	2,574,133	2,694,133

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,265,839	3,021,118	2,271,118	2,521,118	2,651,118	2,771,118
15	2,200,526	2,934,035	2,184,035	2,434,035	2,564,035	2,684,035
25	2,182,963	2,910,618	2,160,618	2,410,618	2,540,618	2,660,618
50	2,139,058	2,852,077	2,102,077	2,352,077	2,482,077	2,602,077
75	2,095,153	2,793,537	2,043,537	2,293,537	2,423,537	2,543,537
100	2,051,247	2,734,996	1,984,996	2,234,996	2,364,996	2,484,996
125	2,007,342	2,676,456	1,926,456	2,176,456	2,306,456	2,426,456
150	1,963,436	2,617,915	1,867,915	2,117,915	2,247,915	2,367,915
175	1,919,530	2,559,374	1,809,374	2,059,374	2,189,374	2,309,374
200	1,875,625	2,500,834	1,750,834	2,000,834	2,130,834	2,250,834
225	1,831,720	2,442,293	1,692,293	1,942,293	2,072,293	2,192,293
250	1,787,815	2,383,753	1,633,753	1,883,753	2,013,753	2,133,753
275	1,743,909	2,325,212	1,575,212	1,825,212	1,955,212	2,075,212
300	1,700,003	2,266,671	1,516,671	1,766,671	1,896,671	2,016,671
325	1,656,098	2,208,131	1,458,131	1,708,131	1,838,131	1,958,131
350	1,612,192	2,149,590	1,399,590	1,649,590	1,779,590	1,899,590

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,263,790	1,685,053	935,053	1,185,053	1,315,053	1,435,053
15	1,215,710	1,620,947	870,947	1,120,947	1,250,947	1,370,947
25	1,198,148	1,597,530	847,530	1,097,530	1,227,530	1,347,530
50	1,154,243	1,538,991	788,991	1,038,991	1,168,991	1,288,991
75	1,110,337	1,480,450	730,450	980,450	1,110,450	1,230,450
100	1,066,432	1,421,910	671,910	921,910	1,051,910	1,171,910
125	1,022,526	1,363,369	613,369	863,369	993,369	1,113,369
150	978,621	1,304,827	554,827	804,827	934,827	1,054,827
175	934,716	1,246,288	496,288	746,288	876,288	996,288
200	890,810	1,187,746	437,746	687,746	817,746	937,746
225	846,905	1,129,207	379,207	629,207	759,207	879,207
250	802,999	1,070,666	320,666	570,666	700,666	820,666
275	759,093	1,012,124	262,124	512,124	642,124	762,124
300	715,188	953,585	203,585	453,585	583,585	703,585
325	671,283	895,043	145,043	395,043	525,043	645,043
350	627,378	836,504	86,504	336,504	466,504	586,504

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

**Community Infrastructure Levy
LB Havering**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 3

50 units flats and houses	
No of units	50 units
Density:	60 dph
CSH level:	4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	0.83 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,700,544	5,640,653	4,890,653	5,140,653	5,270,653	5,390,653
15	4,576,549	5,491,859	4,741,859	4,991,859	5,121,859	5,241,859
25	4,547,782	5,457,339	4,707,339	4,957,339	5,087,339	5,207,339
50	4,475,865	5,371,038	4,621,038	4,871,038	5,001,038	5,121,038
75	4,403,947	5,284,737	4,534,737	4,784,737	4,914,737	5,034,737
100	4,332,030	5,198,436	4,448,436	4,698,436	4,828,436	4,948,436
125	4,260,113	5,112,135	4,362,135	4,612,135	4,742,135	4,862,135
150	4,188,195	5,025,834	4,275,834	4,525,834	4,655,834	4,775,834
175	4,115,572	4,938,687	4,188,687	4,438,687	4,568,687	4,688,687
200	4,042,479	4,850,975	4,100,975	4,350,975	4,480,975	4,600,975
225	3,969,385	4,763,263	4,013,263	4,263,263	4,393,263	4,513,263
250	3,896,292	4,675,550	3,925,550	4,175,550	4,305,550	4,425,550
275	3,823,199	4,587,838	3,837,838	4,087,838	4,217,838	4,337,838
300	3,750,105	4,500,126	3,750,126	4,000,126	4,130,126	4,250,126
325	3,677,012	4,412,414	3,662,414	3,912,414	4,042,414	4,162,414
350	3,603,918	4,324,702	3,574,702	3,824,702	3,954,702	4,074,702

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,705,762	4,446,914	3,696,914	3,946,914	4,076,914	4,196,914
15	3,598,170	4,317,804	3,567,804	3,817,804	3,947,804	4,067,804
25	3,568,933	4,282,719	3,532,719	3,782,719	3,912,719	4,032,719
50	3,495,839	4,195,007	3,445,007	3,695,007	3,825,007	3,945,007
75	3,422,746	4,107,295	3,357,295	3,607,295	3,737,295	3,857,295
100	3,349,652	4,019,583	3,269,583	3,519,583	3,649,583	3,769,583
125	3,276,559	3,931,871	3,181,871	3,431,871	3,561,871	3,681,871
150	3,203,466	3,844,159	3,094,159	3,344,159	3,474,159	3,594,159
175	3,130,372	3,756,447	3,006,447	3,256,447	3,386,447	3,506,447
200	3,057,279	3,668,735	2,918,735	3,168,735	3,298,735	3,418,735
225	2,984,185	3,581,022	2,831,022	3,081,022	3,211,022	3,331,022
250	2,911,092	3,493,310	2,743,310	2,993,310	3,123,310	3,243,310
275	2,837,999	3,405,598	2,655,598	2,905,598	3,035,598	3,155,598
300	2,764,905	3,317,886	2,567,886	2,817,886	2,947,886	3,067,886
325	2,691,812	3,230,174	2,480,174	2,730,174	2,860,174	2,980,174
350	2,618,718	3,142,462	2,392,462	2,642,462	2,772,462	2,892,462

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,049,095	2,458,914	1,708,914	1,958,914	2,088,914	2,208,914
15	1,969,996	2,363,995	1,613,995	1,863,995	1,993,995	2,113,995
25	1,940,760	2,328,911	1,578,911	1,828,911	1,958,911	2,078,911
50	1,867,666	2,241,199	1,491,199	1,741,199	1,871,199	1,991,199
75	1,794,573	2,153,487	1,403,487	1,653,487	1,783,487	1,903,487
100	1,721,479	2,065,775	1,315,775	1,565,775	1,695,775	1,815,775
125	1,648,386	1,978,063	1,228,063	1,478,063	1,608,063	1,728,063
150	1,575,292	1,890,351	1,140,351	1,390,351	1,520,351	1,640,351
175	1,502,199	1,802,639	1,052,639	1,302,639	1,432,639	1,552,639
200	1,429,106	1,714,927	964,927	1,214,927	1,344,927	1,464,927
225	1,356,012	1,627,215	877,215	1,127,215	1,257,215	1,377,215
250	1,282,919	1,539,503	789,503	1,039,503	1,169,503	1,289,503
275	1,209,825	1,451,790	701,790	951,790	1,081,790	1,201,790
300	1,136,732	1,364,078	614,078	864,078	994,078	1,114,078
325	1,063,639	1,276,366	526,366	776,366	906,366	1,026,366
350	990,545	1,188,654	438,654	688,654	818,654	938,654

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 4

80 units flats and houses
No of units 80 units
Density: 80 dph
CSH level: 4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,118,495	5,118,495	4,368,495	4,618,495	4,748,495	4,868,495
15	4,961,236	4,961,236	4,211,236	4,461,236	4,591,236	4,711,236
25	4,915,087	4,915,087	4,165,087	4,415,087	4,545,087	4,665,087
50	4,799,711	4,799,711	4,049,711	4,299,711	4,429,711	4,549,711
75	4,684,334	4,684,334	3,934,334	4,184,334	4,314,334	4,434,334
100	4,568,959	4,568,959	3,818,959	4,068,959	4,198,959	4,318,959
125	4,453,583	4,453,583	3,703,583	3,953,583	4,083,583	4,203,583
150	4,338,208	4,338,208	3,588,208	3,838,208	3,968,208	4,088,208
175	4,222,832	4,222,832	3,472,832	3,722,832	3,852,832	3,972,832
200	4,107,456	4,107,456	3,357,456	3,607,456	3,737,456	3,857,456
225	3,992,081	3,992,081	3,242,081	3,492,081	3,622,081	3,742,081
250	3,876,705	3,876,705	3,126,705	3,376,705	3,506,705	3,626,705
275	3,761,330	3,761,330	3,011,330	3,261,330	3,391,330	3,511,330
300	3,644,395	3,644,395	2,894,395	3,144,395	3,274,395	3,394,395
325	3,527,132	3,527,132	2,777,132	3,027,132	3,157,132	3,277,132
350	3,409,869	3,409,869	2,659,869	2,909,869	3,039,869	3,159,869

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,617,706	3,617,706	2,867,706	3,117,706	3,247,706	3,367,706
15	3,486,260	3,486,260	2,736,260	2,986,260	3,116,260	3,236,260
25	3,440,110	3,440,110	2,690,110	2,940,110	3,070,110	3,190,110
50	3,324,083	3,324,083	2,574,083	2,824,083	2,954,083	3,074,083
75	3,208,821	3,208,821	2,458,821	2,708,821	2,838,821	2,958,821
100	3,093,559	3,093,559	2,343,559	2,593,559	2,719,559	2,839,559
125	2,978,297	2,978,297	2,228,297	2,478,297	2,602,297	2,722,297
150	2,863,035	2,863,035	2,113,035	2,358,035	2,485,035	2,605,035
175	2,747,773	2,747,773	1,997,773	2,237,773	2,367,773	2,487,773
200	2,632,511	2,632,511	1,882,511	2,122,511	2,252,511	2,372,511
225	2,517,249	2,517,249	1,767,249	2,007,249	2,137,249	2,257,249
250	2,402,000	2,402,000	1,652,000	1,892,000	2,022,000	2,142,000
275	2,286,751	2,286,751	1,536,751	1,776,751	1,906,751	2,026,751
300	2,171,502	2,171,502	1,421,502	1,661,502	1,791,502	1,911,502
325	2,056,253	2,056,253	1,306,253	1,546,253	1,676,253	1,796,253
350	1,941,004	1,941,004	1,191,004	1,431,004	1,561,004	1,681,004

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,110,431	1,110,431	360,431	610,431	740,431	860,431
15	1,020,975	1,020,975	270,975	520,975	650,975	770,975
25	974,070	974,070	224,070	474,070	604,070	724,070
50	856,808	856,808	106,808	356,808	486,808	606,808
75	739,545	739,545	-10,455	239,545	369,545	489,545
100	622,282	622,282	-127,718	122,282	252,282	372,282
125	505,020	505,020	-244,980	5,020	135,020	255,020
150	387,758	387,758	-362,242	-112,242	17,758	137,758
175	270,494	270,494	-479,506	-229,506	-99,506	20,494
200	153,232	153,232	-596,768	-346,768	-216,768	-96,768
225	35,970	35,970	-714,030	-464,030	-334,030	-214,030
250	-81,293	-81,293	-831,293	-581,293	-451,293	-331,293
275	-198,556	-198,556	-948,556	-698,556	-568,556	-448,556
300	-315,818	-315,818	-1,065,818	-815,818	-685,818	-565,818
325	-433,081	-433,081	-1,183,081	-933,081	-803,081	-683,081
350	-550,344	-550,344	-1,300,344	-1,050,344	-920,344	-800,344

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£50	£125	£150	£175

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial	Community uses/Pul	Undeveloped Upper	Undeveloped Lower
£750,000	£500,000	£370,000	£250,000

Site type 5

110 units flats and houses
No of units 110 units
Density: 110 dph
CSH level: 4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,904,376	5,904,376	5,154,376	5,404,376	5,534,376	5,654,376
15	5,706,717	5,706,717	4,956,717	5,206,717	5,336,717	5,456,717
25	5,642,645	5,642,645	4,892,645	5,142,645	5,272,645	5,392,645
50	5,482,464	5,482,464	4,732,464	4,982,464	5,112,464	5,232,464
75	5,322,283	5,322,283	4,572,283	4,822,283	4,952,283	5,072,283
100	5,162,101	5,162,101	4,412,101	4,662,101	4,792,101	4,912,101
125	5,001,920	5,001,920	4,251,920	4,501,920	4,631,920	4,751,920
150	4,841,739	4,841,739	4,091,739	4,341,739	4,471,739	4,591,739
175	4,681,558	4,681,558	3,931,558	4,181,558	4,311,558	4,431,558
200	4,521,376	4,521,376	3,771,376	4,021,376	4,151,376	4,271,376
225	4,361,195	4,361,195	3,611,195	3,861,195	3,991,195	4,111,195
250	4,201,014	4,201,014	3,451,014	3,701,014	3,831,014	3,951,014
275	4,040,832	4,040,832	3,290,832	3,540,832	3,670,832	3,790,832
300	3,880,651	3,880,651	3,130,651	3,380,651	3,510,651	3,630,651
325	3,720,470	3,720,470	2,970,470	3,220,470	3,350,470	3,470,470
350	3,560,289	3,560,289	2,810,289	3,060,289	3,190,289	3,310,289

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,873,004	3,873,004	3,123,004	3,373,004	3,503,004	3,623,004
15	3,710,284	3,710,284	2,960,284	3,210,284	3,340,284	3,460,284
25	3,646,211	3,646,211	2,896,211	3,146,211	3,276,211	3,396,211
50	3,486,030	3,486,030	2,736,030	2,986,030	3,116,030	3,236,030
75	3,325,849	3,325,849	2,575,849	2,825,849	2,955,849	3,075,849
100	3,165,668	3,165,668	2,415,668	2,665,668	2,795,668	2,915,668
125	3,005,487	3,005,487	2,255,487	2,505,487	2,635,487	2,755,487
150	2,845,306	2,845,306	2,095,306	2,345,306	2,475,306	2,595,306
175	2,685,125	2,685,125	1,935,125	2,185,125	2,315,125	2,435,125
200	2,524,944	2,524,944	1,774,944	2,024,944	2,154,944	2,274,944
225	2,364,763	2,364,763	1,614,763	1,864,763	1,994,763	2,114,763
250	2,204,582	2,204,582	1,454,582	1,704,582	1,834,582	1,954,582
275	2,044,401	2,044,401	1,294,401	1,544,401	1,674,401	1,794,401
300	1,884,220	1,884,220	1,134,220	1,384,220	1,514,220	1,634,220
325	1,724,039	1,724,039	974,039	1,224,039	1,354,039	1,474,039
350	1,563,858	1,563,858	813,858	1,063,858	1,193,858	1,313,858

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	483,548	483,548	-266,452	-16,452	113,548	233,548
15	377,550	377,550	-372,450	-122,450	7,550	127,550
25	312,430	312,430	-437,570	-187,570	-57,570	62,430
50	149,629	149,629	-600,371	-350,371	-220,371	-100,371
75	-13,172	-13,172	-763,172	-513,172	-383,172	-263,172
100	-175,973	-175,973	-925,973	-675,973	-545,973	-425,973
125	-338,774	-338,774	-1,088,774	-838,774	-708,774	-588,774
150	-501,575	-501,575	-1,251,575	-1,001,575	-871,575	-751,575
175	-664,376	-664,376	-1,414,376	-1,164,376	-1,034,376	-914,376
200	-827,177	-827,177	-1,577,177	-1,327,177	-1,197,177	-1,077,177
225	-989,978	-989,978	-1,739,978	-1,489,978	-1,359,978	-1,239,978
250	-1,152,779	-1,152,779	-1,902,779	-1,652,779	-1,522,779	-1,402,779
275	-1,315,580	-1,315,580	-2,065,580	-1,815,580	-1,685,580	-1,565,580
300	-1,478,381	-1,478,381	-2,228,381	-1,978,381	-1,848,381	-1,728,381
325	-1,641,182	-1,641,182	-2,391,182	-2,141,182	-2,011,182	-1,891,182
350	-1,803,983	-1,803,983	-2,553,983	-2,303,983	-2,173,983	-2,053,983

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£15	£25

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 6

150 units flats and houses
No of units 150 units
Density 150 dph
CSH level: 4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,708,657	2,708,657	1,958,657	2,208,657	2,338,657	2,458,657
15	2,530,067	2,530,067	1,780,067	2,030,067	2,160,067	2,280,067
25	2,442,065	2,442,065	1,692,065	1,942,065	2,072,065	2,192,065
50	2,222,059	2,222,059	1,472,059	1,722,059	1,852,059	1,972,059
75	2,002,052	2,002,052	1,252,052	1,502,052	1,632,052	1,752,052
100	1,779,010	1,779,010	1,029,010	1,279,010	1,409,010	1,529,010
125	1,555,405	1,555,405	805,405	1,055,405	1,185,405	1,305,405
150	1,331,802	1,331,802	581,802	831,802	961,802	1,081,802
175	1,108,197	1,108,197	358,197	608,197	738,197	858,197
200	884,594	884,594	134,594	384,594	514,594	634,594
225	660,990	660,990	-89,010	160,990	290,990	410,990
250	437,386	437,386	-312,614	-62,614	67,386	187,386
275	213,782	213,782	-536,218	-286,218	-156,218	-36,218
300	-9,822	-9,822	-759,822	-509,822	-379,822	-259,822
325	-233,426	-233,426	-983,426	-733,426	-603,426	-483,426
350	-457,029	-457,029	-1,207,029	-957,029	-827,029	-707,029

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£225	£250	£250

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	234,739	234,739	-515,261	-265,261	-135,261	-15,261
15	96,539	96,539	-653,461	-403,461	-273,461	-153,461
25	7,098	7,098	-742,902	-492,902	-362,902	-242,902
50	-216,506	-216,506	-966,506	-716,506	-586,506	-466,506
75	-440,110	-440,110	-1,190,110	-940,110	-810,110	-690,110
100	-663,714	-663,714	-1,413,714	-1,163,714	-1,033,714	-913,714
125	-887,318	-887,318	-1,637,318	-1,387,318	-1,257,318	-1,137,318
150	-1,110,922	-1,110,922	-1,860,922	-1,610,922	-1,480,922	-1,360,922
175	-1,334,526	-1,334,526	-2,084,526	-1,834,526	-1,704,526	-1,584,526
200	-1,558,130	-1,558,130	-2,308,130	-2,058,130	-1,928,130	-1,808,130
225	-1,781,733	-1,781,733	-2,531,733	-2,281,733	-2,151,733	-2,031,733
250	-2,005,337	-2,005,337	-2,755,337	-2,505,337	-2,375,337	-2,255,337
275	-2,228,941	-2,228,941	-2,978,941	-2,728,941	-2,608,941	-2,488,941
300	-2,452,545	-2,452,545	-3,202,545	-2,952,545	-2,822,545	-2,702,545
325	-2,676,149	-2,676,149	-3,426,149	-3,176,149	-3,046,149	-2,926,149
350	-2,900,753	-2,900,753	-3,650,753	-3,400,753	-3,270,753	-3,150,753

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,911,444	-3,911,444	-4,661,444	-4,411,444	-4,281,444	-4,161,444
15	-3,980,527	-3,980,527	-4,730,527	-4,480,527	-4,350,527	-4,230,527
25	-4,071,432	-4,071,432	-4,821,432	-4,571,432	-4,441,432	-4,321,432
50	-4,298,692	-4,298,692	-5,048,692	-4,798,692	-4,668,692	-4,548,692
75	-4,525,953	-4,525,953	-5,275,953	-5,025,953	-4,895,953	-4,775,953
100	-4,753,215	-4,753,215	-5,503,215	-5,253,215	-5,123,215	-5,003,215
125	-4,980,476	-4,980,476	-5,730,476	-5,480,476	-5,350,476	-5,230,476
150	-5,207,736	-5,207,736	-5,957,736	-5,707,736	-5,577,736	-5,457,736
175	-5,434,998	-5,434,998	-6,184,998	-5,934,998	-5,804,998	-5,684,998
200	-5,662,259	-5,662,259	-6,412,259	-6,162,259	-6,032,259	-5,912,259
225	-5,889,520	-5,889,520	-6,639,520	-6,389,520	-6,259,520	-6,139,520
250	-6,116,781	-6,116,781	-6,866,781	-6,616,781	-6,486,781	-6,366,781
275	-6,344,042	-6,344,042	-7,094,042	-6,844,042	-6,714,042	-6,594,042
300	-6,571,303	-6,571,303	-7,321,303	-7,071,303	-6,941,303	-6,821,303
325	-6,798,563	-6,798,563	-7,548,563	-7,298,563	-7,168,563	-7,048,563
350	-7,025,825	-7,025,825	-7,775,825	-7,525,825	-7,395,825	-7,275,825

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 7

275 units flats
No of units 275 units
Density: 275 dph
CSH level: 4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,607,528	-5,607,528	-6,357,528	-6,107,528	-5,977,528	-5,857,528
15	-5,786,247	-5,786,247	-6,536,247	-6,286,247	-6,156,247	-6,036,247
25	-5,969,689	-5,969,689	-6,719,689	-6,469,689	-6,339,689	-6,219,689
50	-6,428,295	-6,428,295	-7,178,295	-6,928,295	-6,798,295	-6,678,295
75	-6,886,899	-6,886,899	-7,636,899	-7,386,899	-7,256,899	-7,136,899
100	-7,345,505	-7,345,505	-8,095,505	-7,845,505	-7,715,505	-7,595,505
125	-7,804,110	-7,804,110	-8,554,110	-8,304,110	-8,174,110	-8,054,110
150	-8,262,716	-8,262,716	-9,012,716	-8,762,716	-8,632,716	-8,512,716
175	-8,721,320	-8,721,320	-9,471,320	-9,221,320	-9,091,320	-8,971,320
200	-9,179,926	-9,179,926	-9,929,926	-9,679,926	-9,549,926	-9,429,926
225	-9,638,532	-9,638,532	-10,388,532	-10,138,532	-10,008,532	-9,888,532
250	-10,097,136	-10,097,136	-10,847,136	-10,597,136	-10,467,136	-10,347,136
275	-10,555,742	-10,555,742	-11,305,742	-11,055,742	-10,925,742	-10,805,742
300	-11,014,347	-11,014,347	-11,764,347	-11,514,347	-11,384,347	-11,264,347
325	-11,472,953	-11,472,953	-12,222,953	-11,972,953	-11,842,953	-11,722,953
350	-11,931,557	-11,931,557	-12,681,557	-12,431,557	-12,301,557	-12,181,557

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,944,198	-9,944,198	-10,694,198	-10,444,198	-10,314,198	-10,194,198
15	-10,048,331	-10,048,331	-10,798,331	-10,548,331	-10,418,331	-10,298,331
25	-10,231,773	-10,231,773	-10,981,773	-10,731,773	-10,601,773	-10,481,773
50	-10,690,378	-10,690,378	-11,440,378	-11,190,378	-11,060,378	-10,940,378
75	-11,148,984	-11,148,984	-11,898,984	-11,648,984	-11,518,984	-11,398,984
100	-11,607,588	-11,607,588	-12,357,588	-12,107,588	-11,977,588	-11,857,588
125	-12,066,194	-12,066,194	-12,816,194	-12,566,194	-12,436,194	-12,316,194
150	-12,524,799	-12,524,799	-13,274,799	-13,024,799	-12,894,799	-12,774,799
175	-12,983,404	-12,983,404	-13,733,404	-13,483,404	-13,353,404	-13,233,404
200	-13,442,010	-13,442,010	-14,192,010	-13,942,010	-13,812,010	-13,692,010
225	-13,900,615	-13,900,615	-14,650,615	-14,400,615	-14,270,615	-14,150,615
250	-14,359,221	-14,359,221	-15,109,221	-14,859,221	-14,729,221	-14,609,221
275	-14,817,825	-14,817,825	-15,567,825	-15,317,825	-15,187,825	-15,067,825
300	-15,276,431	-15,276,431	-16,026,431	-15,776,431	-15,646,431	-15,526,431
325	-15,735,036	-15,735,036	-16,485,036	-16,235,036	-16,105,036	-15,985,036
350	-16,193,641	-16,193,641	-16,943,641	-16,693,641	-16,563,641	-16,443,641

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-17,111,116	-17,111,116	-17,861,116	-17,611,116	-17,481,116	-17,361,116
15	-17,091,985	-17,091,985	-17,841,985	-17,591,985	-17,461,985	-17,341,985
25	-17,275,427	-17,275,427	-18,025,427	-17,775,427	-17,645,427	-17,525,427
50	-17,734,033	-17,734,033	-18,484,033	-18,234,033	-18,104,033	-17,984,033
75	-18,192,637	-18,192,637	-18,942,637	-18,692,637	-18,562,637	-18,442,637
100	-18,651,243	-18,651,243	-19,401,243	-19,151,243	-19,021,243	-18,901,243
125	-19,109,848	-19,109,848	-19,859,848	-19,609,848	-19,479,848	-19,359,848
150	-19,568,454	-19,568,454	-20,318,454	-20,068,454	-19,938,454	-19,818,454
175	-20,027,058	-20,027,058	-20,777,058	-20,527,058	-20,397,058	-20,277,058
200	-20,485,664	-20,485,664	-21,235,664	-20,985,664	-20,855,664	-20,735,664
225	-20,944,269	-20,944,269	-21,694,269	-21,444,269	-21,314,269	-21,194,269
250	-21,402,874	-21,402,874	-22,152,874	-21,902,874	-21,772,874	-21,652,874
275	-21,861,479	-21,861,479	-22,611,479	-22,361,479	-22,231,479	-22,111,479
300	-22,320,085	-22,320,085	-23,070,085	-22,820,085	-22,690,085	-22,570,085
325	-22,778,690	-22,778,690	-23,528,690	-23,278,690	-23,148,690	-23,028,690
350	-23,237,295	-23,237,295	-23,987,295	-23,737,295	-23,607,295	-23,487,295

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 8

325 units flats
No of units 325 units
Density: 325 dph
CSH level: 4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,410,852	-8,410,852	-9,160,852	-8,910,852	-8,780,852	-8,660,852
15	-8,589,196	-8,589,196	-9,339,196	-9,089,196	-8,959,196	-8,839,196
25	-8,804,532	-8,804,532	-9,554,532	-9,304,532	-9,174,532	-9,054,532
50	-9,342,871	-9,342,871	-10,092,871	-9,842,871	-9,712,871	-9,592,871
75	-9,881,211	-9,881,211	-10,631,211	-10,381,211	-10,251,211	-10,131,211
100	-10,419,550	-10,419,550	-11,169,550	-10,919,550	-10,789,550	-10,669,550
125	-10,957,889	-10,957,889	-11,707,889	-11,457,889	-11,327,889	-11,207,889
150	-11,496,229	-11,496,229	-12,246,229	-11,996,229	-11,866,229	-11,746,229
175	-12,034,568	-12,034,568	-12,784,568	-12,534,568	-12,404,568	-12,284,568
200	-12,572,907	-12,572,907	-13,322,907	-13,072,907	-12,942,907	-12,822,907
225	-13,111,246	-13,111,246	-13,861,246	-13,611,246	-13,481,246	-13,361,246
250	-13,649,586	-13,649,586	-14,399,586	-14,149,586	-14,019,586	-13,899,586
275	-14,187,925	-14,187,925	-14,937,925	-14,687,925	-14,557,925	-14,437,925
300	-14,726,264	-14,726,264	-15,476,264	-15,226,264	-15,096,264	-14,976,264
325	-15,264,605	-15,264,605	-16,014,605	-15,764,605	-15,634,605	-15,514,605
350	-15,802,944	-15,802,944	-16,552,944	-16,302,944	-16,172,944	-16,052,944

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,127,842	-13,127,842	-13,877,842	-13,627,842	-13,497,842	-13,377,842
15	-13,225,059	-13,225,059	-13,975,059	-13,725,059	-13,595,059	-13,475,059
25	-13,440,395	-13,440,395	-14,190,395	-13,940,395	-13,810,395	-13,690,395
50	-13,978,734	-13,978,734	-14,728,734	-14,478,734	-14,348,734	-14,228,734
75	-14,517,074	-14,517,074	-15,267,074	-15,017,074	-14,887,074	-14,767,074
100	-15,055,413	-15,055,413	-15,805,413	-15,555,413	-15,425,413	-15,305,413
125	-15,593,752	-15,593,752	-16,343,752	-16,093,752	-15,963,752	-15,843,752
150	-16,132,091	-16,132,091	-16,882,091	-16,632,091	-16,502,091	-16,382,091
175	-16,670,431	-16,670,431	-17,420,431	-17,170,431	-17,040,431	-16,920,431
200	-17,208,770	-17,208,770	-17,958,770	-17,708,770	-17,578,770	-17,458,770
225	-17,747,109	-17,747,109	-18,497,109	-18,247,109	-18,117,109	-17,997,109
250	-18,285,450	-18,285,450	-19,035,450	-18,785,450	-18,655,450	-18,535,450
275	-18,823,789	-18,823,789	-19,573,789	-19,323,789	-19,193,789	-19,073,789
300	-19,362,128	-19,362,128	-20,112,128	-19,862,128	-19,732,128	-19,612,128
325	-19,900,468	-19,900,468	-20,650,468	-20,400,468	-20,270,468	-20,150,468
350	-20,438,807	-20,438,807	-21,188,807	-20,938,807	-20,808,807	-20,688,807

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-20,923,290	-20,923,290	-21,673,290	-21,423,290	-21,293,290	-21,173,290
15	-20,886,433	-20,886,433	-21,636,433	-21,386,433	-21,256,433	-21,136,433
25	-21,101,769	-21,101,769	-21,851,769	-21,601,769	-21,471,769	-21,351,769
50	-21,640,108	-21,640,108	-22,390,108	-22,140,108	-22,010,108	-21,890,108
75	-22,178,448	-22,178,448	-22,928,448	-22,678,448	-22,548,448	-22,428,448
100	-22,716,787	-22,716,787	-23,466,787	-23,216,787	-23,086,787	-22,966,787
125	-23,255,126	-23,255,126	-24,005,126	-23,755,126	-23,625,126	-23,505,126
150	-23,793,465	-23,793,465	-24,543,465	-24,293,465	-24,163,465	-24,043,465
175	-24,331,805	-24,331,805	-25,081,805	-24,831,805	-24,701,805	-24,581,805
200	-24,870,144	-24,870,144	-25,620,144	-25,370,144	-25,240,144	-25,120,144
225	-25,408,483	-25,408,483	-26,158,483	-25,908,483	-25,778,483	-25,658,483
250	-25,946,823	-25,946,823	-26,696,823	-26,446,823	-26,316,823	-26,196,823
275	-26,485,162	-26,485,162	-27,235,162	-26,985,162	-26,855,162	-26,735,162
300	-27,023,501	-27,023,501	-27,773,501	-27,523,501	-27,393,501	-27,273,501
325	-27,561,841	-27,561,841	-28,311,841	-28,061,841	-27,931,841	-27,811,841
350	-28,100,180	-28,100,180	-28,850,180	-28,600,180	-28,470,180	-28,350,180

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 9

375 units flats
No of units 375 units
Density: 375 dph
CSH level: 4

Affordable %	20%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,247,659	-10,247,659	-10,997,659	-10,747,659	-10,617,659	-10,497,659
15	-10,412,119	-10,412,119	-11,162,119	-10,912,119	-10,782,119	-10,662,119
25	-10,639,258	-10,639,258	-11,389,258	-11,139,258	-11,009,258	-10,889,258
50	-11,207,108	-11,207,108	-11,957,108	-11,707,108	-11,577,108	-11,457,108
75	-11,774,957	-11,774,957	-12,524,957	-12,274,957	-12,144,957	-12,024,957
100	-12,342,807	-12,342,807	-13,092,807	-12,842,807	-12,712,807	-12,592,807
125	-12,910,656	-12,910,656	-13,660,656	-13,410,656	-13,280,656	-13,160,656
150	-13,478,506	-13,478,506	-14,228,506	-13,978,506	-13,848,506	-13,728,506
175	-14,046,355	-14,046,355	-14,796,355	-14,546,355	-14,416,355	-14,296,355
200	-14,614,205	-14,614,205	-15,364,205	-15,114,205	-14,984,205	-14,864,205
225	-15,182,054	-15,182,054	-15,932,054	-15,682,054	-15,552,054	-15,432,054
250	-15,749,903	-15,749,903	-16,499,903	-16,249,903	-16,119,903	-15,999,903
275	-16,317,752	-16,317,752	-17,067,752	-16,817,752	-16,687,752	-16,567,752
300	-16,885,602	-16,885,602	-17,635,602	-17,385,602	-17,255,602	-17,135,602
325	-17,453,451	-17,453,451	-18,203,451	-17,953,451	-17,823,451	-17,703,451
350	-18,021,301	-18,021,301	-18,771,301	-18,521,301	-18,391,301	-18,271,301

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,005,767	-15,005,767	-15,755,767	-15,505,767	-15,375,767	-15,255,767
15	-15,088,391	-15,088,391	-15,838,391	-15,588,391	-15,458,391	-15,338,391
25	-15,315,531	-15,315,531	-16,065,531	-15,815,531	-15,685,531	-15,565,531
50	-15,883,381	-15,883,381	-16,633,381	-16,383,381	-16,253,381	-16,133,381
75	-16,451,230	-16,451,230	-17,201,230	-16,951,230	-16,821,230	-16,701,230
100	-17,019,080	-17,019,080	-17,769,080	-17,519,080	-17,389,080	-17,269,080
125	-17,586,929	-17,586,929	-18,336,929	-18,086,929	-17,956,929	-17,836,929
150	-18,154,778	-18,154,778	-18,904,778	-18,654,778	-18,524,778	-18,404,778
175	-18,722,627	-18,722,627	-19,472,627	-19,222,627	-19,092,627	-18,972,627
200	-19,290,477	-19,290,477	-20,040,477	-19,790,477	-19,660,477	-19,540,477
225	-19,858,326	-19,858,326	-20,608,326	-20,358,326	-20,228,326	-20,108,326
250	-20,426,176	-20,426,176	-21,176,176	-20,926,176	-20,796,176	-20,676,176
275	-20,994,025	-20,994,025	-21,744,025	-21,494,025	-21,364,025	-21,244,025
300	-21,561,875	-21,561,875	-22,311,875	-22,061,875	-21,931,875	-21,811,875
325	-22,129,724	-22,129,724	-22,879,724	-22,629,724	-22,499,724	-22,379,724
350	-22,697,574	-22,697,574	-23,447,574	-23,197,574	-23,067,574	-22,947,574

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-22,869,165	-22,869,165	-23,619,165	-23,369,165	-23,239,165	-23,119,165
15	-22,816,547	-22,816,547	-23,566,547	-23,316,547	-23,186,547	-23,066,547
25	-23,043,687	-23,043,687	-23,793,687	-23,543,687	-23,413,687	-23,293,687
50	-23,611,537	-23,611,537	-24,361,537	-24,111,537	-23,981,537	-23,861,537
75	-24,179,386	-24,179,386	-24,929,386	-24,679,386	-24,549,386	-24,429,386
100	-24,747,236	-24,747,236	-25,497,236	-25,247,236	-25,117,236	-24,997,236
125	-25,315,085	-25,315,085	-26,065,085	-25,815,085	-25,685,085	-25,565,085
150	-25,882,935	-25,882,935	-26,632,935	-26,382,935	-26,252,935	-26,132,935
175	-26,450,783	-26,450,783	-27,200,783	-26,950,783	-26,820,783	-26,700,783
200	-27,018,633	-27,018,633	-27,768,633	-27,518,633	-27,388,633	-27,268,633
225	-27,586,482	-27,586,482	-28,336,482	-28,086,482	-27,956,482	-27,836,482
250	-28,154,332	-28,154,332	-28,904,332	-28,654,332	-28,524,332	-28,404,332
275	-28,722,181	-28,722,181	-29,472,181	-29,222,181	-29,092,181	-28,972,181
300	-29,290,031	-29,290,031	-30,040,031	-29,790,031	-29,660,031	-29,540,031
325	-29,857,880	-29,857,880	-30,607,880	-30,357,880	-30,227,880	-30,107,880
350	-30,425,730	-30,425,730	-31,175,730	-30,925,730	-30,795,730	-30,675,730

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy Viability

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

LB Havering

Results summary

10% Affordable Housing

Site type 10 unit houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 30 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 50 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 80 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	125	175	200	225

Site type 110 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	25	50	75	100

Site type 150 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	300	325	325	350
North of A1360	25	50	75	75
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 275 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 325 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 375 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 435 Flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 1

No of units	10 unit houses
Density:	10 units
CSH level:	30 dph
	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.33 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,410,562	4,231,686	3,481,686	3,731,686	3,861,686	3,981,686
15	1,374,989	4,124,966	3,374,966	3,624,966	3,754,966	3,874,966
25	1,367,446	4,102,339	3,352,339	3,602,339	3,732,339	3,852,339
50	1,348,591	4,045,772	3,295,772	3,545,772	3,675,772	3,795,772
75	1,329,735	3,989,206	3,239,206	3,489,206	3,619,206	3,739,206
100	1,310,879	3,932,637	3,182,637	3,432,637	3,562,637	3,682,637
125	1,292,024	3,876,071	3,126,071	3,376,071	3,506,071	3,626,071
150	1,273,168	3,819,505	3,069,505	3,319,505	3,449,505	3,569,505
175	1,254,313	3,762,938	3,012,938	3,262,938	3,392,938	3,512,938
200	1,235,456	3,706,369	2,956,369	3,206,369	3,336,369	3,456,369
225	1,216,601	3,649,803	2,899,803	3,149,803	3,279,803	3,399,803
250	1,197,746	3,593,237	2,843,237	3,093,237	3,223,237	3,343,237
275	1,178,890	3,536,670	2,786,670	3,036,670	3,166,670	3,286,670
300	1,160,034	3,480,101	2,730,101	2,980,101	3,110,101	3,230,101
325	1,141,178	3,423,535	2,673,535	2,923,535	3,053,535	3,173,535
350	1,122,323	3,366,969	2,616,969	2,866,969	2,996,969	3,116,969

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,139,079	3,417,236	2,667,236	2,917,236	3,047,236	3,167,236
15	1,108,174	3,324,523	2,574,523	2,824,523	2,954,523	3,074,523
25	1,100,632	3,301,895	2,551,895	2,801,895	2,931,895	3,051,895
50	1,081,776	3,245,329	2,495,329	2,745,329	2,875,329	2,995,329
75	1,062,921	3,188,763	2,438,763	2,688,763	2,818,763	2,938,763
100	1,044,066	3,132,197	2,382,197	2,632,197	2,762,197	2,882,197
125	1,025,209	3,075,628	2,325,628	2,575,628	2,705,628	2,825,628
150	1,006,354	3,019,061	2,269,061	2,519,061	2,649,061	2,769,061
175	987,498	2,962,495	2,212,495	2,462,495	2,592,495	2,712,495
200	968,643	2,905,929	2,155,929	2,405,929	2,535,929	2,655,929
225	949,787	2,849,360	2,099,360	2,349,360	2,479,360	2,599,360
250	930,931	2,792,793	2,042,793	2,292,793	2,422,793	2,542,793
275	912,076	2,736,227	1,986,227	2,236,227	2,366,227	2,486,227
300	893,219	2,679,658	1,929,658	2,179,658	2,309,658	2,429,658
325	874,364	2,623,092	1,873,092	2,123,092	2,253,092	2,373,092
350	855,509	2,566,526	1,816,526	2,066,526	2,196,526	2,316,526

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	690,416	2,071,249	1,321,249	1,571,249	1,701,249	1,821,249
15	667,229	2,001,686	1,251,686	1,501,686	1,631,686	1,751,686
25	659,686	1,979,058	1,229,058	1,479,058	1,609,058	1,729,058
50	640,831	1,922,492	1,172,492	1,422,492	1,552,492	1,672,492
75	621,975	1,865,926	1,115,926	1,365,926	1,495,926	1,615,926
100	603,120	1,809,360	1,059,360	1,309,360	1,439,360	1,559,360
125	584,263	1,752,790	1,002,790	1,252,790	1,382,790	1,502,790
150	565,408	1,696,224	946,224	1,196,224	1,326,224	1,446,224
175	546,553	1,639,658	889,658	1,139,658	1,269,658	1,389,658
200	527,697	1,583,092	833,092	1,083,092	1,213,092	1,333,092
225	508,841	1,526,523	776,523	1,026,523	1,156,523	1,276,523
250	489,985	1,469,956	719,956	969,956	1,099,956	1,219,956
275	471,130	1,413,390	663,390	913,390	1,043,390	1,163,390
300	452,274	1,356,821	606,821	856,821	986,821	1,106,821
325	433,418	1,300,255	550,255	800,255	930,255	1,050,255
350	414,563	1,243,689	493,689	743,689	873,689	993,689

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 2

30 units flats and houses	
No of units	30 units
Density	40 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.75 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,198,610	4,264,814	3,514,814	3,764,814	3,894,814	4,014,814
15	3,113,961	4,151,948	3,401,948	3,651,948	3,781,948	3,901,948
25	3,094,204	4,125,605	3,375,605	3,625,605	3,755,605	3,875,605
50	3,044,810	4,059,746	3,309,746	3,559,746	3,689,746	3,809,746
75	2,995,416	3,993,888	3,243,888	3,493,888	3,623,888	3,743,888
100	2,946,023	3,928,030	3,178,030	3,428,030	3,558,030	3,678,030
125	2,896,629	3,862,172	3,112,172	3,362,172	3,492,172	3,612,172
150	2,847,236	3,796,314	3,046,314	3,296,314	3,426,314	3,546,314
175	2,797,842	3,730,456	2,980,456	3,230,456	3,360,456	3,480,456
200	2,748,448	3,664,597	2,914,597	3,164,597	3,294,597	3,414,597
225	2,699,054	3,598,739	2,848,739	3,098,739	3,228,739	3,348,739
250	2,649,661	3,532,881	2,782,881	3,032,881	3,162,881	3,282,881
275	2,600,267	3,467,023	2,717,023	2,967,023	3,097,023	3,217,023
300	2,550,874	3,401,165	2,651,165	2,901,165	3,031,165	3,151,165
325	2,501,481	3,335,307	2,585,307	2,835,307	2,965,307	3,085,307
350	2,452,088	3,269,448	2,519,448	2,769,448	2,899,448	3,019,448

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,536,582	3,382,110	2,632,110	2,882,110	3,012,110	3,132,110
15	2,463,320	3,284,427	2,534,427	2,784,427	2,914,427	3,034,427
25	2,443,562	3,258,083	2,508,083	2,758,083	2,888,083	3,008,083
50	2,394,168	3,192,225	2,442,225	2,692,225	2,822,225	2,942,225
75	2,344,775	3,126,367	2,376,367	2,626,367	2,756,367	2,876,367
100	2,295,382	3,060,509	2,310,509	2,560,509	2,690,509	2,810,509
125	2,245,988	2,994,651	2,244,651	2,494,651	2,624,651	2,744,651
150	2,196,594	2,928,791	2,178,791	2,428,791	2,558,791	2,678,791
175	2,147,200	2,862,934	2,112,934	2,362,934	2,492,934	2,612,934
200	2,097,807	2,797,076	2,047,076	2,297,076	2,427,076	2,547,076
225	2,048,413	2,731,218	1,981,218	2,231,218	2,361,218	2,481,218
250	1,999,020	2,665,360	1,915,360	2,165,360	2,295,360	2,415,360
275	1,949,626	2,599,502	1,849,502	2,099,502	2,229,502	2,349,502
300	1,900,232	2,533,642	1,783,642	2,033,642	2,163,642	2,283,642
325	1,850,838	2,467,785	1,717,785	1,967,785	2,097,785	2,217,785
350	1,801,445	2,401,927	1,651,927	1,901,927	2,031,927	2,151,927

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,442,495	1,923,327	1,173,327	1,423,327	1,553,327	1,673,327
15	1,388,049	1,850,732	1,100,732	1,350,732	1,480,732	1,600,732
25	1,368,292	1,824,389	1,074,389	1,324,389	1,454,389	1,574,389
50	1,318,898	1,758,530	1,008,530	1,258,530	1,388,530	1,508,530
75	1,269,504	1,692,672	942,672	1,192,672	1,322,672	1,442,672
100	1,220,111	1,626,814	876,814	1,126,814	1,256,814	1,376,814
125	1,170,717	1,560,956	810,956	1,060,956	1,190,956	1,310,956
150	1,121,324	1,495,098	745,098	995,098	1,125,098	1,245,098
175	1,071,930	1,429,240	679,240	929,240	1,059,240	1,179,240
200	1,022,536	1,363,381	613,381	863,381	993,381	1,113,381
225	973,142	1,297,523	547,523	797,523	927,523	1,047,523
250	923,749	1,231,665	481,665	731,665	861,665	981,665
275	874,355	1,165,807	415,807	665,807	795,807	915,807
300	824,962	1,099,949	349,949	599,949	729,949	849,949
325	775,568	1,034,090	284,090	534,090	664,090	784,090
350	726,174	968,232	218,232	468,232	598,232	718,232

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 3

50 units flats and houses	
No of units	50 units
Density:	60 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	0.83 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,235,246	6,282,295	5,532,295	5,782,295	5,912,295	6,032,295
15	5,096,661	6,115,993	5,365,993	5,615,993	5,745,993	5,865,993
25	5,064,298	6,077,158	5,327,158	5,577,158	5,707,158	5,827,158
50	4,983,391	5,980,069	5,230,069	5,480,069	5,610,069	5,730,069
75	4,902,484	5,882,981	5,132,981	5,382,981	5,512,981	5,632,981
100	4,821,577	5,785,893	5,035,893	5,285,893	5,415,893	5,535,893
125	4,740,670	5,688,804	4,938,804	5,188,804	5,318,804	5,438,804
150	4,659,763	5,591,715	4,841,715	5,091,715	5,221,715	5,341,715
175	4,578,856	5,494,626	4,744,626	4,992,626	5,122,626	5,242,626
200	4,497,949	5,397,537	4,643,537	4,893,537	5,023,537	5,143,537
225	4,417,042	5,299,448	4,545,448	4,795,448	4,925,448	5,045,448
250	4,336,135	5,202,359	4,447,359	4,697,359	4,826,359	4,946,359
275	4,255,228	5,105,270	4,349,270	4,599,270	4,727,270	4,847,270
300	4,174,321	5,008,181	4,251,181	4,501,181	4,629,181	4,749,181
325	4,093,414	4,909,092	4,153,092	4,403,092	4,530,092	4,650,092
350	4,012,507	4,810,003	4,055,003	4,305,003	4,431,003	4,551,003

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,148,713	4,978,456	4,228,456	4,478,456	4,608,456	4,728,456
15	4,028,021	4,833,626	4,083,626	4,333,626	4,463,626	4,583,626
25	3,996,130	4,794,155	4,044,155	4,294,155	4,424,155	4,544,155
50	3,912,899	4,695,479	3,945,479	4,195,479	4,325,479	4,445,479
75	3,830,669	4,596,803	3,846,803	4,096,803	4,226,803	4,346,803
100	3,748,439	4,498,127	3,748,127	3,998,127	4,128,127	4,248,127
125	3,666,209	4,399,450	3,649,450	3,899,450	4,029,450	4,149,450
150	3,583,979	4,300,775	3,550,775	3,800,775	3,930,775	4,050,775
175	3,501,749	4,202,099	3,452,099	3,702,099	3,832,099	3,952,099
200	3,419,518	4,103,422	3,353,422	3,603,422	3,733,422	3,853,422
225	3,337,288	4,004,747	3,254,747	3,504,747	3,634,747	3,754,747
250	3,255,058	3,906,070	3,156,070	3,406,070	3,536,070	3,656,070
275	3,172,828	3,807,394	3,057,394	3,307,394	3,437,394	3,557,394
300	3,090,598	3,708,718	2,958,718	3,208,718	3,338,718	3,458,718
325	3,008,368	3,610,041	2,860,041	3,110,041	3,240,041	3,360,041
350	2,926,138	3,511,366	2,761,366	3,011,366	3,141,366	3,261,366

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,340,264	2,808,317	2,058,317	2,308,317	2,438,317	2,558,317
15	2,250,676	2,700,811	1,950,811	2,200,811	2,330,811	2,450,811
25	2,217,783	2,661,340	1,911,340	2,161,340	2,291,340	2,411,340
50	2,135,553	2,562,664	1,812,664	2,062,664	2,192,664	2,312,664
75	2,053,324	2,463,988	1,713,988	1,963,988	2,093,988	2,213,988
100	1,971,094	2,365,312	1,615,312	1,865,312	1,995,312	2,115,312
125	1,888,863	2,266,636	1,516,636	1,766,636	1,896,636	2,016,636
150	1,806,634	2,167,960	1,417,960	1,667,960	1,797,960	1,917,960
175	1,724,403	2,069,283	1,319,283	1,569,283	1,699,283	1,819,283
200	1,642,173	1,970,608	1,220,608	1,470,608	1,600,608	1,720,608
225	1,559,942	1,871,931	1,121,931	1,371,931	1,501,931	1,621,931
250	1,477,711	1,773,255	1,023,255	1,273,255	1,403,255	1,523,255
275	1,395,481	1,674,580	924,580	1,174,580	1,304,580	1,424,580
300	1,313,252	1,575,903	825,903	1,075,903	1,205,903	1,325,903
325	1,231,022	1,477,227	727,227	977,227	1,107,227	1,227,227
350	1,148,793	1,378,551	628,551	878,551	1,008,551	1,128,551

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 4

80 units flats and houses
No of units 80 units
Density: 80 dph
CSH level: 4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,899,488	5,899,488	5,149,488	5,399,488	5,529,488	5,649,488
15	5,720,144	5,720,144	4,970,144	5,220,144	5,350,144	5,470,144
25	5,668,226	5,668,226	4,918,226	5,168,226	5,298,226	5,418,226
50	5,538,428	5,538,428	4,788,428	5,038,428	5,168,428	5,288,428
75	5,408,630	5,408,630	4,658,630	4,908,630	5,038,630	5,158,630
100	5,278,832	5,278,832	4,528,832	4,778,832	4,908,832	5,028,832
125	5,149,034	5,149,034	4,399,034	4,649,034	4,779,034	4,899,034
150	5,019,236	5,019,236	4,269,236	4,519,236	4,649,236	4,769,236
175	4,889,440	4,889,440	4,139,440	4,389,440	4,519,440	4,639,440
200	4,759,642	4,759,642	4,009,642	4,259,642	4,389,642	4,509,642
225	4,629,844	4,629,844	3,879,844	4,129,844	4,259,844	4,379,844
250	4,500,046	4,500,046	3,750,046	4,000,046	4,130,046	4,250,046
275	4,370,250	4,370,250	3,620,250	3,870,250	4,000,250	4,120,250
300	4,240,452	4,240,452	3,490,452	3,740,452	3,870,452	3,990,452
325	4,109,057	4,109,057	3,359,057	3,609,057	3,739,057	3,859,057
350	3,977,136	3,977,136	3,227,136	3,477,136	3,607,136	3,727,136

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,262,130	4,262,130	3,512,130	3,762,130	3,892,130	4,012,130
15	4,110,947	4,110,947	3,360,947	3,610,947	3,740,947	3,860,947
25	4,059,028	4,059,028	3,309,028	3,559,028	3,689,028	3,809,028
50	3,929,230	3,929,230	3,179,230	3,429,230	3,559,230	3,679,230
75	3,799,433	3,799,433	3,049,433	3,299,433	3,429,433	3,549,433
100	3,669,635	3,669,635	2,919,635	3,169,635	3,299,635	3,419,635
125	3,539,837	3,539,837	2,789,837	3,039,837	3,169,837	3,289,837
150	3,409,040	3,409,040	2,659,040	2,909,040	3,039,040	3,159,040
175	3,279,242	3,279,242	2,529,242	2,779,242	2,909,242	3,029,242
200	3,149,444	3,149,444	2,399,444	2,649,444	2,779,444	2,899,444
225	3,019,646	3,019,646	2,269,646	2,519,646	2,649,646	2,769,646
250	2,889,848	2,889,848	2,139,848	2,389,848	2,519,848	2,639,848
275	2,759,050	2,759,050	2,009,050	2,259,050	2,389,050	2,509,050
300	2,629,252	2,629,252	1,879,252	2,129,252	2,259,252	2,379,252
325	2,499,454	2,499,454	1,749,454	1,999,454	2,129,454	2,249,454
350	2,369,656	2,369,656	1,619,656	1,869,656	1,999,656	2,119,656

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,530,311	1,530,311	780,311	1,030,311	1,160,311	1,280,311
15	1,424,840	1,424,840	674,840	924,840	1,054,840	1,174,840
25	1,372,071	1,372,071	622,071	872,071	1,002,071	1,122,071
50	1,240,151	1,240,151	490,151	740,151	870,151	990,151
75	1,108,230	1,108,230	358,230	608,230	738,230	858,230
100	976,310	976,310	226,310	476,310	606,310	726,310
125	844,389	844,389	94,389	344,389	474,389	594,389
150	712,469	712,469	-37,531	212,469	342,469	462,469
175	580,548	580,548	-169,452	80,548	210,548	330,548
200	448,628	448,628	-301,372	-51,372	78,628	198,628
225	316,708	316,708	-433,292	-183,292	-53,292	66,708
250	184,787	184,787	-565,213	-315,213	-185,213	-65,213
275	52,867	52,867	-697,133	-447,133	-317,133	-197,133
300	-79,054	-79,054	-829,054	-579,054	-449,054	-329,054
325	-210,974	-210,974	-960,974	-710,974	-580,974	-460,974
350	-342,895	-342,895	-1,092,895	-842,895	-712,895	-592,895

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£175	£200	£225

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 5

110 units flats and houses
No of units 110 units
Density: 110 dph
CSH level: 4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,949,337	6,949,337	6,199,337	6,449,337	6,579,337	6,699,337
15	6,721,693	6,721,693	5,971,693	6,221,693	6,351,693	6,471,693
25	6,649,611	6,649,611	5,899,611	6,149,611	6,279,611	6,399,611
50	6,469,408	6,469,408	5,719,408	5,969,408	6,099,408	6,219,408
75	6,289,204	6,289,204	5,539,204	5,789,204	5,919,204	6,039,204
100	6,109,000	6,109,000	5,359,000	5,609,000	5,739,000	5,859,000
125	5,928,796	5,928,796	5,178,796	5,428,796	5,558,796	5,678,796
150	5,748,592	5,748,592	4,998,592	5,248,592	5,378,592	5,498,592
175	5,568,389	5,568,389	4,818,389	5,068,389	5,198,389	5,318,389
200	5,388,185	5,388,185	4,638,185	4,888,185	5,018,185	5,138,185
225	5,207,981	5,207,981	4,457,981	4,707,981	4,837,981	4,957,981
250	5,027,777	5,027,777	4,277,777	4,527,777	4,657,777	4,777,777
275	4,847,572	4,847,572	4,097,572	4,347,572	4,477,572	4,597,572
300	4,667,369	4,667,369	3,917,369	4,167,369	4,297,369	4,417,369
325	4,487,165	4,487,165	3,737,165	3,987,165	4,117,165	4,237,165
350	4,306,961	4,306,961	3,556,961	3,806,961	3,936,961	4,056,961

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,733,690	4,733,690	3,983,690	4,233,690	4,363,690	4,483,690
15	4,544,153	4,544,153	3,794,153	4,044,153	4,174,153	4,294,153
25	4,472,072	4,472,072	3,722,072	3,972,072	4,102,072	4,222,072
50	4,291,867	4,291,867	3,541,867	3,791,867	3,921,867	4,041,867
75	4,111,663	4,111,663	3,361,663	3,611,663	3,741,663	3,861,663
100	3,931,460	3,931,460	3,181,460	3,431,460	3,561,460	3,681,460
125	3,751,256	3,751,256	3,001,256	3,251,256	3,381,256	3,501,256
150	3,571,052	3,571,052	2,821,052	3,071,052	3,201,052	3,321,052
175	3,390,848	3,390,848	2,640,848	2,890,848	3,020,848	3,140,848
200	3,207,841	3,207,841	2,457,841	2,707,841	2,837,841	2,957,841
225	3,024,689	3,024,689	2,274,689	2,524,689	2,654,689	2,774,689
250	2,841,538	2,841,538	2,091,538	2,341,538	2,471,538	2,591,538
275	2,658,387	2,658,387	1,908,387	2,158,387	2,288,387	2,408,387
300	2,475,236	2,475,236	1,725,236	1,975,236	2,105,236	2,225,236
325	2,292,085	2,292,085	1,542,085	1,792,085	1,922,085	2,042,085
350	2,108,934	2,108,934	1,358,934	1,608,934	1,738,934	1,858,934

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,043,705	1,043,705	293,705	543,705	673,705	793,705
15	915,863	915,863	165,863	415,863	545,863	665,863
25	842,603	842,603	92,603	342,603	472,603	592,603
50	659,452	659,452	-90,548	159,452	289,452	409,452
75	476,300	476,300	-273,700	-23,700	106,300	226,300
100	293,149	293,149	-456,851	-206,851	-76,851	43,149
125	109,998	109,998	-640,002	-390,002	-260,002	-140,002
150	-73,153	-73,153	-823,153	-573,153	-443,153	-323,153
175	-256,304	-256,304	-1,006,304	-756,304	-626,304	-506,304
200	-439,456	-439,456	-1,189,456	-939,456	-809,456	-689,456
225	-622,607	-622,607	-1,372,607	-1,122,607	-992,607	-872,607
250	-805,758	-805,758	-1,555,758	-1,305,758	-1,175,758	-1,055,758
275	-988,909	-988,909	-1,738,909	-1,488,909	-1,358,909	-1,238,909
300	-1,172,060	-1,172,060	-1,922,060	-1,672,060	-1,542,060	-1,422,060
325	-1,355,211	-1,355,211	-2,105,211	-1,855,211	-1,725,211	-1,605,211
350	-1,540,488	-1,540,488	-2,290,488	-2,040,488	-1,910,488	-1,790,488

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£25	£50	£75	£100

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial	Community uses/Pul	Undeveloped Upper	Undeveloped Lower
£750,000	£500,000	£370,000	£250,000

Site type 6

150 units flats and houses
No of units 150 units
Density: 150 dph
CSH level: 4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,913,208	3,913,208	3,163,208	3,413,208	3,543,208	3,663,208
15	3,697,401	3,697,401	2,947,401	3,197,401	3,327,401	3,447,401
25	3,598,398	3,598,398	2,848,398	3,098,398	3,228,398	3,348,398
50	3,350,891	3,350,891	2,600,891	2,850,891	2,980,891	3,100,891
75	3,103,386	3,103,386	2,353,386	2,603,386	2,733,386	2,853,386
100	2,855,879	2,855,879	2,105,879	2,355,879	2,485,879	2,605,879
125	2,608,373	2,608,373	1,858,373	2,108,373	2,238,373	2,358,373
150	2,360,866	2,360,866	1,610,866	1,860,866	1,990,866	2,110,866
175	2,111,732	2,111,732	1,361,732	1,611,732	1,741,732	1,861,732
200	1,860,178	1,860,178	1,110,178	1,360,178	1,490,178	1,610,178
225	1,608,624	1,608,624	858,624	1,108,624	1,238,624	1,358,624
250	1,357,068	1,357,068	607,068	857,068	987,068	1,107,068
275	1,105,514	1,105,514	355,514	605,514	735,514	855,514
300	853,960	853,960	103,960	353,960	483,960	603,960
325	602,406	602,406	-147,594	102,406	232,406	352,406
350	350,851	350,851	-399,149	-149,149	-19,149	100,851

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£325	£325	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,232,226	1,232,226	482,226	732,226	862,226	982,226
15	1,060,100	1,060,100	310,100	560,100	690,100	810,100
25	959,478	959,478	209,478	459,478	589,478	709,478
50	707,924	707,924	-42,076	207,924	337,924	457,924
75	456,370	456,370	-293,630	-43,630	86,370	206,370
100	204,815	204,815	-545,185	-295,185	-165,185	-45,185
125	-46,740	-46,740	-796,740	-546,740	-416,740	-296,740
150	-298,294	-298,294	-1,048,294	-798,294	-668,294	-548,294
175	-549,848	-549,848	-1,299,848	-1,049,848	-919,848	-799,848
200	-801,403	-801,403	-1,551,403	-1,301,403	-1,171,403	-1,051,403
225	-1,052,957	-1,052,957	-1,802,957	-1,552,957	-1,422,957	-1,302,957
250	-1,304,512	-1,304,512	-2,054,512	-1,804,512	-1,674,512	-1,554,512
275	-1,556,066	-1,556,066	-2,306,066	-2,056,066	-1,926,066	-1,806,066
300	-1,807,621	-1,807,621	-2,557,621	-2,307,621	-2,177,621	-2,057,621
325	-2,059,175	-2,059,175	-2,809,175	-2,559,175	-2,429,175	-2,309,175
350	-2,310,729	-2,310,729	-3,060,729	-2,810,729	-2,680,729	-2,560,729

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£25	£50	£75	£75

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,268,606	-3,268,606	-4,018,606	-3,768,606	-3,638,606	-3,518,606
15	-3,365,790	-3,365,790	-4,115,790	-3,865,790	-3,735,790	-3,615,790
25	-3,468,058	-3,468,058	-4,218,058	-3,968,058	-3,838,058	-3,718,058
50	-3,723,727	-3,723,727	-4,473,727	-4,223,727	-4,093,727	-3,973,727
75	-3,979,395	-3,979,395	-4,729,395	-4,479,395	-4,349,395	-4,229,395
100	-4,235,064	-4,235,064	-4,985,064	-4,735,064	-4,605,064	-4,485,064
125	-4,490,733	-4,490,733	-5,240,733	-4,990,733	-4,860,733	-4,740,733
150	-4,746,401	-4,746,401	-5,496,401	-5,246,401	-5,116,401	-4,996,401
175	-5,002,070	-5,002,070	-5,752,070	-5,502,070	-5,372,070	-5,252,070
200	-5,257,738	-5,257,738	-6,007,738	-5,757,738	-5,627,738	-5,507,738
225	-5,513,407	-5,513,407	-6,263,407	-6,013,407	-5,883,407	-5,763,407
250	-5,769,076	-5,769,076	-6,519,076	-6,269,076	-6,139,076	-6,019,076
275	-6,024,744	-6,024,744	-6,774,744	-6,524,744	-6,394,744	-6,274,744
300	-6,280,413	-6,280,413	-7,030,413	-6,780,413	-6,650,413	-6,530,413
325	-6,536,081	-6,536,081	-7,286,081	-7,036,081	-6,906,081	-6,786,081
350	-6,791,751	-6,791,751	-7,541,751	-7,291,751	-7,161,751	-7,041,751

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 7

275 units flats
No of units 275 units
Density: 275 dph
CSH level: 4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,695,837	-3,695,837	-4,445,837	-4,195,837	-4,065,837	-3,945,837
15	-3,940,325	-3,940,325	-4,690,325	-4,440,325	-4,310,325	-4,190,325
25	-4,146,696	-4,146,696	-4,896,696	-4,646,696	-4,516,696	-4,396,696
50	-4,662,627	-4,662,627	-5,412,627	-5,162,627	-5,032,627	-4,912,627
75	-5,178,558	-5,178,558	-5,928,558	-5,678,558	-5,548,558	-5,428,558
100	-5,694,489	-5,694,489	-6,444,489	-6,194,489	-6,064,489	-5,944,489
125	-6,210,420	-6,210,420	-6,960,420	-6,710,420	-6,580,420	-6,460,420
150	-6,726,351	-6,726,351	-7,476,351	-7,226,351	-7,096,351	-6,976,351
175	-7,242,282	-7,242,282	-7,992,282	-7,742,282	-7,612,282	-7,492,282
200	-7,758,213	-7,758,213	-8,508,213	-8,258,213	-8,128,213	-8,008,213
225	-8,274,144	-8,274,144	-9,024,144	-8,774,144	-8,644,144	-8,524,144
250	-8,790,074	-8,790,074	-9,540,074	-9,290,074	-9,160,074	-9,040,074
275	-9,306,005	-9,306,005	-10,056,005	-9,806,005	-9,676,005	-9,556,005
300	-9,821,936	-9,821,936	-10,571,936	-10,321,936	-10,191,936	-10,071,936
325	-10,337,867	-10,337,867	-11,087,867	-10,837,867	-10,707,867	-10,587,867
350	-10,853,798	-10,853,798	-11,603,798	-11,353,798	-11,223,798	-11,103,798

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,409,341	-8,409,341	-9,159,341	-8,909,341	-8,779,341	-8,659,341
15	-8,574,267	-8,574,267	-9,324,267	-9,074,267	-8,944,267	-8,824,267
25	-8,780,639	-8,780,639	-9,530,639	-9,280,639	-9,150,639	-9,030,639
50	-9,296,570	-9,296,570	-10,046,570	-9,796,570	-9,666,570	-9,546,570
75	-9,812,501	-9,812,501	-10,562,501	-10,312,501	-10,182,501	-10,062,501
100	-10,328,432	-10,328,432	-11,078,432	-10,828,432	-10,698,432	-10,578,432
125	-10,844,363	-10,844,363	-11,594,363	-11,344,363	-11,214,363	-11,094,363
150	-11,360,294	-11,360,294	-12,110,294	-11,860,294	-11,730,294	-11,610,294
175	-11,876,225	-11,876,225	-12,626,225	-12,376,225	-12,246,225	-12,126,225
200	-12,392,155	-12,392,155	-13,142,155	-12,892,155	-12,762,155	-12,642,155
225	-12,908,086	-12,908,086	-13,658,086	-13,408,086	-13,278,086	-13,158,086
250	-13,424,017	-13,424,017	-14,174,017	-13,924,017	-13,794,017	-13,674,017
275	-13,939,948	-13,939,948	-14,689,948	-14,439,948	-14,309,948	-14,189,948
300	-14,455,879	-14,455,879	-15,205,879	-14,955,879	-14,825,879	-14,705,879
325	-14,971,810	-14,971,810	-15,721,810	-15,471,810	-15,341,810	-15,221,810
350	-15,487,741	-15,487,741	-16,237,741	-15,987,741	-15,857,741	-15,737,741

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,201,560	-16,201,560	-16,951,560	-16,701,560	-16,571,560	-16,451,560
15	-16,232,468	-16,232,468	-16,982,468	-16,732,468	-16,602,468	-16,482,468
25	-16,438,840	-16,438,840	-17,188,840	-16,938,840	-16,808,840	-16,688,840
50	-16,954,771	-16,954,771	-17,704,771	-17,454,771	-17,324,771	-17,204,771
75	-17,470,702	-17,470,702	-18,220,702	-17,970,702	-17,840,702	-17,720,702
100	-17,986,633	-17,986,633	-18,736,633	-18,486,633	-18,356,633	-18,236,633
125	-18,502,564	-18,502,564	-19,252,564	-19,002,564	-18,872,564	-18,752,564
150	-19,018,495	-19,018,495	-19,768,495	-19,518,495	-19,388,495	-19,268,495
175	-19,534,425	-19,534,425	-20,284,425	-20,034,425	-19,904,425	-19,784,425
200	-20,050,356	-20,050,356	-20,800,356	-20,550,356	-20,420,356	-20,300,356
225	-20,566,287	-20,566,287	-21,316,287	-21,066,287	-20,936,287	-20,816,287
250	-21,082,218	-21,082,218	-21,832,218	-21,582,218	-21,452,218	-21,332,218
275	-21,598,149	-21,598,149	-22,348,149	-22,098,149	-21,968,149	-21,848,149
300	-22,114,080	-22,114,080	-22,864,080	-22,614,080	-22,484,080	-22,364,080
325	-22,630,011	-22,630,011	-23,380,011	-23,130,011	-23,000,011	-22,880,011
350	-23,145,942	-23,145,942	-23,895,942	-23,645,942	-23,515,942	-23,395,942

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 8

325 units flats
No of units 325 units
Density: 325 dph
CSH level: 4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,503,941	-6,503,941	-7,253,941	-7,003,941	-6,873,941	-6,753,941
15	-6,755,459	-6,755,459	-7,505,459	-7,255,459	-7,125,459	-7,005,459
25	-6,997,712	-6,997,712	-7,747,712	-7,497,712	-7,367,712	-7,247,712
50	-7,603,344	-7,603,344	-8,353,344	-8,103,344	-7,973,344	-7,853,344
75	-8,208,976	-8,208,976	-8,958,976	-8,708,976	-8,578,976	-8,458,976
100	-8,814,607	-8,814,607	-9,564,607	-9,314,607	-9,184,607	-9,064,607
125	-9,420,238	-9,420,238	-10,170,238	-9,920,238	-9,790,238	-9,670,238
150	-10,025,871	-10,025,871	-10,775,871	-10,525,871	-10,395,871	-10,275,871
175	-10,631,502	-10,631,502	-11,381,502	-11,131,502	-11,001,502	-10,881,502
200	-11,237,134	-11,237,134	-11,987,134	-11,737,134	-11,607,134	-11,487,134
225	-11,842,766	-11,842,766	-12,592,766	-12,342,766	-12,212,766	-12,092,766
250	-12,448,398	-12,448,398	-13,198,398	-12,948,398	-12,818,398	-12,698,398
275	-13,054,029	-13,054,029	-13,804,029	-13,554,029	-13,424,029	-13,304,029
300	-13,659,661	-13,659,661	-14,409,661	-14,159,661	-14,029,661	-13,909,661
325	-14,265,293	-14,265,293	-15,015,293	-14,765,293	-14,635,293	-14,515,293
350	-14,870,925	-14,870,925	-15,620,925	-15,370,925	-15,240,925	-15,120,925

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,624,250	-11,624,250	-12,374,250	-12,124,250	-11,994,250	-11,874,250
15	-11,787,703	-11,787,703	-12,537,703	-12,287,703	-12,157,703	-12,037,703
25	-12,029,955	-12,029,955	-12,779,955	-12,529,955	-12,399,955	-12,279,955
50	-12,635,587	-12,635,587	-13,385,587	-13,135,587	-13,005,587	-12,885,587
75	-13,241,218	-13,241,218	-13,991,218	-13,741,218	-13,611,218	-13,491,218
100	-13,846,851	-13,846,851	-14,596,851	-14,346,851	-14,216,851	-14,096,851
125	-14,452,482	-14,452,482	-15,202,482	-14,952,482	-14,822,482	-14,702,482
150	-15,058,114	-15,058,114	-15,808,114	-15,558,114	-15,428,114	-15,308,114
175	-15,663,746	-15,663,746	-16,413,746	-16,163,746	-16,033,746	-15,913,746
200	-16,269,378	-16,269,378	-17,019,378	-16,769,378	-16,639,378	-16,519,378
225	-16,875,009	-16,875,009	-17,625,009	-17,375,009	-17,245,009	-17,125,009
250	-17,480,641	-17,480,641	-18,230,641	-17,980,641	-17,850,641	-17,730,641
275	-18,086,273	-18,086,273	-18,836,273	-18,586,273	-18,456,273	-18,336,273
300	-18,691,905	-18,691,905	-19,441,905	-19,191,905	-19,061,905	-18,941,905
325	-19,297,536	-19,297,536	-20,047,536	-19,797,536	-19,667,536	-19,547,536
350	-19,903,169	-19,903,169	-20,653,169	-20,403,169	-20,273,169	-20,153,169

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-20,086,232	-20,086,232	-20,836,232	-20,586,232	-20,456,232	-20,336,232
15	-20,104,147	-20,104,147	-20,854,147	-20,604,147	-20,474,147	-20,354,147
25	-20,346,400	-20,346,400	-21,096,400	-20,846,400	-20,716,400	-20,596,400
50	-20,952,032	-20,952,032	-21,702,032	-21,452,032	-21,322,032	-21,202,032
75	-21,557,663	-21,557,663	-22,307,663	-22,057,663	-21,927,663	-21,807,663
100	-22,163,295	-22,163,295	-22,913,295	-22,663,295	-22,533,295	-22,413,295
125	-22,768,927	-22,768,927	-23,518,927	-23,268,927	-23,138,927	-23,018,927
150	-23,374,558	-23,374,558	-24,124,558	-23,874,558	-23,744,558	-23,624,558
175	-23,980,190	-23,980,190	-24,730,190	-24,480,190	-24,350,190	-24,230,190
200	-24,585,822	-24,585,822	-25,335,822	-25,085,822	-24,955,822	-24,835,822
225	-25,191,454	-25,191,454	-25,941,454	-25,691,454	-25,561,454	-25,441,454
250	-25,797,085	-25,797,085	-26,547,085	-26,297,085	-26,167,085	-26,047,085
275	-26,402,717	-26,402,717	-27,152,717	-26,902,717	-26,772,717	-26,652,717
300	-27,008,349	-27,008,349	-27,758,349	-27,508,349	-27,378,349	-27,258,349
325	-27,613,981	-27,613,981	-28,363,981	-28,113,981	-27,983,981	-27,863,981
350	-28,219,612	-28,219,612	-28,969,612	-28,719,612	-28,589,612	-28,469,612

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 9

375 units flats
No of units 375 units
Density: 375 dph
CSH level: 4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,427,875	-8,427,875	-9,177,875	-8,927,875	-8,797,875	-8,677,875
15	-8,666,222	-8,666,222	-9,416,222	-9,166,222	-9,036,222	-8,916,222
25	-8,921,754	-8,921,754	-9,671,754	-9,421,754	-9,291,754	-9,171,754
50	-9,560,585	-9,560,585	-10,310,585	-10,060,585	-9,930,585	-9,810,585
75	-10,199,415	-10,199,415	-10,949,415	-10,699,415	-10,569,415	-10,449,415
100	-10,838,246	-10,838,246	-11,588,246	-11,338,246	-11,208,246	-11,088,246
125	-11,477,076	-11,477,076	-12,227,076	-11,977,076	-11,847,076	-11,727,076
150	-12,115,907	-12,115,907	-12,866,907	-12,616,907	-12,486,907	-12,366,907
175	-12,754,738	-12,754,738	-13,504,738	-13,254,738	-13,124,738	-13,004,738
200	-13,393,568	-13,393,568	-14,143,568	-13,893,568	-13,763,568	-13,643,568
225	-14,032,399	-14,032,399	-14,782,399	-14,532,399	-14,402,399	-14,282,399
250	-14,671,229	-14,671,229	-15,421,229	-15,171,229	-15,041,229	-14,921,229
275	-15,310,060	-15,310,060	-16,060,060	-15,810,060	-15,680,060	-15,560,060
300	-15,948,890	-15,948,890	-16,698,890	-16,448,890	-16,318,890	-16,198,890
325	-16,587,721	-16,587,721	-17,337,721	-17,087,721	-16,957,721	-16,837,721
350	-17,226,552	-17,226,552	-17,976,552	-17,726,552	-17,596,552	-17,476,552

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,587,227	-13,587,227	-14,337,227	-14,087,227	-13,957,227	-13,837,227
15	-13,736,838	-13,736,838	-14,486,838	-14,236,838	-14,106,838	-13,986,838
25	-13,992,371	-13,992,371	-14,742,371	-14,492,371	-14,362,371	-14,242,371
50	-14,631,201	-14,631,201	-15,381,201	-15,131,201	-15,001,201	-14,881,201
75	-15,270,032	-15,270,032	-16,020,032	-15,770,032	-15,640,032	-15,520,032
100	-15,908,863	-15,908,863	-16,658,863	-16,408,863	-16,278,863	-16,158,863
125	-16,547,694	-16,547,694	-17,297,694	-17,047,694	-16,917,694	-16,797,694
150	-17,186,524	-17,186,524	-17,936,524	-17,686,524	-17,556,524	-17,436,524
175	-17,825,355	-17,825,355	-18,575,355	-18,325,355	-18,195,355	-18,075,355
200	-18,464,185	-18,464,185	-19,214,185	-18,964,185	-18,834,185	-18,714,185
225	-19,103,016	-19,103,016	-19,853,016	-19,603,016	-19,473,016	-19,353,016
250	-19,741,847	-19,741,847	-20,491,847	-20,241,847	-20,111,847	-19,991,847
275	-20,380,677	-20,380,677	-21,130,677	-20,880,677	-20,750,677	-20,630,677
300	-21,019,508	-21,019,508	-21,769,508	-21,519,508	-21,389,508	-21,269,508
325	-21,658,338	-21,658,338	-22,408,338	-22,158,338	-22,028,338	-21,908,338
350	-22,297,169	-22,297,169	-23,047,169	-22,797,169	-22,667,169	-22,547,169

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-22,113,736	-22,113,736	-22,863,736	-22,613,736	-22,483,736	-22,363,736
15	-22,116,701	-22,116,701	-22,866,701	-22,616,701	-22,486,701	-22,366,701
25	-22,372,233	-22,372,233	-23,122,233	-22,872,233	-22,742,233	-22,622,233
50	-23,011,063	-23,011,063	-23,761,063	-23,511,063	-23,381,063	-23,261,063
75	-23,649,894	-23,649,894	-24,399,894	-24,149,894	-24,019,894	-23,899,894
100	-24,288,724	-24,288,724	-25,038,724	-24,788,724	-24,658,724	-24,538,724
125	-24,927,555	-24,927,555	-25,677,555	-25,427,555	-25,297,555	-25,177,555
150	-25,566,386	-25,566,386	-26,316,386	-26,066,386	-25,936,386	-25,816,386
175	-26,205,216	-26,205,216	-26,955,216	-26,705,216	-26,575,216	-26,455,216
200	-26,844,047	-26,844,047	-27,594,047	-27,344,047	-27,214,047	-27,094,047
225	-27,482,877	-27,482,877	-28,232,877	-27,982,877	-27,852,877	-27,732,877
250	-28,121,709	-28,121,709	-28,871,709	-28,621,709	-28,491,709	-28,371,709
275	-28,760,539	-28,760,539	-29,510,539	-29,260,539	-29,130,539	-29,010,539
300	-29,399,370	-29,399,370	-30,149,370	-29,899,370	-29,769,370	-29,649,370
325	-30,038,200	-30,038,200	-30,788,200	-30,538,200	-30,408,200	-30,288,200
350	-30,677,031	-30,677,031	-31,427,031	-31,177,031	-31,047,031	-30,927,031

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy Viability

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

LB Havering

Results summary

0% Affordable Housing

Site type 10 unit houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 30 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 50 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 80 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	175	225	250	275

Site type 110 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	100	125	125	150

Site type 150 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	125	150	150	150
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 275 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 325 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 375 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 435 Flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 1

No of units	10 unit houses
Density:	10 units
CSH level:	30 dph
	4

Affordable %	0%
% rented	70%
% intermed	30%

Site area	0.33 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,549,320	4,647,960	3,897,960	4,147,960	4,277,960	4,397,960
15	1,510,103	4,530,310	3,780,310	4,030,310	4,160,310	4,280,310
25	1,501,723	4,505,168	3,755,168	4,005,168	4,135,168	4,255,168
50	1,480,772	4,442,317	3,692,317	3,942,317	4,072,317	4,192,317
75	1,459,821	4,379,463	3,629,463	3,879,463	4,009,463	4,129,463
100	1,438,871	4,316,612	3,566,612	3,816,612	3,946,612	4,066,612
125	1,417,920	4,253,761	3,503,761	3,753,761	3,883,761	4,003,761
150	1,396,969	4,190,907	3,440,907	3,690,907	3,820,907	3,940,907
175	1,375,019	4,128,056	3,378,056	3,628,056	3,758,056	3,878,056
200	1,355,067	4,065,202	3,315,202	3,565,202	3,695,202	3,815,202
225	1,334,117	4,002,351	3,252,351	3,502,351	3,632,351	3,752,351
250	1,313,167	3,939,500	3,189,500	3,439,500	3,569,500	3,689,500
275	1,292,215	3,876,646	3,126,646	3,376,646	3,506,646	3,626,646
300	1,271,265	3,813,795	3,063,795	3,313,795	3,443,795	3,563,795
325	1,250,314	3,750,941	3,000,941	3,250,941	3,380,941	3,500,941
350	1,229,363	3,688,090	2,938,090	3,188,090	3,318,090	3,438,090

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,254,754	3,764,262	3,014,262	3,264,262	3,394,262	3,514,262
15	1,220,603	3,661,810	2,911,810	3,161,810	3,291,810	3,411,810
25	1,212,224	3,636,671	2,886,671	3,136,671	3,266,671	3,386,671
50	1,191,272	3,573,817	2,823,817	3,073,817	3,203,817	3,323,817
75	1,170,322	3,510,966	2,760,966	3,010,966	3,140,966	3,260,966
100	1,149,371	3,448,112	2,698,112	2,948,112	3,078,112	3,198,112
125	1,128,420	3,385,261	2,635,261	2,885,261	3,015,261	3,135,261
150	1,107,470	3,322,410	2,572,410	2,822,410	2,952,410	3,072,410
175	1,086,519	3,259,556	2,509,556	2,759,556	2,889,556	3,009,556
200	1,065,568	3,196,705	2,446,705	2,696,705	2,826,705	2,946,705
225	1,044,617	3,133,851	2,383,851	2,633,851	2,763,851	2,883,851
250	1,023,667	3,071,000	2,321,000	2,571,000	2,701,000	2,821,000
275	1,002,715	3,008,146	2,258,146	2,508,146	2,638,146	2,758,146
300	981,765	2,945,295	2,195,295	2,445,295	2,575,295	2,695,295
325	960,815	2,882,444	2,132,444	2,382,444	2,512,444	2,632,444
350	939,863	2,819,590	2,069,590	2,319,590	2,449,590	2,569,590

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	767,946	2,303,837	1,553,837	1,803,837	1,933,837	2,053,837
15	742,167	2,226,500	1,476,500	1,726,500	1,856,500	1,976,500
25	733,787	2,201,360	1,451,360	1,701,360	1,831,360	1,951,360
50	712,836	2,138,509	1,388,509	1,638,509	1,768,509	1,888,509
75	691,885	2,075,655	1,325,655	1,575,655	1,705,655	1,825,655
100	670,935	2,012,804	1,262,804	1,512,804	1,642,804	1,762,804
125	649,983	1,949,950	1,199,950	1,449,950	1,579,950	1,699,950
150	629,033	1,887,099	1,137,099	1,387,099	1,517,099	1,637,099
175	608,082	1,824,245	1,074,245	1,324,245	1,454,245	1,574,245
200	587,131	1,761,394	1,011,394	1,261,394	1,391,394	1,511,394
225	566,181	1,698,543	948,543	1,198,543	1,328,543	1,448,543
250	545,230	1,635,689	885,689	1,135,689	1,265,689	1,385,689
275	524,279	1,572,838	822,838	1,072,838	1,202,838	1,322,838
300	503,328	1,509,984	759,984	1,009,984	1,139,984	1,259,984
325	482,378	1,447,133	697,133	947,133	1,077,133	1,197,133
350	461,427	1,384,282	634,282	884,282	1,014,282	1,134,282

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 2

30 units flats and houses	
No of units	30 units
Density	40 dph
CSH level:	4

Affordable %	0%
% rented	70%
% intermed	30%

Site area	0.75 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,525,046	4,700,062	3,950,062	4,200,062	4,330,062	4,450,062
15	3,431,490	4,575,320	3,825,320	4,075,320	4,205,320	4,325,320
25	3,409,537	4,546,050	3,796,050	4,046,050	4,176,050	4,296,050
50	3,354,655	4,472,874	3,722,874	3,972,874	4,102,874	4,222,874
75	3,299,773	4,399,698	3,649,698	3,899,698	4,029,698	4,149,698
100	3,244,891	4,326,522	3,576,522	3,826,522	3,956,522	4,076,522
125	3,190,010	4,253,347	3,503,347	3,753,347	3,883,347	4,003,347
150	3,135,128	4,180,171	3,430,171	3,680,171	3,810,171	3,930,171
175	3,080,246	4,106,995	3,356,995	3,606,995	3,736,995	3,856,995
200	3,025,364	4,033,819	3,283,819	3,533,819	3,663,819	3,783,819
225	2,970,483	3,960,644	3,210,644	3,460,644	3,590,644	3,710,644
250	2,915,601	3,887,468	3,137,468	3,387,468	3,517,468	3,637,468
275	2,860,719	3,814,292	3,064,292	3,314,292	3,444,292	3,564,292
300	2,805,837	3,741,116	2,991,116	3,241,116	3,371,116	3,491,116
325	2,750,956	3,667,941	2,917,941	3,167,941	3,297,941	3,417,941
350	2,696,074	3,594,765	2,844,765	3,094,765	3,224,765	3,344,765

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,807,327	3,743,102	2,993,102	3,243,102	3,373,102	3,493,102
15	2,726,114	3,634,819	2,884,819	3,134,819	3,264,819	3,384,819
25	2,704,162	3,605,549	2,855,549	3,105,549	3,235,549	3,355,549
50	2,649,279	3,532,373	2,782,373	3,032,373	3,162,373	3,282,373
75	2,594,397	3,459,196	2,709,196	2,959,196	3,089,196	3,209,196
100	2,539,515	3,386,020	2,636,020	2,886,020	3,016,020	3,136,020
125	2,484,634	3,312,846	2,562,846	2,812,846	2,942,846	3,062,846
150	2,429,752	3,239,670	2,489,670	2,739,670	2,869,670	2,989,670
175	2,374,870	3,166,493	2,416,493	2,666,493	2,796,493	2,916,493
200	2,319,988	3,093,317	2,343,317	2,593,317	2,723,317	2,843,317
225	2,265,107	3,020,143	2,270,143	2,520,143	2,650,143	2,770,143
250	2,210,225	2,946,967	2,196,967	2,446,967	2,576,967	2,696,967
275	2,155,343	2,873,790	2,123,790	2,373,790	2,503,790	2,623,790
300	2,100,461	2,800,614	2,050,614	2,300,614	2,430,614	2,550,614
325	2,045,580	2,727,440	1,977,440	2,227,440	2,357,440	2,477,440
350	1,990,698	2,654,263	1,904,263	2,154,263	2,284,263	2,404,263

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,621,200	2,161,600	1,411,600	1,661,600	1,791,600	1,911,600
15	1,560,388	2,080,517	1,330,517	1,580,517	1,710,517	1,830,517
25	1,538,435	2,051,247	1,301,247	1,551,247	1,681,247	1,801,247
50	1,483,553	1,978,071	1,228,071	1,478,071	1,608,071	1,728,071
75	1,428,671	1,904,895	1,154,895	1,404,895	1,534,895	1,654,895
100	1,373,789	1,831,719	1,081,719	1,331,719	1,461,719	1,581,719
125	1,318,908	1,758,544	1,008,544	1,258,544	1,388,544	1,508,544
150	1,264,026	1,685,368	935,368	1,185,368	1,315,368	1,435,368
175	1,209,144	1,612,192	862,192	1,112,192	1,242,192	1,362,192
200	1,154,262	1,539,016	789,016	1,039,016	1,169,016	1,289,016
225	1,099,381	1,465,841	715,841	965,841	1,095,841	1,215,841
250	1,044,499	1,392,665	642,665	892,665	1,022,665	1,142,665
275	989,617	1,319,489	569,489	819,489	949,489	1,069,489
300	934,735	1,246,313	496,313	746,313	876,313	996,313
325	879,853	1,173,138	423,138	673,138	803,138	923,138
350	824,971	1,099,962	349,962	599,962	729,962	849,962

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 3

50 units flats and houses	
No of units	50 units
Density	60 dph
CSH level:	4

Affordable %	0%
% rented	70%
% intermed	30%

Site area	0.83 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,769,949	6,923,938	6,173,938	6,423,938	6,553,938	6,673,938
15	5,616,773	6,740,128	5,990,128	6,240,128	6,370,128	6,490,128
25	5,580,814	6,696,977	5,946,977	6,196,977	6,326,977	6,446,977
50	5,490,918	6,589,101	5,839,101	6,089,101	6,219,101	6,339,101
75	5,401,021	6,481,225	5,731,225	5,981,225	6,111,225	6,231,225
100	5,311,125	6,373,350	5,623,350	5,873,350	6,003,350	6,123,350
125	5,221,228	6,265,474	5,515,474	5,765,474	5,895,474	6,015,474
150	5,130,220	6,156,264	5,406,264	5,656,264	5,786,264	5,906,264
175	5,038,853	6,046,623	5,296,623	5,546,623	5,676,623	5,796,623
200	4,947,487	5,936,984	5,186,984	5,436,984	5,566,984	5,686,984
225	4,856,120	5,827,344	5,077,344	5,327,344	5,457,344	5,577,344
250	4,764,753	5,717,703	4,967,703	5,217,703	5,347,703	5,467,703
275	4,673,386	5,608,063	4,858,063	5,108,063	5,238,063	5,358,063
300	4,582,020	5,498,424	4,748,424	4,998,424	5,128,424	5,248,424
325	4,490,653	5,388,783	4,638,783	4,888,783	5,018,783	5,138,783
350	4,399,286	5,279,143	4,529,143	4,779,143	4,909,143	5,029,143

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,591,665	5,509,998	4,759,998	5,009,998	5,139,998	5,259,998
15	4,457,873	5,349,447	4,599,447	4,849,447	4,979,447	5,099,447
25	4,421,326	5,305,592	4,555,592	4,805,592	4,935,592	5,055,592
50	4,329,959	5,195,951	4,445,951	4,695,951	4,825,951	4,945,951
75	4,238,592	5,086,311	4,336,311	4,586,311	4,716,311	4,836,311
100	4,147,226	4,976,671	4,226,671	4,476,671	4,606,671	4,726,671
125	4,055,859	4,867,031	4,117,031	4,367,031	4,497,031	4,617,031
150	3,964,492	4,757,391	4,007,391	4,257,391	4,387,391	4,507,391
175	3,873,125	4,647,750	3,897,750	4,147,750	4,277,750	4,397,750
200	3,781,759	4,538,111	3,788,111	4,038,111	4,168,111	4,288,111
225	3,690,392	4,428,471	3,678,471	3,928,471	4,058,471	4,178,471
250	3,599,025	4,318,830	3,568,830	3,818,830	3,948,830	4,068,830
275	3,507,658	4,209,190	3,459,190	3,709,190	3,839,190	3,959,190
300	3,416,292	4,099,550	3,349,550	3,599,550	3,729,550	3,849,550
325	3,324,925	3,989,910	3,239,910	3,489,910	3,619,910	3,739,910
350	3,233,558	3,880,270	3,130,270	3,380,270	3,510,270	3,630,270

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,631,433	3,157,719	2,407,719	2,657,719	2,787,719	2,907,719
15	2,531,355	3,037,626	2,287,626	2,537,626	2,667,626	2,787,626
25	2,494,808	2,993,769	2,243,769	2,493,769	2,623,769	2,743,769
50	2,403,442	2,884,130	2,134,130	2,384,130	2,514,130	2,634,130
75	2,312,075	2,774,490	2,024,490	2,274,490	2,404,490	2,524,490
100	2,220,708	2,664,849	1,914,849	2,164,849	2,294,849	2,414,849
125	2,129,341	2,555,209	1,805,209	2,055,209	2,185,209	2,305,209
150	2,037,975	2,445,569	1,695,569	1,945,569	2,075,569	2,195,569
175	1,946,608	2,335,929	1,585,929	1,835,929	1,965,929	2,085,929
200	1,855,241	2,226,289	1,476,289	1,726,289	1,856,289	1,976,289
225	1,763,874	2,116,648	1,366,648	1,616,648	1,746,648	1,866,648
250	1,672,507	2,007,009	1,257,009	1,507,009	1,637,009	1,757,009
275	1,581,140	1,897,369	1,147,369	1,397,369	1,527,369	1,647,369
300	1,489,773	1,787,728	1,037,728	1,287,728	1,417,728	1,537,728
325	1,398,406	1,678,088	928,088	1,178,088	1,308,088	1,428,088
350	1,307,040	1,568,448	818,448	1,068,448	1,198,448	1,318,448

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 4

80 units flats and houses
No of units 80 units
Density: 80 dph
CSH level: 4

Affordable %	0%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,680,481	6,680,481	5,930,481	6,180,481	6,310,481	6,430,481
15	6,479,051	6,479,051	5,729,051	5,979,051	6,109,051	6,229,051
25	6,421,364	6,421,364	5,671,364	5,921,364	6,051,364	6,171,364
50	6,277,145	6,277,145	5,527,145	5,777,145	5,907,145	6,027,145
75	6,132,925	6,132,925	5,382,925	5,632,925	5,762,925	5,882,925
100	5,988,706	5,988,706	5,238,706	5,488,706	5,618,706	5,738,706
125	5,844,486	5,844,486	5,094,486	5,344,486	5,474,486	5,594,486
150	5,700,267	5,700,267	4,950,267	5,200,267	5,330,267	5,450,267
175	5,556,047	5,556,047	4,806,047	5,056,047	5,186,047	5,306,047
200	5,411,828	5,411,828	4,661,828	4,911,828	5,041,828	5,161,828
225	5,267,607	5,267,607	4,517,607	4,767,607	4,897,607	5,017,607
250	5,123,388	5,123,388	4,373,388	4,623,388	4,753,388	4,873,388
275	4,979,168	4,979,168	4,229,168	4,479,168	4,609,168	4,729,168
300	4,834,948	4,834,948	4,084,948	4,334,948	4,464,948	4,584,948
325	4,690,729	4,690,729	3,940,729	4,190,729	4,320,729	4,440,729
350	4,544,402	4,544,402	3,794,402	4,044,402	4,174,402	4,294,402

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,906,554	4,906,554	4,156,554	4,406,554	4,536,554	4,656,554
15	4,735,635	4,735,635	3,985,635	4,235,635	4,365,635	4,485,635
25	4,677,947	4,677,947	3,927,947	4,177,947	4,307,947	4,427,947
50	4,533,727	4,533,727	3,783,727	4,033,727	4,163,727	4,283,727
75	4,389,508	4,389,508	3,639,508	3,889,508	4,019,508	4,139,508
100	4,245,288	4,245,288	3,495,288	3,745,288	3,875,288	3,995,288
125	4,099,379	4,099,379	3,349,379	3,599,379	3,729,379	3,849,379
150	3,952,800	3,952,800	3,202,800	3,452,800	3,582,800	3,702,800
175	3,806,222	3,806,222	3,056,222	3,306,222	3,436,222	3,556,222
200	3,659,643	3,659,643	2,909,643	3,159,643	3,289,643	3,409,643
225	3,513,065	3,513,065	2,763,065	3,013,065	3,143,065	3,263,065
250	3,366,486	3,366,486	2,616,486	2,866,486	2,996,486	3,116,486
275	3,219,909	3,219,909	2,469,909	2,719,909	2,849,909	2,969,909
300	3,073,331	3,073,331	2,323,331	2,573,331	2,703,331	2,823,331
325	2,926,752	2,926,752	2,176,752	2,426,752	2,556,752	2,676,752
350	2,780,174	2,780,174	2,030,174	2,280,174	2,410,174	2,530,174

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,950,191	1,950,191	1,200,191	1,450,191	1,580,191	1,700,191
15	1,828,703	1,828,703	1,078,703	1,328,703	1,458,703	1,578,703
25	1,770,072	1,770,072	1,020,072	1,270,072	1,400,072	1,520,072
50	1,623,494	1,623,494	873,494	1,123,494	1,253,494	1,373,494
75	1,476,915	1,476,915	726,915	976,915	1,106,915	1,226,915
100	1,330,337	1,330,337	580,337	830,337	960,337	1,080,337
125	1,183,759	1,183,759	433,759	683,759	813,759	933,759
150	1,037,181	1,037,181	287,181	537,181	667,181	787,181
175	890,602	890,602	140,602	390,602	520,602	640,602
200	744,024	744,024	-5,976	244,024	374,024	494,024
225	597,446	597,446	-152,554	97,446	227,446	347,446
250	450,867	450,867	-299,133	-49,133	80,867	200,867
275	304,290	304,290	-445,710	-195,710	-65,710	54,290
300	157,711	157,711	-592,289	-342,289	-212,289	-92,289
325	11,133	11,133	-738,867	-488,867	-358,867	-238,867
350	-135,446	-135,446	-885,446	-635,446	-505,446	-385,446

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£225	£250	£275

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 5

110 units flats and houses
No of units 110 units
Density: 110 dph
CSH level: 4

Affordable %	0%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,994,299	7,994,299	7,244,299	7,494,299	7,624,299	7,744,299
15	7,736,669	7,736,669	6,986,669	7,236,669	7,366,669	7,486,669
25	7,656,579	7,656,579	6,906,579	7,156,579	7,286,579	7,406,579
50	7,456,351	7,456,351	6,706,351	6,956,351	7,086,351	7,206,351
75	7,256,125	7,256,125	6,506,125	6,756,125	6,886,125	7,006,125
100	7,056,899	7,056,899	6,306,899	6,556,899	6,686,899	6,806,899
125	6,856,672	6,856,672	6,106,672	6,356,672	6,486,672	6,606,672
150	6,656,446	6,656,446	5,906,446	6,156,446	6,286,446	6,406,446
175	6,456,219	6,456,219	5,706,219	5,956,219	6,086,219	6,206,219
200	6,256,992	6,256,992	5,506,992	5,756,992	5,886,992	6,006,992
225	6,056,766	6,056,766	5,306,766	5,556,766	5,686,766	5,806,766
250	5,856,540	5,856,540	5,106,540	5,356,540	5,486,540	5,606,540
275	5,656,313	5,656,313	4,906,313	5,156,313	5,286,313	5,406,313
300	5,456,086	5,456,086	4,706,086	4,956,086	5,086,086	5,206,086
325	5,256,860	5,256,860	4,506,860	4,756,860	4,886,860	5,006,860
350	5,056,633	5,056,633	4,306,633	4,556,633	4,686,633	4,806,633

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,594,376	5,594,376	4,844,376	5,094,376	5,224,376	5,344,376
15	5,378,022	5,378,022	4,628,022	4,878,022	5,008,022	5,128,022
25	5,297,932	5,297,932	4,547,932	4,797,932	4,927,932	5,047,932
50	5,097,705	5,097,705	4,347,705	4,597,705	4,727,705	4,847,705
75	4,897,478	4,897,478	4,147,478	4,397,478	4,527,478	4,647,478
100	4,697,252	4,697,252	3,947,252	4,197,252	4,327,252	4,447,252
125	4,497,026	4,497,026	3,747,026	3,997,026	4,127,026	4,247,026
150	4,296,799	4,296,799	3,546,799	3,796,799	3,926,799	4,046,799
175	4,096,572	4,096,572	3,346,572	3,596,572	3,726,572	3,846,572
200	3,896,346	3,896,346	3,146,346	3,396,346	3,526,346	3,646,346
225	3,696,122	3,696,122	2,946,122	3,196,122	3,326,122	3,446,122
250	3,496,621	3,496,621	2,746,621	2,996,621	3,126,621	3,246,621
275	3,288,119	3,288,119	2,538,119	2,788,119	2,918,119	3,038,119
300	3,084,618	3,084,618	2,334,618	2,584,618	2,714,618	2,834,618
325	2,881,117	2,881,117	2,131,117	2,381,117	2,511,117	2,631,117
350	2,677,615	2,677,615	1,927,615	2,177,615	2,307,615	2,427,615

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,603,861	1,603,861	853,861	1,103,861	1,233,861	1,353,861
15	1,454,175	1,454,175	704,175	954,175	1,084,175	1,204,175
25	1,372,775	1,372,775	622,775	872,775	1,002,775	1,122,775
50	1,169,274	1,169,274	419,274	669,274	799,274	919,274
75	965,773	965,773	215,773	465,773	595,773	715,773
100	762,272	762,272	12,272	262,272	392,272	512,272
125	558,770	558,770	-191,230	58,770	188,770	308,770
150	355,269	355,269	-394,731	-144,731	-14,731	105,269
175	151,768	151,768	-598,232	-348,232	-218,232	-98,232
200	-51,733	-51,733	-801,733	-551,733	-421,733	-301,733
225	-255,235	-255,235	-1,005,235	-755,235	-625,235	-505,235
250	-458,736	-458,736	-1,208,736	-958,736	-828,736	-708,736
275	-662,237	-662,237	-1,412,237	-1,162,237	-1,032,237	-912,237
300	-865,739	-865,739	-1,615,739	-1,365,739	-1,235,739	-1,115,739
325	-1,069,240	-1,069,240	-1,819,240	-1,569,240	-1,439,240	-1,319,240
350	-1,272,741	-1,272,741	-2,022,741	-1,772,741	-1,642,741	-1,522,741

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£125	£125	£150

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial	Community uses/Pul	Undeveloped Upper	Undeveloped Lower
£750,000	£500,000	£370,000	£250,000

Site type 6

150 units flats and houses
No of units 150 units
Density: 150 dph
CSH level: 4

Affordable %	0%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,117,759	5,117,759	4,367,759	4,617,759	4,747,759	4,867,759
15	4,864,735	4,864,735	4,114,735	4,364,735	4,494,735	4,614,735
25	4,754,732	4,754,732	4,004,732	4,254,732	4,384,732	4,504,732
50	4,479,725	4,479,725	3,729,725	3,979,725	4,109,725	4,229,725
75	4,204,718	4,204,718	3,454,718	3,704,718	3,834,718	3,954,718
100	3,929,711	3,929,711	3,179,711	3,429,711	3,559,711	3,679,711
125	3,654,704	3,654,704	2,904,704	3,154,704	3,284,704	3,404,704
150	3,379,696	3,379,696	2,629,696	2,879,696	3,009,696	3,129,696
175	3,104,689	3,104,689	2,354,689	2,604,689	2,734,689	2,854,689
200	2,829,682	2,829,682	2,079,682	2,329,682	2,459,682	2,579,682
225	2,554,674	2,554,674	1,804,674	2,054,674	2,184,674	2,304,674
250	2,279,667	2,279,667	1,529,667	1,779,667	1,909,667	2,029,667
275	1,999,660	1,999,660	1,254,660	1,504,660	1,634,660	1,754,660
300	1,719,653	1,719,653	979,653	1,229,653	1,359,653	1,479,653
325	1,439,646	1,439,646	704,646	959,646	1,089,646	1,209,646
350	1,159,639	1,159,639	429,639	689,639	819,639	939,639

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,229,712	2,229,712	1,479,712	1,729,712	1,859,712	1,979,712
15	2,023,661	2,023,661	1,273,661	1,523,661	1,653,661	1,773,661
25	1,911,858	1,911,858	1,161,858	1,411,858	1,541,858	1,661,858
50	1,632,353	1,632,353	882,353	1,132,353	1,262,353	1,382,353
75	1,352,848	1,352,848	602,848	852,848	982,848	1,102,848
100	1,073,343	1,073,343	323,343	573,343	703,343	823,343
125	793,838	793,838	43,838	293,838	423,838	543,838
150	514,333	514,333	-235,667	14,333	144,333	264,333
175	234,829	234,829	-515,171	-265,171	-135,171	-15,171
200	-44,676	-44,676	-794,676	-544,676	-414,676	-294,676
225	-324,181	-324,181	-1,074,181	-824,181	-694,181	-574,181
250	-603,686	-603,686	-1,353,686	-1,103,686	-973,686	-853,686
275	-883,191	-883,191	-1,633,191	-1,383,191	-1,253,191	-1,133,191
300	-1,162,696	-1,162,696	-1,912,696	-1,662,696	-1,532,696	-1,412,696
325	-1,442,201	-1,442,201	-2,192,201	-1,942,201	-1,812,201	-1,692,201
350	-1,721,706	-1,721,706	-2,471,706	-2,221,706	-2,091,706	-1,971,706

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£150	£150	£150

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,625,768	-2,625,768	-3,375,768	-3,125,768	-2,995,768	-2,875,768
15	-2,751,053	-2,751,053	-3,501,053	-3,251,053	-3,121,053	-3,001,053
25	-2,864,685	-2,864,685	-3,614,685	-3,364,685	-3,234,685	-3,114,685
50	-3,148,760	-3,148,760	-3,898,760	-3,648,760	-3,518,760	-3,398,760
75	-3,432,837	-3,432,837	-4,182,837	-3,932,837	-3,802,837	-3,682,837
100	-3,716,913	-3,716,913	-4,466,913	-4,216,913	-4,086,913	-3,966,913
125	-4,000,989	-4,000,989	-4,750,989	-4,500,989	-4,370,989	-4,250,989
150	-4,285,066	-4,285,066	-5,035,066	-4,785,066	-4,655,066	-4,535,066
175	-4,569,142	-4,569,142	-5,319,142	-5,069,142	-4,939,142	-4,819,142
200	-4,853,219	-4,853,219	-5,603,219	-5,353,219	-5,223,219	-5,103,219
225	-5,137,295	-5,137,295	-5,887,295	-5,637,295	-5,507,295	-5,387,295
250	-5,421,370	-5,421,370	-6,171,370	-5,921,370	-5,791,370	-5,671,370
275	-5,705,447	-5,705,447	-6,455,447	-6,205,447	-6,075,447	-5,955,447
300	-5,989,523	-5,989,523	-6,739,523	-6,489,523	-6,359,523	-6,239,523
325	-6,273,600	-6,273,600	-7,023,600	-6,773,600	-6,643,600	-6,523,600
350	-6,557,676	-6,557,676	-7,307,676	-7,057,676	-6,927,676	-6,807,676

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/PUL £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 7

275 units flats
No of units 275 units
Density: 275 dph
CSH level: 4

Affordable %	0%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,820,143	-1,820,143	-2,570,143	-2,320,143	-2,190,143	-2,070,143
15	-2,127,257	-2,127,257	-2,877,257	-2,627,257	-2,497,257	-2,377,257
25	-2,352,870	-2,352,870	-3,102,870	-2,852,870	-2,722,870	-2,602,870
50	-2,916,902	-2,916,902	-3,666,902	-3,416,902	-3,286,902	-3,166,902
75	-3,480,933	-3,480,933	-4,230,933	-3,980,933	-3,850,933	-3,730,933
100	-4,044,966	-4,044,966	-4,794,966	-4,544,966	-4,414,966	-4,294,966
125	-4,616,730	-4,616,730	-5,366,730	-5,116,730	-4,986,730	-4,866,730
150	-5,189,986	-5,189,986	-5,939,986	-5,689,986	-5,559,986	-5,439,986
175	-5,763,243	-5,763,243	-6,513,243	-6,263,243	-6,133,243	-6,013,243
200	-6,336,499	-6,336,499	-7,086,499	-6,836,499	-6,706,499	-6,586,499
225	-6,909,756	-6,909,756	-7,659,756	-7,409,756	-7,279,756	-7,159,756
250	-7,483,013	-7,483,013	-8,233,013	-7,983,013	-7,853,013	-7,733,013
275	-8,056,270	-8,056,270	-8,806,270	-8,556,270	-8,426,270	-8,306,270
300	-8,629,526	-8,629,526	-9,379,526	-9,129,526	-8,999,526	-8,879,526
325	-9,202,782	-9,202,782	-9,952,782	-9,702,782	-9,572,782	-9,452,782
350	-9,776,039	-9,776,039	-10,526,039	-10,276,039	-10,146,039	-10,026,039

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,874,484	-6,874,484	-7,624,484	-7,374,484	-7,244,484	-7,124,484
15	-7,100,203	-7,100,203	-7,850,203	-7,600,203	-7,470,203	-7,350,203
25	-7,325,922	-7,325,922	-8,075,922	-7,825,922	-7,695,922	-7,575,922
50	-7,900,189	-7,900,189	-8,650,189	-8,400,189	-8,270,189	-8,150,189
75	-8,474,456	-8,474,456	-9,224,456	-8,974,456	-8,844,456	-8,724,456
100	-9,048,723	-9,048,723	-9,798,723	-9,548,723	-9,418,723	-9,298,723
125	-9,622,990	-9,622,990	-10,372,990	-10,122,990	-9,992,990	-9,872,990
150	-10,197,257	-10,197,257	-10,947,257	-10,697,257	-10,567,257	-10,447,257
175	-10,771,524	-10,771,524	-11,521,524	-11,271,524	-11,141,524	-11,021,524
200	-11,345,791	-11,345,791	-12,095,791	-11,845,791	-11,715,791	-11,595,791
225	-11,920,058	-11,920,058	-12,669,058	-12,419,058	-12,289,058	-12,169,058
250	-12,494,325	-12,494,325	-13,243,325	-12,993,325	-12,863,325	-12,743,325
275	-13,068,592	-13,068,592	-13,817,592	-13,567,592	-13,437,592	-13,317,592
300	-13,642,859	-13,642,859	-14,391,859	-14,141,859	-14,011,859	-13,891,859
325	-14,217,126	-14,217,126	-14,966,126	-14,716,126	-14,586,126	-14,466,126
350	-14,791,393	-14,791,393	-15,540,393	-15,290,393	-15,160,393	-15,040,393

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,292,004	-15,292,004	-16,042,004	-15,792,004	-15,662,004	-15,542,004
15	-15,372,950	-15,372,950	-16,122,950	-15,872,950	-15,742,950	-15,622,950
25	-15,602,253	-15,602,253	-16,352,253	-16,102,253	-15,972,253	-15,852,253
50	-16,175,510	-16,175,510	-16,925,510	-16,675,510	-16,545,510	-16,425,510
75	-16,748,766	-16,748,766	-17,498,766	-17,248,766	-17,118,766	-16,998,766
100	-17,322,022	-17,322,022	-18,072,022	-17,822,022	-17,692,022	-17,572,022
125	-17,895,279	-17,895,279	-18,645,279	-18,395,279	-18,265,279	-18,145,279
150	-18,468,536	-18,468,536	-19,218,536	-18,968,536	-18,838,536	-18,718,536
175	-19,041,793	-19,041,793	-19,791,793	-19,541,793	-19,411,793	-19,291,793
200	-19,615,049	-19,615,049	-20,365,049	-20,115,049	-19,985,049	-19,865,049
225	-20,188,306	-20,188,306	-20,938,306	-20,688,306	-20,558,306	-20,438,306
250	-20,761,562	-20,761,562	-21,511,562	-21,261,562	-21,131,562	-21,011,562
275	-21,334,818	-21,334,818	-22,084,818	-21,834,818	-21,704,818	-21,584,818
300	-21,908,075	-21,908,075	-22,658,075	-22,408,075	-22,278,075	-22,158,075
325	-22,481,332	-22,481,332	-23,231,332	-22,981,332	-22,851,332	-22,731,332
350	-23,054,589	-23,054,589	-23,804,589	-23,554,589	-23,424,589	-23,304,589

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 8

325 units flats
No of units 325 units
Density: 325 dph
CSH level: 4

Affordable %	0%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,597,032	-4,597,032	-5,347,032	-5,097,032	-4,967,032	-4,847,032
15	-4,921,722	-4,921,722	-5,671,722	-5,421,722	-5,291,722	-5,171,722
25	-5,190,891	-5,190,891	-5,940,891	-5,690,891	-5,560,891	-5,440,891
50	-5,863,816	-5,863,816	-6,613,816	-6,363,816	-6,233,816	-6,113,816
75	-6,536,739	-6,536,739	-7,286,739	-7,036,739	-6,906,739	-6,786,739
100	-7,209,664	-7,209,664	-7,959,664	-7,709,664	-7,579,664	-7,459,664
125	-7,882,589	-7,882,589	-8,632,589	-8,382,589	-8,252,589	-8,132,589
150	-8,555,512	-8,555,512	-9,305,512	-9,055,512	-8,925,512	-8,805,512
175	-9,228,437	-9,228,437	-9,978,437	-9,728,437	-9,598,437	-9,478,437
200	-9,901,361	-9,901,361	-10,651,361	-10,401,361	-10,271,361	-10,151,361
225	-10,574,285	-10,574,285	-11,324,285	-11,074,285	-10,944,285	-10,824,285
250	-11,247,209	-11,247,209	-11,997,209	-11,747,209	-11,617,209	-11,497,209
275	-11,920,134	-11,920,134	-12,670,134	-12,420,134	-12,290,134	-12,170,134
300	-12,593,057	-12,593,057	-13,343,057	-13,093,057	-12,963,057	-12,843,057
325	-13,265,982	-13,265,982	-14,015,982	-13,765,982	-13,635,982	-13,515,982
350	-13,938,905	-13,938,905	-14,688,905	-14,438,905	-14,308,905	-14,188,905

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,120,657	-10,120,657	-10,870,657	-10,620,657	-10,490,657	-10,370,657
15	-10,350,346	-10,350,346	-11,100,346	-10,850,346	-10,720,346	-10,600,346
25	-10,619,516	-10,619,516	-11,369,516	-11,119,516	-10,989,516	-10,869,516
50	-11,292,440	-11,292,440	-12,042,440	-11,792,440	-11,662,440	-11,542,440
75	-11,965,364	-11,965,364	-12,715,364	-12,465,364	-12,335,364	-12,215,364
100	-12,638,288	-12,638,288	-13,388,288	-13,138,288	-13,008,288	-12,888,288
125	-13,311,213	-13,311,213	-14,061,213	-13,811,213	-13,681,213	-13,561,213
150	-13,984,136	-13,984,136	-14,734,136	-14,484,136	-14,354,136	-14,234,136
175	-14,657,061	-14,657,061	-15,407,061	-15,157,061	-15,027,061	-14,907,061
200	-15,329,984	-15,329,984	-16,079,984	-15,829,984	-15,699,984	-15,579,984
225	-16,002,909	-16,002,909	-16,752,909	-16,502,909	-16,372,909	-16,252,909
250	-16,675,833	-16,675,833	-17,425,833	-17,175,833	-17,045,833	-16,925,833
275	-17,348,757	-17,348,757	-18,098,757	-17,848,757	-17,718,757	-17,598,757
300	-18,021,681	-18,021,681	-18,771,681	-18,521,681	-18,391,681	-18,271,681
325	-18,694,606	-18,694,606	-19,444,606	-19,194,606	-19,064,606	-18,944,606
350	-19,367,529	-19,367,529	-20,117,529	-19,867,529	-19,737,529	-19,617,529

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,249,174	-19,249,174	-19,999,174	-19,749,174	-19,619,174	-19,499,174
15	-19,321,861	-19,321,861	-20,071,861	-19,821,861	-19,691,861	-19,571,861
25	-19,591,030	-19,591,030	-20,341,030	-20,091,030	-19,961,030	-19,841,030
50	-20,263,955	-20,263,955	-21,013,955	-20,763,955	-20,633,955	-20,513,955
75	-20,936,880	-20,936,880	-21,686,880	-21,436,880	-21,306,880	-21,186,880
100	-21,609,803	-21,609,803	-22,359,803	-22,109,803	-21,979,803	-21,859,803
125	-22,282,728	-22,282,728	-23,032,728	-22,782,728	-22,652,728	-22,532,728
150	-22,955,652	-22,955,652	-23,705,652	-23,455,652	-23,325,652	-23,205,652
175	-23,628,576	-23,628,576	-24,378,576	-24,128,576	-23,998,576	-23,878,576
200	-24,301,500	-24,301,500	-25,051,500	-24,801,500	-24,671,500	-24,551,500
225	-24,974,424	-24,974,424	-25,724,424	-25,474,424	-25,344,424	-25,224,424
250	-25,647,348	-25,647,348	-26,397,348	-26,147,348	-26,017,348	-25,897,348
275	-26,320,273	-26,320,273	-27,070,273	-26,820,273	-26,690,273	-26,570,273
300	-26,993,196	-26,993,196	-27,743,196	-27,493,196	-27,363,196	-27,243,196
325	-27,666,121	-27,666,121	-28,416,121	-28,166,121	-28,036,121	-27,916,121
350	-28,339,045	-28,339,045	-29,089,045	-28,839,045	-28,709,045	-28,589,045

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 9

375 units flats
No of units 375 units
Density: 375 dph
CSH level: 4

Affordable %	0%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,608,090	-6,608,090	-7,358,090	-7,108,090	-6,978,090	-6,858,090
15	-6,920,325	-6,920,325	-7,670,325	-7,420,325	-7,290,325	-7,170,325
25	-7,204,249	-7,204,249	-7,954,249	-7,704,249	-7,574,249	-7,454,249
50	-7,914,061	-7,914,061	-8,664,061	-8,414,061	-8,284,061	-8,164,061
75	-8,623,872	-8,623,872	-9,373,872	-9,123,872	-8,993,872	-8,873,872
100	-9,333,685	-9,333,685	-10,083,685	-9,833,685	-9,703,685	-9,583,685
125	-10,043,497	-10,043,497	-10,793,497	-10,543,497	-10,413,497	-10,293,497
150	-10,753,308	-10,753,308	-11,503,308	-11,253,308	-11,123,308	-11,003,308
175	-11,463,120	-11,463,120	-12,213,120	-11,963,120	-11,833,120	-11,713,120
200	-12,172,932	-12,172,932	-12,922,932	-12,672,932	-12,542,932	-12,422,932
225	-12,882,743	-12,882,743	-13,632,743	-13,382,743	-13,252,743	-13,132,743
250	-13,592,555	-13,592,555	-14,342,555	-14,092,555	-13,962,555	-13,842,555
275	-14,302,367	-14,302,367	-15,052,367	-14,802,367	-14,672,367	-14,552,367
300	-15,012,179	-15,012,179	-15,762,179	-15,512,179	-15,382,179	-15,262,179
325	-15,721,991	-15,721,991	-16,471,991	-16,221,991	-16,091,991	-15,971,991
350	-16,431,802	-16,431,802	-17,181,802	-16,931,802	-16,801,802	-16,681,802

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,168,689	-12,168,689	-12,918,689	-12,668,689	-12,538,689	-12,418,689
15	-12,385,287	-12,385,287	-13,135,287	-12,885,287	-12,755,287	-12,635,287
25	-12,669,211	-12,669,211	-13,419,211	-13,169,211	-13,039,211	-12,919,211
50	-13,379,022	-13,379,022	-14,129,022	-13,879,022	-13,749,022	-13,629,022
75	-14,088,834	-14,088,834	-14,838,834	-14,588,834	-14,458,834	-14,338,834
100	-14,798,646	-14,798,646	-15,548,646	-15,298,646	-15,168,646	-15,048,646
125	-15,508,458	-15,508,458	-16,258,458	-16,008,458	-15,878,458	-15,758,458
150	-16,218,270	-16,218,270	-16,968,270	-16,718,270	-16,588,270	-16,468,270
175	-16,928,081	-16,928,081	-17,678,081	-17,428,081	-17,298,081	-17,178,081
200	-17,637,893	-17,637,893	-18,387,893	-18,137,893	-18,007,893	-17,887,893
225	-18,347,705	-18,347,705	-19,097,705	-18,847,705	-18,717,705	-18,597,705
250	-19,057,516	-19,057,516	-19,807,516	-19,557,516	-19,427,516	-19,307,516
275	-19,767,329	-19,767,329	-20,517,329	-20,267,329	-20,137,329	-20,017,329
300	-20,477,141	-20,477,141	-21,227,141	-20,977,141	-20,847,141	-20,727,141
325	-21,186,952	-21,186,952	-21,936,952	-21,686,952	-21,556,952	-21,436,952
350	-21,896,764	-21,896,764	-22,646,764	-22,396,764	-22,266,764	-22,146,764

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-21,358,308	-21,358,308	-22,108,308	-21,858,308	-21,728,308	-21,608,308
15	-21,416,854	-21,416,854	-22,166,854	-21,916,854	-21,786,854	-21,666,854
25	-21,700,778	-21,700,778	-22,450,778	-22,200,778	-22,070,778	-21,950,778
50	-22,410,591	-22,410,591	-23,160,591	-22,910,591	-22,780,591	-22,660,591
75	-23,120,402	-23,120,402	-23,870,402	-23,620,402	-23,490,402	-23,370,402
100	-23,830,214	-23,830,214	-24,580,214	-24,330,214	-24,200,214	-24,080,214
125	-24,540,026	-24,540,026	-25,290,026	-25,040,026	-24,910,026	-24,790,026
150	-25,249,837	-25,249,837	-25,999,837	-25,749,837	-25,619,837	-25,499,837
175	-25,959,649	-25,959,649	-26,709,649	-26,459,649	-26,329,649	-26,209,649
200	-26,669,461	-26,669,461	-27,419,461	-27,169,461	-27,039,461	-26,919,461
225	-27,379,273	-27,379,273	-28,129,273	-27,879,273	-27,749,273	-27,629,273
250	-28,089,085	-28,089,085	-28,839,085	-28,589,085	-28,459,085	-28,339,085
275	-28,798,896	-28,798,896	-29,548,896	-29,298,896	-29,168,896	-29,048,896
300	-29,508,708	-29,508,708	-30,258,708	-30,008,708	-29,878,708	-29,758,708
325	-30,218,520	-30,218,520	-30,968,520	-30,718,520	-30,588,520	-30,468,520
350	-30,928,331	-30,928,331	-31,678,331	-31,428,331	-31,298,331	-31,178,331

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 10

435 Flats	
No of units	435 units
Density:	435 dph
CSH level:	4

Affordable %	0%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,209,545	-9,209,545	-9,959,545	-9,709,545	-9,579,545	-9,459,545
15	-9,520,598	-9,520,598	-10,270,598	-10,020,598	-9,890,598	-9,770,598
25	-9,833,564	-9,833,564	-10,583,564	-10,333,564	-10,203,564	-10,083,564
50	-10,615,978	-10,615,978	-11,365,978	-11,115,978	-10,985,978	-10,865,978
75	-11,398,392	-11,398,392	-12,148,392	-11,898,392	-11,768,392	-11,648,392
100	-12,180,806	-12,180,806	-12,930,806	-12,680,806	-12,550,806	-12,430,806
125	-12,963,220	-12,963,220	-13,713,220	-13,463,220	-13,333,220	-13,213,220
150	-13,745,634	-13,745,634	-14,495,634	-14,245,634	-14,115,634	-13,995,634
175	-14,528,048	-14,528,048	-15,278,048	-15,028,048	-14,898,048	-14,778,048
200	-15,310,462	-15,310,462	-16,060,462	-15,810,462	-15,680,462	-15,560,462
225	-16,092,876	-16,092,876	-16,842,876	-16,592,876	-16,462,876	-16,342,876
250	-16,875,290	-16,875,290	-17,625,290	-17,375,290	-17,245,290	-17,125,290
275	-17,657,704	-17,657,704	-18,407,704	-18,157,704	-18,027,704	-17,907,704
300	-18,440,118	-18,440,118	-19,190,118	-18,940,118	-18,810,118	-18,690,118
325	-19,222,532	-19,222,532	-19,972,532	-19,722,532	-19,592,532	-19,472,532
350	-20,004,946	-20,004,946	-20,754,946	-20,504,946	-20,374,946	-20,254,946

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-£15,049,197	-15,049,197	-15,799,197	-15,549,197	-15,419,197	-15,299,197
15	-15,259,814	-15,259,814	-16,009,814	-15,759,814	-15,629,814	-15,509,814
25	-15,572,780	-15,572,780	-16,322,780	-16,072,780	-15,942,780	-15,822,780
50	-16,355,194	-16,355,194	-17,105,194	-16,855,194	-16,725,194	-16,605,194
75	-17,137,608	-17,137,608	-17,887,608	-17,637,608	-17,507,608	-17,387,608
100	-17,920,022	-17,920,022	-18,670,022	-18,420,022	-18,290,022	-18,170,022
125	-18,702,436	-18,702,436	-19,452,436	-19,202,436	-19,072,436	-18,952,436
150	-19,484,850	-19,484,850	-20,234,850	-19,984,850	-19,854,850	-19,734,850
175	-20,267,264	-20,267,264	-21,017,264	-20,767,264	-20,637,264	-20,517,264
200	-21,049,678	-21,049,678	-21,799,678	-21,549,678	-21,419,678	-21,299,678
225	-21,832,092	-21,832,092	-22,582,092	-22,332,092	-22,202,092	-22,082,092
250	-22,614,506	-22,614,506	-23,364,506	-23,114,506	-22,984,506	-22,864,506
275	-23,396,920	-23,396,920	-24,146,920	-23,896,920	-23,766,920	-23,646,920
300	-24,179,334	-24,179,334	-24,929,334	-24,679,334	-24,549,334	-24,429,334
325	-24,961,748	-24,961,748	-25,711,748	-25,461,748	-25,331,748	-25,211,748
350	-25,744,162	-25,744,162	-26,494,162	-26,244,162	-26,114,162	-25,994,162

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,699,992	-24,699,992	-25,449,992	-25,199,992	-25,069,992	-24,949,992
15	-24,744,624	-24,744,624	-25,494,624	-25,244,624	-25,114,624	-24,994,624
25	-25,057,590	-25,057,590	-25,807,590	-25,557,590	-25,427,590	-25,307,590
50	-25,840,004	-25,840,004	-26,590,004	-26,340,004	-26,210,004	-26,090,004
75	-26,622,418	-26,622,418	-27,372,418	-27,122,418	-26,992,418	-26,872,418
100	-27,404,832	-27,404,832	-28,154,832	-27,904,832	-27,774,832	-27,654,832
125	-28,187,246	-28,187,246	-28,937,246	-28,687,246	-28,557,246	-28,437,246
150	-28,969,660	-28,969,660	-29,719,660	-29,469,660	-29,339,660	-29,219,660
175	-29,752,074	-29,752,074	-30,502,074	-30,252,074	-30,122,074	-30,002,074
200	-30,534,488	-30,534,488	-31,284,488	-31,034,488	-30,904,488	-30,784,488
225	-31,316,902	-31,316,902	-32,066,902	-31,816,902	-31,686,902	-31,566,902
250	-32,099,316	-32,099,316	-32,849,316	-32,599,316	-32,469,316	-32,349,316
275	-32,881,730	-32,881,730	-33,631,730	-33,381,730	-33,251,730	-33,131,730
300	-33,664,144	-33,664,144	-34,414,144	-34,164,144	-34,034,144	-33,914,144
325	-34,446,558	-34,446,558	-35,196,558	-34,946,558	-34,816,558	-34,696,558
350	-35,228,972	-35,228,972	-35,978,972	-35,728,972	-35,598,972	-35,478,972

Maximum CIL rates (per square metre)

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

Appendix 2 - Residential appraisal results (London Affordable Rent and Shared Ownership) at +10% sales values and +5% build costs

Community Infrastructure Levy Viability

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

LB Havering

Results summary

35% Affordable Housing Growth and Inflation

Site type 10 unit houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 30 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 50 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	350	350	350	350

Site type 80 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	0	50	100	125

Site type 110 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 150 units flats and houses

	BLV1	BLV2	BLV3	BLV4
Romford	100	125	150	175
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 275 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 325 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 375 units flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 435 Flats

	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 1

No of units	10 unit houses
Density:	10 units
CSH level:	30 dph
	4

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

Site area	0.33 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,187,171	3,561,514	2,811,514	3,061,514	3,191,514	3,311,514
15	1,158,582	3,475,747	2,725,747	2,975,747	3,105,747	3,225,747
25	1,153,136	3,459,407	2,709,407	2,959,407	3,089,407	3,209,407
50	1,139,517	3,418,551	2,668,551	2,918,551	3,048,551	3,168,551
75	1,125,900	3,377,699	2,627,699	2,877,699	3,007,699	3,127,699
100	1,112,281	3,336,843	2,586,843	2,836,843	2,966,843	3,086,843
125	1,098,663	3,295,990	2,545,990	2,795,990	2,925,990	3,045,990
150	1,085,046	3,255,138	2,505,138	2,755,138	2,885,138	3,005,138
175	1,071,427	3,214,282	2,464,282	2,714,282	2,844,282	2,964,282
200	1,057,810	3,173,429	2,423,429	2,673,429	2,803,429	2,923,429
225	1,044,191	3,132,574	2,382,574	2,632,574	2,762,574	2,882,574
250	1,030,574	3,091,721	2,341,721	2,591,721	2,721,721	2,841,721
275	1,016,956	3,050,868	2,300,868	2,550,868	2,680,868	2,800,868
300	1,003,337	3,010,012	2,260,012	2,510,012	2,640,012	2,760,012
325	989,720	2,969,160	2,219,160	2,469,160	2,599,160	2,719,160
350	976,101	2,928,304	2,178,304	2,428,304	2,558,304	2,678,304

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£954,248	2,862,743	2,112,743	2,362,743	2,492,743	2,612,743
15	929,664	2,788,992	2,038,992	2,288,992	2,418,992	2,538,992
25	924,217	2,772,652	2,022,652	2,272,652	2,402,652	2,522,652
50	910,599	2,731,797	1,981,797	2,231,797	2,361,797	2,481,797
75	896,981	2,690,944	1,940,944	2,190,944	2,320,944	2,440,944
100	883,364	2,650,091	1,900,091	2,150,091	2,280,091	2,400,091
125	869,745	2,609,236	1,859,236	2,109,236	2,239,236	2,359,236
150	856,128	2,568,383	1,818,383	2,068,383	2,198,383	2,318,383
175	842,509	2,527,527	1,777,527	2,027,527	2,157,527	2,277,527
200	828,891	2,486,674	1,736,674	1,986,674	2,116,674	2,236,674
225	815,274	2,445,822	1,695,822	1,945,822	2,075,822	2,195,822
250	801,655	2,404,966	1,654,966	1,904,966	2,034,966	2,154,966
275	788,038	2,364,113	1,614,113	1,864,113	1,994,113	2,114,113
300	774,419	2,323,258	1,573,258	1,823,258	1,953,258	2,073,258
325	760,802	2,282,405	1,532,405	1,782,405	1,912,405	2,032,405
350	747,183	2,241,549	1,491,549	1,741,549	1,871,549	1,991,549

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	569,309	1,707,928	957,928	1,207,928	1,337,928	1,457,928
15	551,347	1,654,042	904,042	1,154,042	1,284,042	1,404,042
25	545,900	1,637,699	887,699	1,137,699	1,267,699	1,387,699
50	532,282	1,596,846	846,846	1,096,846	1,226,846	1,346,846
75	518,665	1,555,994	805,994	1,055,994	1,185,994	1,305,994
100	505,046	1,515,138	765,138	1,015,138	1,145,138	1,265,138
125	491,428	1,474,285	724,285	974,285	1,104,285	1,224,285
150	477,810	1,433,430	683,430	933,430	1,063,430	1,183,430
175	464,192	1,392,577	642,577	892,577	1,022,577	1,142,577
200	450,574	1,351,721	601,721	851,721	981,721	1,101,721
225	436,956	1,310,868	560,868	810,868	940,868	1,060,868
250	423,339	1,270,016	520,016	770,016	900,016	1,020,016
275	409,720	1,229,160	479,160	729,160	859,160	979,160
300	396,102	1,188,307	438,307	688,307	818,307	938,307
325	382,484	1,147,452	397,452	647,452	777,452	897,452
350	368,866	1,106,599	356,599	606,599	736,599	856,599

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 2

30 units flats and houses	
No of units	30 units
Density	40 dph
CSH level:	4

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

Site area	0.75 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,670,926	3,561,235	2,811,235	3,061,235	3,191,235	3,311,235
15	2,603,585	3,471,446	2,721,446	2,971,446	3,101,446	3,221,446
25	2,589,315	3,452,420	2,702,420	2,952,420	3,082,420	3,202,420
50	2,553,642	3,404,856	2,654,856	2,904,856	3,034,856	3,154,856
75	2,517,969	3,357,293	2,607,293	2,857,293	2,987,293	3,107,293
100	2,482,295	3,309,727	2,559,727	2,809,727	2,939,727	3,059,727
125	2,446,623	3,262,163	2,512,163	2,762,163	2,892,163	3,012,163
150	2,410,950	3,214,599	2,464,599	2,714,599	2,844,599	2,964,599
175	2,375,277	3,167,035	2,417,035	2,667,035	2,797,035	2,917,035
200	2,339,603	3,119,470	2,369,470	2,619,470	2,749,470	2,869,470
225	2,303,930	3,071,906	2,321,906	2,571,906	2,701,906	2,821,906
250	2,268,257	3,024,342	2,274,342	2,524,342	2,654,342	2,774,342
275	2,232,584	2,976,778	2,226,778	2,476,778	2,606,778	2,726,778
300	2,196,910	2,929,213	2,179,213	2,429,213	2,559,213	2,679,213
325	2,161,237	2,881,649	2,131,649	2,381,649	2,511,649	2,631,649
350	2,125,564	2,834,085	2,084,085	2,334,085	2,464,085	2,584,085

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,101,476	2,801,968	2,051,968	2,301,968	2,431,968	2,551,968
15	2,043,929	2,725,239	1,975,239	2,225,239	2,355,239	2,475,239
25	2,028,660	2,706,213	1,956,213	2,206,213	2,336,213	2,456,213
50	1,993,987	2,658,649	1,908,649	2,158,649	2,288,649	2,408,649
75	1,958,314	2,611,085	1,861,085	2,111,085	2,241,085	2,361,085
100	1,922,641	2,563,521	1,813,521	2,063,521	2,193,521	2,313,521
125	1,886,967	2,515,956	1,765,956	2,015,956	2,145,956	2,265,956
150	1,851,294	2,468,392	1,718,392	1,968,392	2,098,392	2,218,392
175	1,815,621	2,420,828	1,670,828	1,920,828	2,050,828	2,170,828
200	1,779,948	2,373,264	1,623,264	1,873,264	2,003,264	2,123,264
225	1,744,274	2,325,699	1,575,699	1,825,699	1,955,699	2,075,699
250	1,708,601	2,278,135	1,528,135	1,778,135	1,908,135	2,028,135
275	1,672,928	2,230,571	1,480,571	1,730,571	1,860,571	1,980,571
300	1,637,255	2,183,007	1,433,007	1,683,007	1,813,007	1,933,007
325	1,601,582	2,135,442	1,385,442	1,635,442	1,765,442	1,885,442
350	1,565,909	2,087,878	1,337,878	1,587,878	1,717,878	1,837,878

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,160,387	1,547,183	797,183	1,047,183	1,177,183	1,297,183
15	1,119,025	1,492,034	742,034	992,034	1,122,034	1,242,034
25	1,104,756	1,473,008	723,008	973,008	1,103,008	1,223,008
50	1,069,083	1,425,444	675,444	925,444	1,055,444	1,175,444
75	1,033,410	1,377,880	627,880	877,880	1,007,880	1,127,880
100	997,737	1,330,316	580,316	830,316	960,316	1,080,316
125	962,064	1,282,752	532,752	782,752	912,752	1,032,752
150	926,390	1,235,187	485,187	735,187	865,187	985,187
175	890,717	1,187,623	437,623	687,623	817,623	937,623
200	855,044	1,140,059	390,059	640,059	770,059	890,059
225	819,371	1,092,495	342,495	592,495	722,495	842,495
250	783,697	1,044,930	294,930	544,930	674,930	794,930
275	748,024	997,366	247,366	497,366	627,366	747,366
300	712,351	949,802	199,802	449,802	579,802	699,802
325	676,678	902,238	152,238	402,238	532,238	652,238
350	641,004	854,673	104,673	354,673	484,673	604,673

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 3

50 units flats and houses	
No of units	50 units
Density	60 dph
CSH level:	4

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

Site area	0.83 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,368,935	5,242,721	4,492,721	4,742,721	4,872,721	4,992,721
15	4,258,733	5,110,480	4,360,480	4,610,480	4,740,480	4,860,480
25	4,235,360	5,082,432	4,332,432	4,582,432	4,712,432	4,832,432
50	4,178,928	5,012,313	4,262,313	4,512,313	4,642,313	4,762,313
75	4,118,495	4,942,193	4,192,193	4,442,193	4,572,193	4,692,193
100	4,060,061	4,872,074	4,122,074	4,372,074	4,502,074	4,622,074
125	4,001,629	4,801,955	4,051,955	4,301,955	4,431,955	4,551,955
150	3,943,196	4,731,836	3,981,836	4,231,836	4,361,836	4,481,836
175	3,884,763	4,661,716	3,911,716	4,161,716	4,291,716	4,411,716
200	3,826,331	4,591,597	3,841,597	4,091,597	4,221,597	4,341,597
225	3,767,898	4,521,478	3,771,478	4,021,478	4,151,478	4,271,478
250	3,709,346	4,451,215	3,701,215	3,951,215	4,081,215	4,201,215
275	3,649,957	4,379,948	3,629,948	3,879,948	4,009,948	4,129,948
300	3,590,569	4,308,682	3,558,682	3,808,682	3,938,682	4,058,682
325	3,531,180	4,237,416	3,487,416	3,737,416	3,867,416	3,987,416
350	3,471,792	4,166,150	3,416,150	3,666,150	3,796,150	3,916,150

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,436,175	4,123,411	3,373,411	3,623,411	3,753,411	3,873,411
15	3,342,017	4,010,421	3,260,421	3,510,421	3,640,421	3,760,421
25	3,318,264	3,981,917	3,231,917	3,481,917	3,611,917	3,731,917
50	3,258,875	3,910,651	3,160,651	3,410,651	3,540,651	3,660,651
75	3,199,487	3,839,384	3,089,384	3,339,384	3,469,384	3,589,384
100	3,140,099	3,768,118	3,018,118	3,268,118	3,398,118	3,518,118
125	3,080,710	3,696,852	2,946,852	3,196,852	3,326,852	3,446,852
150	3,021,322	3,625,586	2,875,586	3,125,586	3,255,586	3,375,586
175	2,961,933	3,554,320	2,804,320	3,054,320	3,184,320	3,304,320
200	2,902,545	3,483,054	2,733,054	2,983,054	3,113,054	3,233,054
225	2,843,156	3,411,787	2,661,787	2,911,787	3,041,787	3,161,787
250	2,783,768	3,340,521	2,590,521	2,840,521	2,970,521	3,090,521
275	2,724,380	3,269,256	2,519,256	2,769,256	2,899,256	3,019,256
300	2,664,992	3,197,990	2,447,990	2,697,990	2,827,990	2,947,990
325	2,605,603	3,126,724	2,376,724	2,626,724	2,756,724	2,876,724
350	2,546,215	3,055,458	2,305,458	2,555,458	2,685,458	2,805,458

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,880,354	2,256,425	1,506,425	1,756,425	1,886,425	2,006,425
15	1,812,381	2,174,857	1,424,857	1,674,857	1,804,857	1,924,857
25	1,789,625	2,146,350	1,396,350	1,646,350	1,776,350	1,896,350
50	1,729,236	2,075,084	1,325,084	1,575,084	1,705,084	1,825,084
75	1,669,849	2,003,819	1,253,819	1,503,819	1,633,819	1,753,819
100	1,610,461	1,932,553	1,182,553	1,432,553	1,562,553	1,682,553
125	1,551,072	1,861,287	1,111,287	1,361,287	1,491,287	1,611,287
150	1,491,684	1,790,020	1,040,020	1,290,020	1,420,020	1,540,020
175	1,432,295	1,718,754	968,754	1,218,754	1,348,754	1,468,754
200	1,372,907	1,647,488	897,488	1,147,488	1,277,488	1,397,488
225	1,313,518	1,576,222	826,222	1,076,222	1,206,222	1,326,222
250	1,254,130	1,504,956	754,956	1,004,956	1,134,956	1,254,956
275	1,194,741	1,433,690	683,690	933,690	1,063,690	1,183,690
300	1,135,353	1,362,423	612,423	862,423	992,423	1,112,423
325	1,075,964	1,291,157	541,157	791,157	921,157	1,041,157
350	1,016,576	1,219,891	469,891	719,891	849,891	969,891

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 4

80 units flats and houses
No of units 80 units
Density: 80 dph
CSH level: -4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,552,355	4,552,355	3,802,355	4,052,355	4,182,355	4,302,355
15	4,417,813	4,417,813	3,667,813	3,917,813	4,047,813	4,167,813
25	4,380,316	4,380,316	3,630,316	3,880,316	4,010,316	4,130,316
50	4,286,574	4,286,574	3,536,574	3,786,574	3,916,574	4,036,574
75	4,192,831	4,192,831	3,442,831	3,692,831	3,822,831	3,942,831
100	4,099,088	4,099,088	3,349,088	3,599,088	3,729,088	3,849,088
125	4,005,345	4,005,345	3,255,345	3,505,345	3,635,345	3,755,345
150	3,911,603	3,911,603	3,161,603	3,411,603	3,541,603	3,661,603
175	3,817,860	3,817,860	3,067,860	3,317,860	3,447,860	3,567,860
200	3,724,117	3,724,117	2,974,117	3,224,117	3,354,117	3,474,117
225	3,630,375	3,630,375	2,880,375	3,130,375	3,260,375	3,380,375
250	3,536,631	3,536,631	2,786,631	3,036,631	3,166,631	3,286,631
275	3,442,889	3,442,889	2,692,889	2,942,889	3,072,889	3,192,889
300	3,349,147	3,349,147	2,599,147	2,849,147	2,979,147	3,099,147
325	3,253,960	3,253,960	2,503,960	2,753,960	2,883,960	3,003,960
350	3,158,684	3,158,684	2,408,684	2,658,684	2,788,684	2,908,684

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,141,115	3,141,115	2,391,115	2,641,115	2,771,115	2,891,115
15	3,030,845	3,030,845	2,280,845	2,530,845	2,660,845	2,780,845
25	2,993,126	2,993,126	2,243,126	2,493,126	2,623,126	2,743,126
50	2,897,851	2,897,851	2,147,851	2,397,851	2,527,851	2,647,851
75	2,802,574	2,802,574	2,052,574	2,302,574	2,432,574	2,552,574
100	2,707,299	2,707,299	1,957,299	2,207,299	2,337,299	2,457,299
125	2,612,023	2,612,023	1,862,023	2,112,023	2,242,023	2,362,023
150	2,516,747	2,516,747	1,766,747	2,016,747	2,146,747	2,266,747
175	2,421,471	2,421,471	1,671,471	1,921,471	2,051,471	2,171,471
200	2,326,196	2,326,196	1,576,196	1,826,196	1,956,196	2,076,196
225	2,230,919	2,230,919	1,480,919	1,730,919	1,860,919	1,980,919
250	2,135,644	2,135,644	1,385,644	1,635,644	1,765,644	1,885,644
275	2,040,368	2,040,368	1,290,368	1,540,368	1,670,368	1,790,368
300	1,945,091	1,945,091	1,195,091	1,445,091	1,575,091	1,695,091
325	1,849,816	1,849,816	1,099,816	1,349,816	1,479,816	1,599,816
350	1,754,540	1,754,540	1,004,540	1,254,540	1,384,540	1,504,540

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	781,307	781,307	31,307	281,307	411,307	531,307
15	710,704	710,704	-39,296	210,704	340,704	460,704
25	672,594	672,594	-77,406	172,594	302,594	422,594
50	577,317	577,317	-172,683	77,317	207,317	327,317
75	482,042	482,042	-267,958	-17,958	112,042	232,042
100	386,766	386,766	-363,234	-113,234	16,766	136,766
125	291,489	291,489	-458,511	-208,511	-78,511	41,489
150	196,214	196,214	-553,786	-303,786	-173,786	-53,786
175	100,938	100,938	-649,062	-399,062	-269,062	-149,062
200	5,662	5,662	-744,338	-494,338	-364,338	-244,338
225	-89,614	-89,614	-839,614	-589,614	-459,614	-339,614
250	-184,889	-184,889	-934,889	-684,889	-554,889	-434,889
275	-280,166	-280,166	-1,030,166	-780,166	-650,166	-530,166
300	-375,441	-375,441	-1,125,441	-875,441	-745,441	-625,441
325	-470,717	-470,717	-1,220,717	-970,717	-840,717	-720,717
350	-565,993	-565,993	-1,315,993	-1,065,993	-935,993	-815,993

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£50	£100	£125

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 5

110 units flats and houses
No of units 110 units
Density: 110 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,101,424	5,101,424	4,351,424	4,601,424	4,731,424	4,851,424
15	4,935,597	4,935,597	4,185,597	4,435,597	4,565,597	4,685,597
25	4,883,537	4,883,537	4,133,537	4,383,537	4,513,537	4,633,537
50	4,753,390	4,753,390	4,003,390	4,253,390	4,383,390	4,503,390
75	4,623,243	4,623,243	3,873,243	4,123,243	4,253,243	4,373,243
100	4,493,097	4,493,097	3,743,097	3,993,097	4,123,097	4,243,097
125	4,362,949	4,362,949	3,612,949	3,862,949	3,992,949	4,112,949
150	4,232,802	4,232,802	3,482,802	3,732,802	3,862,802	3,982,802
175	4,102,655	4,102,655	3,352,655	3,602,655	3,732,655	3,852,655
200	3,972,507	3,972,507	3,222,507	3,472,507	3,602,507	3,722,507
225	3,842,360	3,842,360	3,092,360	3,342,360	3,472,360	3,592,360
250	3,712,213	3,712,213	2,962,213	3,212,213	3,342,213	3,462,213
275	3,582,066	3,582,066	2,832,066	3,082,066	3,212,066	3,332,066
300	3,451,918	3,451,918	2,701,918	2,951,918	3,081,918	3,201,918
325	3,321,771	3,321,771	2,571,771	2,821,771	2,951,771	3,071,771
350	3,191,624	3,191,624	2,441,624	2,691,624	2,821,624	2,941,624

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,190,473	3,190,473	2,440,473	2,690,473	2,820,473	2,940,473
15	3,057,511	3,057,511	2,307,511	2,557,511	2,687,511	2,807,511
25	3,005,452	3,005,452	2,255,452	2,505,452	2,635,452	2,755,452
50	2,875,305	2,875,305	2,125,305	2,375,305	2,505,305	2,625,305
75	2,745,158	2,745,158	1,995,158	2,245,158	2,375,158	2,495,158
100	2,615,011	2,615,011	1,865,011	2,115,011	2,245,011	2,365,011
125	2,484,864	2,484,864	1,734,864	1,984,864	2,114,864	2,234,864
150	2,354,717	2,354,717	1,604,717	1,854,717	1,984,717	2,104,717
175	2,224,570	2,224,570	1,474,570	1,724,570	1,854,570	1,974,570
200	2,094,423	2,094,423	1,344,423	1,594,423	1,724,423	1,844,423
225	1,964,276	1,964,276	1,214,276	1,464,276	1,594,276	1,714,276
250	1,834,129	1,834,129	1,084,129	1,334,129	1,464,129	1,584,129
275	1,703,982	1,703,982	953,982	1,203,982	1,334,982	1,453,982
300	1,573,835	1,573,835	823,835	1,073,835	1,203,835	1,323,835
325	1,443,688	1,443,688	693,688	943,688	1,073,688	1,193,688
350	1,313,541	1,313,541	563,541	813,541	943,541	1,063,541

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,553	-3,553	-753,553	-503,553	-373,553	-253,553
15	-82,858	-82,858	-832,858	-582,858	-452,858	-332,858
25	-135,768	-135,768	-885,768	-635,768	-505,768	-385,768
50	-268,043	-268,043	-1,018,043	-768,043	-638,043	-518,043
75	-400,319	-400,319	-1,150,319	-900,319	-770,319	-650,319
100	-532,595	-532,595	-1,282,595	-1,032,595	-902,595	-782,595
125	-664,871	-664,871	-1,414,871	-1,164,871	-1,034,871	-914,871
150	-797,147	-797,147	-1,547,147	-1,297,147	-1,167,147	-1,047,147
175	-929,423	-929,423	-1,679,423	-1,429,423	-1,299,423	-1,179,423
200	-1,061,699	-1,061,699	-1,811,699	-1,561,699	-1,431,699	-1,311,699
225	-1,195,196	-1,195,196	-1,945,196	-1,695,196	-1,565,196	-1,445,196
250	-1,329,693	-1,329,693	-2,079,693	-1,829,693	-1,699,693	-1,579,693
275	-1,464,190	-1,464,190	-2,214,190	-1,964,190	-1,834,190	-1,714,190
300	-1,598,687	-1,598,687	-2,348,687	-2,098,687	-1,968,687	-1,848,687
325	-1,733,184	-1,733,184	-2,483,184	-2,233,184	-2,102,684	-1,982,684
350	-1,867,681	-1,867,681	-2,617,681	-2,367,681	-2,237,681	-2,117,681

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 6

150 units flats and houses
No of units 150 units
Density: 150 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,589,875	1,589,875	839,875	1,089,875	1,219,875	1,339,875
15	1,453,523	1,453,523	703,523	953,523	1,083,523	1,203,523
25	1,380,852	1,380,852	630,852	880,852	1,010,852	1,130,852
50	1,199,174	1,199,174	449,174	699,174	829,174	949,174
75	1,017,495	1,017,495	267,495	517,495	647,495	767,495
100	835,818	835,818	85,818	335,818	465,818	585,818
125	654,139	654,139	-95,861	154,139	284,139	404,139
150	472,461	472,461	-277,539	-27,539	102,461	222,461
175	290,782	290,782	-459,218	-209,218	-79,218	40,782
200	109,105	109,105	-640,895	-390,895	-260,895	-140,895
225	-72,574	-72,574	-822,574	-572,574	-442,574	-322,574
250	-254,252	-254,252	-1,004,252	-754,252	-624,252	-504,252
275	-435,930	-435,930	-1,185,930	-935,930	-805,930	-685,930
300	-617,608	-617,608	-1,367,608	-1,117,608	-987,608	-867,608
325	-799,287	-799,287	-1,549,287	-1,299,287	-1,169,287	-1,049,287
350	-980,964	-980,964	-1,730,964	-1,480,964	-1,350,964	-1,230,964

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£125	£150	£175

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-752,071	-752,071	-1,502,071	-1,252,071	-1,122,071	-1,002,071
15	-848,143	-848,143	-1,598,143	-1,348,143	-1,218,143	-1,098,143
25	-920,814	-920,814	-1,670,814	-1,420,814	-1,290,814	-1,170,814
50	-1,102,493	-1,102,493	-1,852,493	-1,602,493	-1,472,493	-1,352,493
75	-1,284,171	-1,284,171	-2,034,171	-1,784,171	-1,654,171	-1,534,171
100	-1,465,849	-1,465,849	-2,215,849	-1,965,849	-1,835,849	-1,715,849
125	-1,647,527	-1,647,527	-2,397,527	-2,147,527	-2,017,527	-1,897,527
150	-1,829,205	-1,829,205	-2,579,205	-2,329,205	-2,200,205	-2,082,205
175	-2,010,883	-2,010,883	-2,761,883	-2,511,883	-2,381,883	-2,261,883
200	-2,192,561	-2,192,561	-2,943,561	-2,705,561	-2,575,561	-2,455,561
225	-2,374,239	-2,374,239	-3,125,239	-2,887,239	-2,757,239	-2,635,239
250	-2,555,917	-2,555,917	-3,306,917	-3,068,917	-2,940,917	-2,815,917
275	-2,737,595	-2,737,595	-3,488,595	-3,250,595	-3,122,595	-3,005,595
300	-2,919,273	-2,919,273	-3,670,273	-3,432,273	-3,304,273	-3,185,273
325	-3,100,951	-3,100,951	-3,851,951	-3,613,951	-3,485,951	-3,365,951
350	-3,282,629	-3,282,629	-4,033,629	-3,795,629	-3,667,629	-3,545,629

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,675,940	-4,675,940	-5,425,940	-5,175,940	-5,045,940	-4,925,940
15	-4,706,307	-4,706,307	-5,456,307	-5,206,307	-5,076,307	-4,956,307
25	-4,780,167	-4,780,167	-5,530,167	-5,280,167	-5,150,167	-5,030,167
50	-4,964,817	-4,964,817	-5,714,817	-5,464,817	-5,334,817	-5,214,817
75	-5,149,467	-5,149,467	-5,899,467	-5,649,467	-5,519,467	-5,399,467
100	-5,334,117	-5,334,117	-6,084,117	-5,834,117	-5,704,117	-5,584,117
125	-5,518,766	-5,518,766	-6,268,766	-6,018,766	-5,888,766	-5,768,766
150	-5,703,416	-5,703,416	-6,453,416	-6,203,416	-6,073,416	-5,953,416
175	-5,888,065	-5,888,065	-6,638,065	-6,388,065	-6,258,065	-6,138,065
200	-6,072,714	-6,072,714	-6,822,714	-6,572,714	-6,442,714	-6,322,714
225	-6,257,364	-6,257,364	-7,007,364	-6,757,364	-6,627,364	-6,507,364
250	-6,442,014	-6,442,014	-7,192,014	-6,942,014	-6,812,014	-6,692,014
275	-6,626,664	-6,626,664	-7,376,664	-7,126,664	-6,996,664	-6,876,664
300	-6,811,313	-6,811,313	-7,561,313	-7,311,313	-7,181,313	-7,061,313
325	-6,995,963	-6,995,963	-7,745,963	-7,495,963	-7,365,963	-7,245,963
350	-7,180,612	-7,180,612	-7,930,612	-7,680,612	-7,550,612	-7,430,612

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 7

275 units flats
No of units 275 units
Density: 275 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,809,855	-7,809,855	-8,559,855	-8,309,855	-8,179,855	-8,059,855
15	-7,899,104	-7,899,104	-8,649,104	-8,399,104	-8,269,104	-8,149,104
25	-8,048,150	-8,048,150	-8,798,150	-8,548,150	-8,418,150	-8,298,150
50	-8,420,767	-8,420,767	-9,170,767	-8,920,767	-8,790,767	-8,670,767
75	-8,793,384	-8,793,384	-9,543,384	-9,293,384	-9,163,384	-9,043,384
100	-9,166,001	-9,166,001	-9,916,001	-9,666,001	-9,536,001	-9,416,001
125	-9,538,617	-9,538,617	-10,288,617	-10,038,617	-9,908,617	-9,788,617
150	-9,911,234	-9,911,234	-10,661,234	-10,411,234	-10,281,234	-10,161,234
175	-10,283,851	-10,283,851	-11,033,851	-10,783,851	-10,653,851	-10,533,851
200	-10,656,467	-10,656,467	-11,406,467	-11,156,467	-11,026,467	-10,906,467
225	-11,029,084	-11,029,084	-11,779,084	-11,529,084	-11,399,084	-11,279,084
250	-11,401,701	-11,401,701	-12,151,701	-11,901,701	-11,771,701	-11,651,701
275	-11,774,318	-11,774,318	-12,524,318	-12,274,318	-12,144,318	-12,024,318
300	-12,146,935	-12,146,935	-12,896,935	-12,646,935	-12,516,935	-12,396,935
325	-12,519,551	-12,519,551	-13,269,551	-13,019,551	-12,889,551	-12,769,551
350	-12,892,168	-12,892,168	-13,642,168	-13,392,168	-13,262,168	-13,142,168

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,910,047	-11,910,047	-12,660,047	-12,410,047	-12,280,047	-12,160,047
15	-11,928,775	-11,928,775	-12,678,775	-12,428,775	-12,298,775	-12,178,775
25	-12,077,823	-12,077,823	-12,827,823	-12,577,823	-12,447,823	-12,327,823
50	-12,450,439	-12,450,439	-13,200,439	-12,950,439	-12,820,439	-12,700,439
75	-12,823,055	-12,823,055	-13,573,055	-13,323,055	-13,193,055	-13,073,055
100	-13,195,673	-13,195,673	-13,945,673	-13,695,673	-13,565,673	-13,445,673
125	-13,568,289	-13,568,289	-14,318,289	-14,068,289	-13,938,289	-13,818,289
150	-13,940,906	-13,940,906	-14,690,906	-14,440,906	-14,310,906	-14,190,906
175	-14,313,523	-14,313,523	-15,063,523	-14,813,523	-14,683,523	-14,563,523
200	-14,686,139	-14,686,139	-15,436,139	-15,186,139	-15,056,139	-14,936,139
225	-15,058,756	-15,058,756	-15,808,756	-15,558,756	-15,428,756	-15,308,756
250	-15,431,373	-15,431,373	-16,181,373	-15,931,373	-15,801,373	-15,681,373
275	-15,803,990	-15,803,990	-16,553,990	-16,303,990	-16,173,990	-16,053,990
300	-16,176,607	-16,176,607	-16,926,607	-16,676,607	-16,546,607	-16,426,607
325	-16,549,223	-16,549,223	-17,299,223	-17,049,223	-16,919,223	-16,799,223
350	-16,921,840	-16,921,840	-17,671,840	-17,421,840	-17,291,840	-17,171,840

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,686,152	-18,686,152	-19,436,152	-19,186,152	-19,056,152	-18,936,152
15	-18,588,338	-18,588,338	-19,338,338	-19,088,338	-18,958,338	-18,838,338
25	-18,737,385	-18,737,385	-19,487,385	-19,237,385	-19,107,385	-18,987,385
50	-19,110,002	-19,110,002	-19,860,002	-19,610,002	-19,480,002	-19,360,002
75	-19,482,618	-19,482,618	-20,232,618	-19,982,618	-19,852,618	-19,732,618
100	-19,855,236	-19,855,236	-20,605,236	-20,355,236	-20,225,236	-20,105,236
125	-20,227,852	-20,227,852	-20,977,852	-20,727,852	-20,597,852	-20,477,852
150	-20,600,468	-20,600,468	-21,350,468	-21,100,468	-20,970,468	-20,850,468
175	-20,973,086	-20,973,086	-21,723,086	-21,473,086	-21,343,086	-21,223,086
200	-21,345,702	-21,345,702	-22,095,702	-21,845,702	-21,715,702	-21,595,702
225	-21,718,320	-21,718,320	-22,468,320	-22,218,320	-22,088,320	-21,968,320
250	-22,090,936	-22,090,936	-22,840,936	-22,590,936	-22,460,936	-22,340,936
275	-22,463,552	-22,463,552	-23,213,552	-22,963,552	-22,833,552	-22,713,552
300	-22,836,170	-22,836,170	-23,586,170	-23,336,170	-23,206,170	-23,086,170
325	-23,208,786	-23,208,786	-23,958,786	-23,708,786	-23,578,786	-23,458,786
350	-23,581,403	-23,581,403	-24,331,403	-24,081,403	-23,951,403	-23,831,403

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 8

325 units flats
No of units 325 units
Density: 325 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,686,910	-10,686,910	-11,436,910	-11,186,910	-11,056,910	-10,936,910
15	-10,765,547	-10,765,547	-11,515,547	-11,265,547	-11,135,547	-11,015,547
25	-10,940,507	-10,940,507	-11,690,507	-11,440,507	-11,310,507	-11,190,507
50	-11,377,907	-11,377,907	-12,127,907	-11,877,907	-11,747,907	-11,627,907
75	-11,815,308	-11,815,308	-12,565,308	-12,315,308	-12,185,308	-12,065,308
100	-12,252,709	-12,252,709	-13,002,709	-12,752,709	-12,622,709	-12,502,709
125	-12,690,109	-12,690,109	-13,440,109	-13,190,109	-13,060,109	-12,940,109
150	-13,127,511	-13,127,511	-13,877,511	-13,627,511	-13,497,511	-13,377,511
175	-13,564,911	-13,564,911	-14,314,911	-14,064,911	-13,934,911	-13,814,911
200	-14,002,312	-14,002,312	-14,752,312	-14,502,312	-14,372,312	-14,252,312
225	-14,439,713	-14,439,713	-15,189,713	-14,939,713	-14,809,713	-14,689,713
250	-14,877,113	-14,877,113	-15,627,113	-15,377,113	-15,247,113	-15,127,113
275	-15,314,514	-15,314,514	-16,064,514	-15,814,514	-15,684,514	-15,564,514
300	-15,751,915	-15,751,915	-16,501,915	-16,251,915	-16,121,915	-16,001,915
325	-16,189,315	-16,189,315	-16,939,315	-16,689,315	-16,559,315	-16,439,315
350	-16,626,716	-16,626,716	-17,376,716	-17,126,716	-16,996,716	-16,876,716

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,157,961	-15,157,961	-15,907,961	-15,657,961	-15,527,961	-15,407,961
15	-15,159,700	-15,159,700	-15,909,700	-15,659,700	-15,529,700	-15,409,700
25	-15,334,660	-15,334,660	-16,084,660	-15,834,660	-15,704,660	-15,584,660
50	-15,772,061	-15,772,061	-16,522,061	-16,272,061	-16,142,061	-16,022,061
75	-16,209,461	-16,209,461	-16,959,461	-16,709,461	-16,579,461	-16,459,461
100	-16,646,862	-16,646,862	-17,396,862	-17,146,862	-17,016,862	-16,896,862
125	-17,084,263	-17,084,263	-17,834,263	-17,584,263	-17,454,263	-17,334,263
150	-17,521,663	-17,521,663	-18,271,663	-18,021,663	-17,891,663	-17,771,663
175	-17,959,064	-17,959,064	-18,709,064	-18,459,064	-18,329,064	-18,209,064
200	-18,396,465	-18,396,465	-19,146,465	-18,896,465	-18,766,465	-18,646,465
225	-18,833,865	-18,833,865	-19,583,865	-19,333,865	-19,203,865	-19,083,865
250	-19,271,266	-19,271,266	-20,021,266	-19,771,266	-19,641,266	-19,521,266
275	-19,708,667	-19,708,667	-20,458,667	-20,208,667	-20,078,667	-19,958,667
300	-20,146,067	-20,146,067	-20,896,067	-20,646,067	-20,516,067	-20,396,067
325	-20,583,468	-20,583,468	-21,333,468	-21,083,468	-20,953,468	-20,833,468
350	-21,020,869	-21,020,869	-21,770,869	-21,520,869	-21,390,869	-21,270,869

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-22,546,961	-22,546,961	-23,296,961	-23,046,961	-22,916,961	-22,796,961
15	-22,421,615	-22,421,615	-23,171,615	-22,921,615	-22,791,615	-22,671,615
25	-22,596,576	-22,596,576	-23,346,576	-23,096,576	-22,966,576	-22,846,576
50	-23,033,976	-23,033,976	-23,783,976	-23,533,976	-23,403,976	-23,283,976
75	-23,471,377	-23,471,377	-24,221,377	-23,971,377	-23,841,377	-23,721,377
100	-23,908,778	-23,908,778	-24,658,778	-24,408,778	-24,278,778	-24,158,778
125	-24,346,178	-24,346,178	-25,096,178	-24,846,178	-24,716,178	-24,596,178
150	-24,783,579	-24,783,579	-25,533,579	-25,283,579	-25,153,579	-25,033,579
175	-25,220,980	-25,220,980	-25,970,980	-25,720,980	-25,590,980	-25,470,980
200	-25,658,380	-25,658,380	-26,408,380	-26,158,380	-26,028,380	-25,908,380
225	-26,095,781	-26,095,781	-26,845,781	-26,595,781	-26,465,781	-26,345,781
250	-26,533,182	-26,533,182	-27,283,182	-27,033,182	-26,903,182	-26,783,182
275	-26,970,582	-26,970,582	-27,720,582	-27,470,582	-27,340,582	-27,220,582
300	-27,407,983	-27,407,983	-28,157,983	-27,907,983	-27,777,983	-27,657,983
325	-27,845,385	-27,845,385	-28,595,385	-28,345,385	-28,215,385	-28,095,385
350	-28,282,785	-28,282,785	-29,032,785	-28,782,785	-28,652,785	-28,532,785

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 9

375 units flats
No of units 375 units
Density: 375 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

Romford

Private values £4700 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,484,142	-12,484,142	-13,234,142	-12,984,142	-12,854,142	-12,734,142
15	-12,546,253	-12,546,253	-13,296,253	-13,046,253	-12,916,253	-12,796,253
25	-12,730,804	-12,730,804	-13,480,804	-13,230,804	-13,100,804	-12,980,804
50	-13,192,182	-13,192,182	-13,942,182	-13,692,182	-13,562,182	-13,442,182
75	-13,653,560	-13,653,560	-14,403,560	-14,153,560	-14,023,560	-13,903,560
100	-14,114,937	-14,114,937	-14,864,937	-14,614,937	-14,484,937	-14,364,937
125	-14,576,315	-14,576,315	-15,326,315	-15,076,315	-14,946,315	-14,826,315
150	-15,037,692	-15,037,692	-15,787,692	-15,537,692	-15,407,692	-15,287,692
175	-15,499,071	-15,499,071	-16,249,071	-15,999,071	-15,869,071	-15,749,071
200	-15,960,448	-15,960,448	-16,710,448	-16,460,448	-16,330,448	-16,210,448
225	-16,421,825	-16,421,825	-17,171,825	-16,921,825	-16,791,825	-16,671,825
250	-16,883,203	-16,883,203	-17,633,203	-17,383,203	-17,253,203	-17,133,203
275	-17,344,581	-17,344,581	-18,094,581	-17,844,581	-17,714,581	-17,594,581
300	-17,805,959	-17,805,959	-18,555,959	-18,305,959	-18,175,959	-18,055,959
325	-18,267,336	-18,267,336	-19,017,336	-18,767,336	-18,637,336	-18,517,336
350	-18,728,713	-18,728,713	-19,478,713	-19,228,713	-19,098,713	-18,978,713

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4225 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-17,001,820	-17,001,820	-17,751,820	-17,501,820	-17,371,820	-17,251,820
15	-16,986,232	-16,986,232	-17,736,232	-17,486,232	-17,356,232	-17,236,232
25	-17,170,783	-17,170,783	-17,920,783	-17,670,783	-17,540,783	-17,420,783
50	-17,632,160	-17,632,160	-18,382,160	-18,132,160	-18,002,160	-17,882,160
75	-18,093,539	-18,093,539	-18,843,539	-18,593,539	-18,463,539	-18,343,539
100	-18,554,916	-18,554,916	-19,304,916	-19,054,916	-18,924,916	-18,804,916
125	-19,016,294	-19,016,294	-19,766,294	-19,516,294	-19,386,294	-19,266,294
150	-19,477,671	-19,477,671	-20,227,671	-19,977,671	-19,847,671	-19,727,671
175	-19,939,049	-19,939,049	-20,689,049	-20,439,049	-20,309,049	-20,189,049
200	-20,400,427	-20,400,427	-21,150,427	-20,900,427	-20,770,427	-20,650,427
225	-20,861,804	-20,861,804	-21,611,804	-21,361,804	-21,231,804	-21,111,804
250	-21,323,182	-21,323,182	-22,073,182	-21,823,182	-21,693,182	-21,573,182
275	-21,784,560	-21,784,560	-22,534,560	-22,284,560	-22,154,560	-22,034,560
300	-22,245,937	-22,245,937	-22,995,937	-22,745,937	-22,615,937	-22,495,937
325	-22,707,315	-22,707,315	-23,457,315	-23,207,315	-23,077,315	-22,957,315
350	-23,168,692	-23,168,692	-23,918,692	-23,668,692	-23,538,692	-23,418,692

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3440 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-24,467,878	-24,467,878	-25,217,878	-24,967,878	-24,837,878	-24,717,878
15	-24,323,881	-24,323,881	-25,073,881	-24,823,881	-24,693,881	-24,573,881
25	-24,508,432	-24,508,432	-25,258,432	-25,008,432	-24,878,432	-24,758,432
50	-24,969,809	-24,969,809	-25,719,809	-25,469,809	-25,339,809	-25,219,809
75	-25,431,188	-25,431,188	-26,181,188	-25,931,188	-25,801,188	-25,681,188
100	-25,892,565	-25,892,565	-26,642,565	-26,392,565	-26,262,565	-26,142,565
125	-26,353,943	-26,353,943	-27,103,943	-26,853,943	-26,723,943	-26,603,943
150	-26,815,320	-26,815,320	-27,565,320	-27,315,320	-27,185,320	-27,065,320
175	-27,276,698	-27,276,698	-28,026,698	-27,776,698	-27,646,698	-27,526,698
200	-27,738,076	-27,738,076	-28,488,076	-28,238,076	-28,108,076	-27,988,076
225	-28,199,453	-28,199,453	-28,949,453	-28,699,453	-28,569,453	-28,449,453
250	-28,660,831	-28,660,831	-29,410,831	-29,160,831	-29,030,831	-28,910,831
275	-29,122,209	-29,122,209	-29,872,209	-29,622,209	-29,492,209	-29,372,209
300	-29,583,586	-29,583,586	-30,333,586	-30,083,586	-29,953,586	-29,833,586
325	-30,044,964	-30,044,964	-30,794,964	-30,544,964	-30,414,964	-30,294,964
350	-30,506,341	-30,506,341	-31,256,341	-31,006,341	-30,876,341	-30,756,341

Maximum CIL rates (per square metre)

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

Appendix 3 - Residential appraisal results (London Affordable Rent and Shared Ownership) at -5% sales values

Community Infrastructure Levy Viability

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

LB Havering

Results summary

Affordable Housing 35% Minus 5% Values

Site type 10 unit houses				
	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	275	350	350	350

Site type 30 units flats and houses				
	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	150	275	350	350

Site type 50 units flats and houses				
	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	250	350	350	350

Site type 80 units flats and houses				
	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	325	350	350	350
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 110 units flats and houses				
	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	175	225	250	275
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 150 units flats and houses				
	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 275 units flats				
	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 325 units flats				
	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 375 units flats				
	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Site type 435 Flats				
	BLV1	BLV2	BLV3	BLV4
Romford	#N/A	#N/A	#N/A	#N/A
North of A1360	#N/A	#N/A	#N/A	#N/A
South of A1360	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 1

No of units	10 unit houses
Density:	10 units
CSH level:	30 dph
	4

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

Site area	0.33 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4465 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	957,904	2,873,711	2,123,711	2,373,711	2,503,711	2,623,711
15	933,258	2,799,773	2,049,773	2,299,773	2,429,773	2,549,773
25	927,811	2,783,434	2,033,434	2,283,434	2,413,434	2,533,434
50	914,193	2,742,578	1,992,578	2,242,578	2,372,578	2,492,578
75	900,575	2,701,725	1,951,725	2,201,725	2,331,725	2,451,725
100	886,956	2,660,869	1,910,869	2,160,869	2,290,869	2,410,869
125	873,339	2,620,017	1,870,017	2,120,017	2,250,017	2,370,017
150	859,721	2,579,164	1,829,164	2,079,164	2,209,164	2,329,164
175	846,103	2,538,308	1,788,308	2,038,308	2,168,308	2,288,308
200	832,485	2,497,456	1,747,456	1,997,456	2,127,456	2,247,456
225	818,867	2,456,600	1,706,600	1,956,600	2,086,600	2,206,600
250	805,249	2,415,747	1,665,747	1,915,747	2,045,747	2,165,747
275	791,632	2,374,895	1,624,895	1,874,895	2,004,895	2,124,895
300	778,013	2,334,039	1,584,039	1,834,039	1,964,039	2,084,039
325	764,395	2,293,186	1,543,186	1,793,186	1,923,186	2,043,186
350	750,777	2,252,330	1,502,330	1,752,330	1,882,330	2,002,330

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4014 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£754,816	2,264,447	1,514,447	1,764,447	1,894,447	2,014,447
15	733,663	2,200,988	1,450,988	1,700,988	1,830,988	1,950,988
25	728,215	2,184,645	1,434,645	1,684,645	1,814,645	1,934,645
50	714,597	2,143,792	1,393,792	1,643,792	1,773,792	1,893,792
75	700,980	2,102,939	1,352,939	1,602,939	1,732,939	1,852,939
100	687,361	2,062,084	1,312,084	1,562,084	1,692,084	1,812,084
125	673,744	2,021,231	1,271,231	1,521,231	1,651,231	1,771,231
150	660,125	1,980,375	1,230,375	1,480,375	1,610,375	1,730,375
175	646,507	1,939,522	1,189,522	1,439,522	1,569,522	1,689,522
200	632,890	1,898,670	1,148,670	1,398,670	1,528,670	1,648,670
225	619,271	1,857,814	1,107,814	1,357,814	1,487,814	1,607,814
250	605,654	1,816,961	1,066,961	1,316,961	1,446,961	1,566,961
275	592,035	1,776,106	1,026,106	1,276,106	1,406,106	1,526,106
300	578,418	1,735,253	985,253	1,235,253	1,365,253	1,485,253
325	564,799	1,694,397	944,397	1,194,397	1,324,397	1,444,397
350	551,181	1,653,544	903,544	1,153,544	1,283,544	1,403,544

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3268 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	419,185	1,257,556	507,556	757,556	887,556	1,007,556
15	403,805	1,211,414	461,414	711,414	841,414	961,414
25	398,357	1,195,071	445,071	695,071	825,071	945,071
50	384,740	1,154,219	404,219	654,219	784,219	904,219
75	371,121	1,113,363	363,363	613,363	743,363	863,363
100	357,503	1,072,510	322,510	572,510	702,510	822,510
125	343,886	1,031,657	281,657	531,657	661,657	781,657
150	330,267	990,802	240,802	490,802	620,802	740,802
175	316,650	949,949	199,949	449,949	579,949	699,949
200	303,031	909,093	159,093	409,093	539,093	659,093
225	289,414	868,241	118,241	368,241	498,241	618,241
250	275,796	827,388	77,388	327,388	457,388	577,388
275	262,177	786,532	-36,532	286,532	416,532	536,532
300	248,560	745,679	-4,321	245,679	375,679	495,679
325	234,941	704,824	-45,176	204,824	334,824	454,824
350	221,324	663,971	-86,029	163,971	293,971	413,971

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 2

30 units flats and houses	
No of units	30 units
Density	40 dph
CSH level:	4

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

Site area	0.75 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4465 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,123,874	2,831,831	2,081,831	2,331,831	2,461,831	2,581,831
15	2,069,941	2,754,588	2,004,588	2,254,588	2,384,588	2,504,588
25	2,051,672	2,735,563	1,985,563	2,235,563	2,365,563	2,485,563
50	2,015,999	2,687,999	1,937,999	2,187,999	2,317,999	2,437,999
75	1,980,326	2,640,435	1,890,435	2,140,435	2,270,435	2,390,435
100	1,944,652	2,592,869	1,842,869	2,092,869	2,222,869	2,342,869
125	1,908,979	2,545,306	1,795,306	2,045,306	2,175,306	2,295,306
150	1,873,306	2,497,742	1,747,742	1,997,742	2,127,742	2,247,742
175	1,837,633	2,450,178	1,700,178	1,950,178	2,080,178	2,200,178
200	1,801,960	2,402,614	1,652,614	1,902,614	2,032,614	2,152,614
225	1,766,286	2,355,048	1,605,048	1,855,048	1,985,048	2,105,048
250	1,730,613	2,307,485	1,557,485	1,807,485	1,937,485	2,057,485
275	1,694,940	2,259,921	1,509,921	1,759,921	1,889,921	2,009,921
300	1,659,268	2,212,357	1,462,357	1,712,357	1,842,357	1,962,357
325	1,623,594	2,164,791	1,414,791	1,664,791	1,794,791	1,914,791
350	1,587,921	2,117,228	1,367,228	1,617,228	1,747,228	1,867,228

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4014 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,627,216	2,169,622	1,419,622	1,669,622	1,799,622	1,919,622
15	1,577,826	2,103,768	1,353,768	1,603,768	1,733,768	1,853,768
25	1,563,557	2,084,742	1,334,742	1,584,742	1,714,742	1,834,742
50	1,527,884	2,037,179	1,287,179	1,537,179	1,667,179	1,787,179
75	1,492,210	1,989,613	1,239,613	1,489,613	1,619,613	1,739,613
100	1,456,537	1,942,049	1,192,049	1,442,049	1,572,049	1,692,049
125	1,420,864	1,894,485	1,144,485	1,394,485	1,524,485	1,644,485
150	1,385,191	1,846,922	1,096,922	1,346,922	1,476,922	1,596,922
175	1,349,517	1,799,356	1,049,356	1,299,356	1,429,356	1,549,356
200	1,313,844	1,751,792	1,001,792	1,251,792	1,381,792	1,501,792
225	1,278,171	1,704,228	954,228	1,204,228	1,334,228	1,454,228
250	1,242,498	1,656,664	906,664	1,156,664	1,286,664	1,406,664
275	1,206,824	1,609,099	859,099	1,109,099	1,239,099	1,359,099
300	1,171,151	1,561,535	811,535	1,061,535	1,191,535	1,311,535
325	1,135,479	1,513,971	763,971	1,013,971	1,143,971	1,263,971
350	1,099,806	1,466,407	716,407	966,407	1,096,407	1,216,407

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3268 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	806,424	1,075,232	325,232	575,232	705,232	825,232
15	771,151	1,028,201	278,201	528,201	658,201	778,201
25	756,882	1,009,176	259,176	509,176	639,176	759,176
50	721,209	961,612	211,612	461,612	591,612	711,612
75	685,535	914,046	164,046	414,046	544,046	664,046
100	649,862	866,482	116,482	366,482	496,482	616,482
125	614,189	818,919	68,919	318,919	448,919	568,919
150	578,516	771,355	21,355	271,355	401,355	521,355
175	542,842	723,789	-26,211	223,789	353,789	473,789
200	507,169	676,225	-73,775	176,225	306,225	426,225
225	471,496	628,661	-121,339	128,661	258,661	378,661
250	435,823	581,098	-168,902	81,098	211,098	331,098
275	400,150	533,534	-216,466	33,534	163,534	283,534
300	364,476	485,968	-264,032	-14,032	115,968	235,968
325	328,803	438,404	-311,596	-61,596	68,404	188,404
350	293,130	390,841	-359,159	-109,159	20,841	140,841

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£275	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 3

50 units flats and houses	
No of units	50 units
Density:	60 dph
CSH level:	4

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

Site area	0.83 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4465 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,474,826	4,169,791	3,419,791	3,669,791	3,799,791	3,919,791
15	3,380,002	4,056,003	3,306,003	3,556,003	3,686,003	3,806,003
25	3,356,630	4,027,956	3,277,956	3,527,956	3,657,956	3,777,956
50	3,298,197	3,957,836	3,207,836	3,457,836	3,587,836	3,707,836
75	3,239,764	3,887,716	3,137,716	3,387,716	3,517,716	3,637,716
100	3,180,847	3,817,017	3,067,017	3,317,017	3,447,017	3,567,017
125	3,121,459	3,745,750	2,995,750	3,245,750	3,375,750	3,495,750
150	3,062,070	3,674,484	2,924,484	3,174,484	3,304,484	3,424,484
175	3,002,682	3,603,218	2,853,218	3,103,218	3,233,218	3,353,218
200	2,943,293	3,531,952	2,781,952	3,031,952	3,161,952	3,281,952
225	2,883,905	3,460,686	2,710,686	2,960,686	3,090,686	3,210,686
250	2,824,516	3,389,420	2,639,420	2,889,420	3,019,420	3,139,420
275	2,765,128	3,318,154	2,568,154	2,818,154	2,948,154	3,068,154
300	2,705,739	3,246,887	2,496,887	2,746,887	2,876,887	2,996,887
325	2,646,352	3,175,622	2,425,622	2,675,622	2,805,622	2,925,622
350	2,586,964	3,104,356	2,354,356	2,604,356	2,734,356	2,854,356

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4014 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,656,780	3,188,136	2,438,136	2,688,136	2,818,136	2,938,136
15	2,575,452	3,090,543	2,340,543	2,590,543	2,720,543	2,840,543
25	2,551,698	3,062,037	2,312,037	2,562,037	2,692,037	2,812,037
50	2,492,309	2,990,771	2,240,771	2,490,771	2,620,771	2,740,771
75	2,432,921	2,919,505	2,169,505	2,419,505	2,549,505	2,669,505
100	2,373,533	2,848,239	2,098,239	2,348,239	2,478,239	2,598,239
125	2,314,144	2,776,973	2,026,973	2,276,973	2,406,973	2,526,973
150	2,254,756	2,705,707	1,955,707	2,205,707	2,335,707	2,455,707
175	2,195,367	2,634,441	1,884,441	2,134,441	2,264,441	2,384,441
200	2,135,979	2,563,174	1,813,174	2,063,174	2,193,174	2,313,174
225	2,076,590	2,491,908	1,741,908	1,991,908	2,121,908	2,241,908
250	2,017,202	2,420,642	1,670,642	1,920,642	2,050,642	2,170,642
275	1,957,813	2,349,376	1,599,376	1,849,376	1,979,376	2,099,376
300	1,898,425	2,278,110	1,528,110	1,778,110	1,908,110	2,028,110
325	1,839,036	2,206,844	1,456,844	1,706,844	1,836,844	1,956,844
350	1,779,648	2,135,577	1,385,577	1,635,577	1,765,577	1,885,577

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

South of A1360

Private values £3268 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,299,238	1,559,085	809,085	1,059,085	1,189,085	1,309,085
15	1,241,259	1,489,511	739,511	989,511	1,119,511	1,239,511
25	1,217,503	1,461,004	711,004	961,004	1,091,004	1,211,004
50	1,158,115	1,389,738	639,738	889,738	1,019,738	1,139,738
75	1,098,726	1,318,472	568,472	818,472	948,472	1,068,472
100	1,039,338	1,247,205	497,205	747,205	877,205	997,205
125	979,950	1,175,940	425,940	675,940	805,940	925,940
150	920,562	1,104,674	354,674	604,674	734,674	854,674
175	861,173	1,033,408	283,408	533,408	663,408	783,408
200	801,785	962,142	212,142	462,142	592,142	712,142
225	742,397	890,876	140,876	390,876	520,876	640,876
250	683,008	819,610	69,610	319,610	449,610	569,610
275	623,620	748,344	-1,656	248,344	378,344	498,344
300	564,231	677,077	-72,923	177,077	307,077	427,077
325	504,843	605,811	-144,189	105,811	235,811	355,811
350	445,454	534,545	-215,455	34,545	164,545	284,545

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£350	£350	£350

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 4

80 units flats and houses
No of units 80 units
Density: 80 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4465 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,305,859	3,305,859	2,555,859	2,805,859	2,935,859	3,055,859
15	3,193,755	3,192,755	2,442,755	2,692,755	2,822,755	2,942,755
25	3,155,258	3,155,258	2,405,258	2,655,258	2,785,258	2,905,258
50	3,061,516	3,061,516	2,311,516	2,561,516	2,691,516	2,811,516
75	2,967,773	2,967,773	2,217,773	2,467,773	2,597,773	2,717,773
100	2,873,781	2,873,781	2,123,781	2,373,781	2,503,781	2,623,781
125	2,778,504	2,778,504	2,028,504	2,278,504	2,408,504	2,528,504
150	2,683,229	2,683,229	1,933,229	2,183,229	2,313,229	2,433,229
175	2,587,953	2,587,953	1,837,953	2,087,953	2,217,953	2,337,953
200	2,492,677	2,492,677	1,742,677	1,992,677	2,122,677	2,242,677
225	2,397,401	2,397,401	1,647,401	1,897,401	2,027,401	2,147,401
250	2,302,126	2,302,126	1,552,126	1,802,126	1,932,126	2,052,126
275	2,206,849	2,206,849	1,456,849	1,706,849	1,836,849	1,956,849
300	2,111,574	2,111,574	1,361,574	1,611,574	1,741,574	1,861,574
325	2,016,298	2,016,298	1,266,298	1,516,298	1,646,298	1,766,298
350	1,921,022	1,921,022	1,171,022	1,421,022	1,551,022	1,671,022

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4014 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,065,412	2,065,412	1,315,412	1,565,412	1,695,412	1,815,412
15	1,972,722	1,972,722	1,222,722	1,472,722	1,602,722	1,722,722
25	1,934,613	1,934,613	1,184,613	1,434,613	1,564,613	1,684,613
50	1,839,336	1,839,336	1,089,336	1,339,336	1,469,336	1,589,336
75	1,744,061	1,744,061	994,061	1,244,061	1,374,061	1,494,061
100	1,648,784	1,648,784	898,784	1,148,784	1,278,784	1,398,784
125	1,553,509	1,553,509	803,509	1,053,509	1,183,509	1,303,509
150	1,458,233	1,458,233	708,233	958,233	1,088,233	1,208,233
175	1,362,957	1,362,957	612,957	862,957	992,957	1,112,957
200	1,267,681	1,267,681	517,681	767,681	897,681	1,017,681
225	1,172,406	1,172,406	422,406	672,406	802,406	922,406
250	1,077,129	1,077,129	327,129	577,129	707,129	827,129
275	981,854	981,854	231,854	481,854	611,854	731,854
300	886,578	886,578	136,578	386,578	516,578	636,578
325	791,302	791,302	41,302	291,302	421,302	541,302
350	696,026	696,026	-53,974	196,026	326,026	446,026

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£350	£350	£350

South of A1360

Private values £3268 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,517	5,517	-744,483	-494,483	-364,483	-244,483
15	-51,744	-51,744	-801,744	-551,744	-421,744	-301,744
25	-89,854	-89,854	-839,854	-589,854	-459,854	-339,854
50	-185,131	-185,131	-935,131	-685,131	-555,131	-435,131
75	-280,406	-280,406	-1,030,406	-780,406	-650,406	-530,406
100	-375,682	-375,682	-1,125,682	-875,682	-745,682	-625,682
125	-470,958	-470,958	-1,220,958	-970,958	-840,958	-720,958
150	-566,234	-566,234	-1,316,234	-1,066,234	-936,234	-816,234
175	-661,509	-661,509	-1,411,509	-1,161,509	-1,031,509	-911,509
200	-757,394	-757,394	-1,507,394	-1,257,394	-1,127,394	-1,007,394
225	-854,227	-854,227	-1,604,227	-1,354,227	-1,224,227	-1,104,227
250	-951,061	-951,061	-1,701,061	-1,451,061	-1,321,061	-1,201,061
275	-1,047,896	-1,047,896	-1,797,896	-1,547,896	-1,417,896	-1,297,896
300	-1,144,730	-1,144,730	-1,894,730	-1,644,730	-1,514,730	-1,394,730
325	-1,241,564	-1,241,564	-1,991,564	-1,741,564	-1,611,564	-1,491,564
350	-1,338,398	-1,338,398	-2,088,398	-1,838,398	-1,708,398	-1,588,398

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 5

110 units flats and houses
No of units 110 units
Density: 110 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4465 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,468,692	3,468,692	2,718,692	2,968,692	3,098,692	3,218,692
15	3,330,945	3,330,945	2,580,945	2,830,945	2,960,945	3,080,945
25	3,278,886	3,278,886	2,528,886	2,778,886	2,908,886	3,028,886
50	3,148,739	3,148,739	2,398,739	2,648,739	2,778,739	2,898,739
75	3,018,591	3,018,591	2,268,591	2,518,591	2,648,591	2,768,591
100	2,888,444	2,888,444	2,138,444	2,388,444	2,518,444	2,638,444
125	2,758,297	2,758,297	2,008,297	2,258,297	2,388,297	2,508,297
150	2,628,150	2,628,150	1,878,150	2,128,150	2,258,150	2,378,150
175	2,498,003	2,498,003	1,748,003	1,998,003	2,128,003	2,248,003
200	2,367,856	2,367,856	1,617,856	1,867,856	1,997,856	2,117,856
225	2,237,709	2,237,709	1,487,709	1,737,709	1,867,709	1,987,709
250	2,107,562	2,107,562	1,357,562	1,607,562	1,737,562	1,857,562
275	1,977,415	1,977,415	1,227,415	1,477,415	1,607,415	1,727,415
300	1,847,268	1,847,268	1,097,268	1,347,268	1,477,268	1,597,268
325	1,717,121	1,717,121	967,121	1,217,121	1,347,121	1,467,121
350	1,586,974	1,586,974	836,974	1,086,974	1,217,121	1,336,974

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£350	£350	£350	£350

North of A1360

Private values £4014 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,792,290	1,792,290	1,042,290	1,292,290	1,422,290	1,542,290
15	1,682,099	1,682,099	932,099	1,182,099	1,312,099	1,432,099
25	1,629,188	1,629,188	879,188	1,129,188	1,259,188	1,379,188
50	1,496,912	1,496,912	746,912	996,912	1,126,912	1,246,912
75	1,364,636	1,364,636	614,636	864,636	994,636	1,114,636
100	1,232,361	1,232,361	482,361	732,361	862,361	982,361
125	1,100,085	1,100,085	350,085	600,085	730,085	850,085
150	967,809	967,809	217,809	467,809	597,809	717,809
175	835,533	835,533	85,533	335,533	465,533	585,533
200	703,257	703,257	-46,743	203,257	333,257	453,257
225	570,981	570,981	-179,019	70,981	200,981	320,981
250	438,705	438,705	-311,295	-61,295	68,705	188,705
275	306,430	306,430	-443,570	-193,570	-63,570	56,430
300	174,154	174,154	-575,846	-325,846	-195,846	-75,846
325	41,878	41,878	-708,122	-458,122	-328,122	-208,122
350	-90,397	-90,397	-840,397	-590,397	-460,397	-340,397

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£225	£250	£275

South of A1360

Private values £3268 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,001,181	-1,001,181	-1,751,181	-1,501,181	-1,371,181	-1,251,181
15	-1,064,625	-1,064,625	-1,814,625	-1,564,625	-1,434,625	-1,314,625
25	-1,118,401	-1,118,401	-1,868,401	-1,618,401	-1,488,401	-1,368,401
50	-1,252,841	-1,252,841	-2,002,841	-1,752,841	-1,622,841	-1,502,841
75	-1,387,280	-1,387,280	-2,137,280	-1,887,280	-1,757,280	-1,637,280
100	-1,521,719	-1,521,719	-2,271,719	-2,021,719	-1,891,719	-1,771,719
125	-1,656,158	-1,656,158	-2,406,158	-2,156,158	-2,026,158	-1,906,158
150	-1,790,598	-1,790,598	-2,540,598	-2,290,598	-2,160,598	-2,040,598
175	-1,925,037	-1,925,037	-2,675,037	-2,425,037	-2,295,037	-2,175,037
200	-2,059,476	-2,059,476	-2,809,476	-2,559,476	-2,429,476	-2,309,476
225	-2,193,915	-2,193,915	-2,943,915	-2,693,915	-2,563,915	-2,443,915
250	-2,328,354	-2,328,354	-3,078,354	-2,828,354	-2,698,354	-2,578,354
275	-2,462,793	-2,462,793	-3,212,793	-2,962,793	-2,832,793	-2,712,793
300	-2,597,232	-2,597,232	-3,347,232	-3,097,232	-2,967,232	-2,847,232
325	-2,731,671	-2,731,671	-3,481,671	-3,231,671	-3,101,671	-2,981,671
350	-2,866,111	-2,866,111	-3,616,111	-3,366,111	-3,236,111	-3,116,111

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 6

150 units flats and houses
No of units 150 units
Density: 150 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4465 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-174,447	-174,447	-924,447	-674,447	-544,447	-424,447
15	-280,454	-280,454	-1,030,454	-780,454	-650,454	-530,454
25	-353,125	-353,125	-1,103,125	-853,125	-723,125	-603,125
50	-534,803	-534,803	-1,284,803	-1,034,803	-904,803	-784,803
75	-716,482	-716,482	-1,466,482	-1,216,482	-1,086,482	-966,482
100	-898,159	-898,159	-1,648,159	-1,398,159	-1,268,159	-1,148,159
125	-1,079,838	-1,079,838	-1,829,838	-1,579,838	-1,449,838	-1,329,838
150	-1,261,516	-1,261,516	-2,011,516	-1,761,516	-1,631,516	-1,511,516
175	-1,443,195	-1,443,195	-2,193,195	-1,943,195	-1,813,195	-1,693,195
200	-1,625,874	-1,625,874	-2,375,874	-2,125,874	-1,995,874	-1,875,874
225	-1,810,495	-1,810,495	-2,560,495	-2,310,495	-2,180,495	-2,060,495
250	-1,995,145	-1,995,145	-2,745,145	-2,495,145	-2,365,145	-2,245,145
275	-2,179,794	-2,179,794	-2,929,794	-2,679,794	-2,549,794	-2,429,794
300	-2,364,443	-2,364,443	-3,114,443	-2,864,443	-2,734,443	-2,614,443
325	-2,549,093	-2,549,093	-3,299,093	-3,049,093	-2,919,093	-2,799,093
350	-2,733,742	-2,733,742	-3,483,742	-3,233,742	-3,103,742	-2,983,742

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4014 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,231,160	-2,231,160	-2,981,160	-2,731,160	-2,601,160	-2,481,160
15	-2,303,576	-2,303,576	-3,053,576	-2,803,576	-2,673,576	-2,553,576
25	-2,377,436	-2,377,436	-3,127,436	-2,877,436	-2,747,436	-2,627,436
50	-2,562,086	-2,562,086	-3,312,086	-3,062,086	-2,932,086	-2,812,086
75	-2,746,735	-2,746,735	-3,496,735	-3,246,735	-3,116,735	-2,996,735
100	-2,931,384	-2,931,384	-3,681,384	-3,431,384	-3,301,384	-3,181,384
125	-3,116,034	-3,116,034	-3,866,034	-3,616,034	-3,486,034	-3,366,034
150	-3,300,684	-3,300,684	-4,050,684	-3,800,684	-3,670,684	-3,550,684
175	-3,485,333	-3,485,333	-4,235,333	-3,985,333	-3,855,333	-3,735,333
200	-3,669,983	-3,669,983	-4,419,983	-4,169,983	-4,039,983	-3,919,983
225	-3,854,633	-3,854,633	-4,604,633	-4,354,633	-4,224,633	-4,104,633
250	-4,039,282	-4,039,282	-4,789,282	-4,539,282	-4,409,282	-4,289,282
275	-4,223,932	-4,223,932	-4,973,932	-4,723,932	-4,593,932	-4,473,932
300	-4,408,581	-4,408,581	-5,158,581	-4,908,581	-4,778,581	-4,658,581
325	-4,593,231	-4,593,231	-5,343,231	-5,093,231	-4,963,231	-4,843,231
350	-4,777,880	-4,777,880	-5,527,880	-5,277,880	-5,147,880	-5,027,880

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3268 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,668,486	-5,668,486	-6,418,486	-6,168,486	-6,038,486	-5,918,486
15	-5,681,783	-5,681,783	-6,431,783	-6,181,783	-6,051,783	-5,931,783
25	-5,755,642	-5,755,642	-6,505,642	-6,255,642	-6,125,642	-6,005,642
50	-5,940,292	-5,940,292	-6,690,292	-6,440,292	-6,310,292	-6,190,292
75	-6,124,942	-6,124,942	-6,874,942	-6,624,942	-6,494,942	-6,374,942
100	-6,309,592	-6,309,592	-7,059,592	-6,809,592	-6,679,592	-6,559,592
125	-6,494,241	-6,494,241	-7,244,241	-6,994,241	-6,864,241	-6,744,241
150	-6,678,891	-6,678,891	-7,428,891	-7,178,891	-7,048,891	-6,928,891
175	-6,863,541	-6,863,541	-7,613,541	-7,363,541	-7,233,541	-7,113,541
200	-7,048,191	-7,048,191	-7,798,191	-7,548,191	-7,418,191	-7,298,191
225	-7,232,839	-7,232,839	-7,982,839	-7,732,839	-7,602,839	-7,482,839
250	-7,417,489	-7,417,489	-8,167,489	-7,917,489	-7,787,489	-7,667,489
275	-7,602,139	-7,602,139	-8,352,139	-8,102,139	-7,972,139	-7,852,139
300	-7,786,788	-7,786,788	-8,536,788	-8,286,788	-8,156,788	-8,036,788
325	-7,971,438	-7,971,438	-8,721,438	-8,471,438	-8,341,438	-8,221,438
350	-8,156,088	-8,156,088	-8,906,088	-8,656,088	-8,526,088	-8,406,088

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 7

275 units flats
No of units 275 units
Density: 275 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4465 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,342,086	-10,342,086	-11,092,086	-10,842,086	-10,712,086	-10,592,086
15	-10,387,783	-10,387,783	-11,137,783	-10,887,783	-10,757,783	-10,637,783
25	-10,536,829	-10,536,829	-11,286,829	-11,036,829	-10,906,829	-10,786,829
50	-10,909,446	-10,909,446	-11,659,446	-11,409,446	-11,279,446	-11,159,446
75	-11,282,063	-11,282,063	-12,032,063	-11,782,063	-11,652,063	-11,532,063
100	-11,654,680	-11,654,680	-12,404,680	-12,154,680	-12,024,680	-11,904,680
125	-12,027,297	-12,027,297	-12,777,297	-12,527,297	-12,397,297	-12,277,297
150	-12,399,913	-12,399,913	-13,149,913	-12,899,913	-12,769,913	-12,649,913
175	-12,772,530	-12,772,530	-13,522,530	-13,272,530	-13,142,530	-13,022,530
200	-13,145,147	-13,145,147	-13,895,147	-13,645,147	-13,515,147	-13,395,147
225	-13,517,763	-13,517,763	-14,267,763	-14,017,763	-13,887,763	-13,767,763
250	-13,890,381	-13,890,381	-14,640,381	-14,390,381	-14,260,381	-14,140,381
275	-14,262,997	-14,262,997	-15,012,997	-14,762,997	-14,632,997	-14,512,997
300	-14,635,614	-14,635,614	-15,385,614	-15,135,614	-15,005,614	-14,885,614
325	-15,008,231	-15,008,231	-15,758,231	-15,508,231	-15,378,231	-15,258,231
350	-15,380,847	-15,380,847	-16,130,847	-15,880,847	-15,750,847	-15,630,847

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4014 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,922,750	-13,922,750	-14,672,750	-14,422,750	-14,292,750	-14,172,750
15	-13,906,863	-13,906,863	-14,656,863	-14,406,863	-14,276,863	-14,156,863
25	-14,055,910	-14,055,910	-14,805,910	-14,555,910	-14,425,910	-14,305,910
50	-14,428,526	-14,428,526	-15,178,526	-14,928,526	-14,798,526	-14,678,526
75	-14,801,143	-14,801,143	-15,551,143	-15,301,143	-15,171,143	-15,051,143
100	-15,173,760	-15,173,760	-15,923,760	-15,673,760	-15,543,760	-15,423,760
125	-15,546,376	-15,546,376	-16,296,376	-16,046,376	-15,916,376	-15,796,376
150	-15,918,993	-15,918,993	-16,668,993	-16,418,993	-16,288,993	-16,168,993
175	-16,291,610	-16,291,610	-17,041,610	-16,791,610	-16,661,610	-16,541,610
200	-16,664,227	-16,664,227	-17,414,227	-17,164,227	-17,034,227	-16,914,227
225	-17,036,843	-17,036,843	-17,786,843	-17,536,843	-17,406,843	-17,286,843
250	-17,409,460	-17,409,460	-18,159,460	-17,909,460	-17,779,460	-17,659,460
275	-17,782,077	-17,782,077	-18,532,077	-18,282,077	-18,152,077	-18,032,077
300	-18,154,694	-18,154,694	-18,904,694	-18,654,694	-18,524,694	-18,404,694
325	-18,527,311	-18,527,311	-19,277,311	-19,027,311	-18,897,311	-18,777,311
350	-18,899,927	-18,899,927	-19,649,927	-19,399,927	-19,269,927	-19,149,927

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3268 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,840,269	-19,840,269	-20,590,269	-20,340,269	-20,210,269	-20,090,269
15	-19,722,606	-19,722,606	-20,472,606	-20,222,606	-20,092,606	-19,972,606
25	-19,871,652	-19,871,652	-20,621,652	-20,371,652	-20,241,652	-20,121,652
50	-20,244,269	-20,244,269	-20,994,269	-20,744,269	-20,614,269	-20,494,269
75	-20,616,886	-20,616,886	-21,366,886	-21,116,886	-20,986,886	-20,866,886
100	-20,989,502	-20,989,502	-21,739,502	-21,489,502	-21,359,502	-21,239,502
125	-21,362,119	-21,362,119	-22,112,119	-21,862,119	-21,732,119	-21,612,119
150	-21,734,736	-21,734,736	-22,484,736	-22,234,736	-22,104,736	-21,984,736
175	-22,107,353	-22,107,353	-22,857,353	-22,607,353	-22,477,353	-22,357,353
200	-22,479,970	-22,479,970	-23,229,970	-22,979,970	-22,849,970	-22,729,970
225	-22,852,586	-22,852,586	-23,602,586	-23,352,586	-23,222,586	-23,102,586
250	-23,225,203	-23,225,203	-23,975,203	-23,725,203	-23,595,203	-23,475,203
275	-23,597,820	-23,597,820	-24,347,820	-24,097,820	-23,967,820	-23,847,820
300	-23,970,437	-23,970,437	-24,720,437	-24,470,437	-24,340,437	-24,220,437
325	-24,343,053	-24,343,053	-25,093,053	-24,843,053	-24,713,053	-24,593,053
350	-24,715,670	-24,715,670	-25,465,670	-25,215,670	-25,085,670	-24,965,670

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 8

325 units flats
No of units 325 units
Density: 325 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4465 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,305,582	-13,305,582	-14,055,582	-13,805,582	-13,675,582	-13,555,582
15	-13,339,178	-13,339,178	-14,089,178	-13,839,178	-13,709,178	-13,589,178
25	-13,514,139	-13,514,139	-14,264,139	-14,014,139	-13,884,139	-13,764,139
50	-13,951,540	-13,951,540	-14,701,540	-14,451,540	-14,321,540	-14,201,540
75	-14,388,940	-14,388,940	-15,138,940	-14,888,940	-14,758,940	-14,638,940
100	-14,826,341	-14,826,341	-15,576,341	-15,326,341	-15,196,341	-15,076,341
125	-15,263,741	-15,263,741	-16,013,741	-15,763,741	-15,633,741	-15,513,741
150	-15,701,142	-15,701,142	-16,451,142	-16,201,142	-16,071,142	-15,951,142
175	-16,138,543	-16,138,543	-16,888,543	-16,638,543	-16,508,543	-16,388,543
200	-16,575,943	-16,575,943	-17,325,943	-17,075,943	-16,945,943	-16,825,943
225	-17,013,345	-17,013,345	-17,763,345	-17,513,345	-17,383,345	-17,263,345
250	-17,450,746	-17,450,746	-18,200,746	-17,950,746	-17,820,746	-17,700,746
275	-17,888,146	-17,888,146	-18,638,146	-18,388,146	-18,258,146	-18,138,146
300	-18,325,547	-18,325,547	-19,075,547	-18,825,547	-18,695,547	-18,575,547
325	-18,762,948	-18,762,948	-19,512,948	-19,262,948	-19,132,948	-19,012,948
350	-19,200,348	-19,200,348	-19,950,348	-19,700,348	-19,570,348	-19,450,348

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4014 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-17,211,995	-17,211,995	-17,961,995	-17,711,995	-17,581,995	-17,461,995
15	-17,178,406	-17,178,406	-17,928,406	-17,678,406	-17,548,406	-17,428,406
25	-17,353,367	-17,353,367	-18,103,367	-17,853,367	-17,723,367	-17,603,367
50	-17,790,767	-17,790,767	-18,540,767	-18,290,767	-18,160,767	-18,040,767
75	-18,228,168	-18,228,168	-18,978,168	-18,728,168	-18,598,168	-18,478,168
100	-18,665,568	-18,665,568	-19,415,568	-19,165,568	-19,035,568	-18,915,568
125	-19,102,969	-19,102,969	-19,852,969	-19,602,969	-19,472,969	-19,352,969
150	-19,540,370	-19,540,370	-20,290,370	-20,040,370	-19,910,370	-19,790,370
175	-19,977,770	-19,977,770	-20,727,770	-20,477,770	-20,347,770	-20,227,770
200	-20,415,172	-20,415,172	-21,165,172	-20,915,172	-20,785,172	-20,665,172
225	-20,852,573	-20,852,573	-21,602,573	-21,352,573	-21,222,573	-21,102,573
250	-21,289,973	-21,289,973	-22,039,973	-21,789,973	-21,659,973	-21,539,973
275	-21,727,374	-21,727,374	-22,477,374	-22,227,374	-22,097,374	-21,977,374
300	-22,164,775	-22,164,775	-22,914,775	-22,664,775	-22,534,775	-22,414,775
325	-22,602,175	-22,602,175	-23,352,175	-23,102,175	-22,972,175	-22,852,175
350	-23,039,576	-23,039,576	-23,789,576	-23,539,576	-23,409,576	-23,289,576

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3268 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,667,859	-23,667,859	-24,417,859	-24,167,859	-24,037,859	-23,917,859
15	-23,523,235	-23,523,235	-24,273,235	-24,023,235	-23,893,235	-23,773,235
25	-23,698,196	-23,698,196	-24,448,196	-24,198,196	-24,068,196	-23,948,196
50	-24,135,597	-24,135,597	-24,885,597	-24,635,597	-24,505,597	-24,385,597
75	-24,572,997	-24,572,997	-25,322,997	-25,072,997	-24,942,997	-24,822,997
100	-25,010,398	-25,010,398	-25,760,398	-25,510,398	-25,380,398	-25,260,398
125	-25,447,799	-25,447,799	-26,197,799	-25,947,799	-25,817,799	-25,697,799
150	-25,885,199	-25,885,199	-26,635,199	-26,385,199	-26,255,199	-26,135,199
175	-26,322,600	-26,322,600	-27,072,600	-26,822,600	-26,692,600	-26,572,600
200	-26,760,001	-26,760,001	-27,510,001	-27,260,001	-27,130,001	-27,010,001
225	-27,197,401	-27,197,401	-27,947,401	-27,697,401	-27,567,401	-27,447,401
250	-27,634,802	-27,634,802	-28,384,802	-28,134,802	-28,004,802	-27,884,802
275	-28,072,203	-28,072,203	-28,822,203	-28,572,203	-28,442,203	-28,322,203
300	-28,509,603	-28,509,603	-29,259,603	-29,009,603	-28,879,603	-28,759,603
325	-28,947,004	-28,947,004	-29,697,004	-29,447,004	-29,317,004	-29,197,004
350	-29,384,404	-29,384,404	-30,134,404	-29,884,404	-29,754,404	-29,634,404

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial £750,000	Community uses/Pul £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 9

375 units flats
No of units 375 units
Density: 375 dph
CSH level: 4

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Romford

Private values £4465 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,033,579	-15,033,579	-15,783,579	-15,533,579	-15,403,579	-15,283,579
15	-15,051,844	-15,051,844	-15,801,844	-15,551,844	-15,421,844	-15,301,844
25	-15,236,395	-15,236,395	-15,986,395	-15,736,395	-15,606,395	-15,486,395
50	-15,697,772	-15,697,772	-16,447,772	-16,197,772	-16,067,772	-15,947,772
75	-16,159,150	-16,159,150	-16,909,150	-16,659,150	-16,529,150	-16,409,150
100	-16,620,527	-16,620,527	-17,370,527	-17,120,527	-16,990,527	-16,870,527
125	-17,081,906	-17,081,906	-17,831,906	-17,581,906	-17,451,906	-17,331,906
150	-17,543,283	-17,543,283	-18,293,283	-18,043,283	-17,913,283	-17,793,283
175	-18,004,660	-18,004,660	-18,754,660	-18,504,660	-18,374,660	-18,254,660
200	-18,466,038	-18,466,038	-19,216,038	-18,966,038	-18,836,038	-18,716,038
225	-18,927,416	-18,927,416	-19,677,416	-19,427,416	-19,297,416	-19,177,416
250	-19,388,794	-19,388,794	-20,138,794	-19,888,794	-19,758,794	-19,638,794
275	-19,850,171	-19,850,171	-20,600,171	-20,350,171	-20,220,171	-20,100,171
300	-20,311,548	-20,311,548	-21,061,548	-20,811,548	-20,681,548	-20,561,548
325	-20,772,927	-20,772,927	-21,522,927	-21,272,927	-21,142,927	-21,022,927
350	-21,234,304	-21,234,304	-21,984,304	-21,734,304	-21,604,304	-21,484,304

Maximum CIL rates (per square metre)

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

North of A1360

Private values £4014 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,982,008	-18,982,008	-19,732,008	-19,482,008	-19,352,008	-19,232,008
15	-18,932,362	-18,932,362	-19,682,362	-19,432,362	-19,302,362	-19,182,362
25	-19,116,913	-19,116,913	-19,866,913	-19,616,913	-19,486,913	-19,366,913
50	-19,578,291	-19,578,291	-20,328,291	-20,078,291	-19,948,291	-19,828,291
75	-20,039,668	-20,039,668	-20,789,668	-20,539,668	-20,409,668	-20,289,668
100	-20,501,047	-20,501,047	-21,251,047	-21,001,047	-20,871,047	-20,751,047
125	-20,962,424	-20,962,424	-21,712,424	-21,462,424	-21,332,424	-21,212,424
150	-21,423,801	-21,423,801	-22,173,801	-21,923,801	-21,793,801	-21,673,801
175	-21,885,179	-21,885,179	-22,635,179	-22,385,179	-22,255,179	-22,135,179
200	-22,346,557	-22,346,557	-23,096,557	-22,846,557	-22,716,557	-22,596,557
225	-22,807,935	-22,807,935	-23,557,935	-23,307,935	-23,177,935	-23,057,935
250	-23,269,312	-23,269,312	-24,019,312	-23,769,312	-23,639,312	-23,519,312
275	-23,730,689	-23,730,689	-24,480,689	-24,230,689	-24,100,689	-23,980,689
300	-24,192,068	-24,192,068	-24,942,068	-24,692,068	-24,562,068	-24,442,068
325	-24,653,445	-24,653,445	-25,403,445	-25,153,445	-25,023,445	-24,903,445
350	-25,114,823	-25,114,823	-25,864,823	-25,614,823	-25,484,823	-25,364,823

Maximum CIL rates (per square metre)

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

South of A1360

Private values £3268 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-25,507,303	-25,507,303	-26,257,303	-26,007,303	-25,877,303	-25,757,303
15	-25,345,430	-25,345,430	-26,095,430	-25,845,430	-25,715,430	-25,595,430
25	-25,529,981	-25,529,981	-26,279,981	-26,029,981	-25,899,981	-25,779,981
50	-25,991,358	-25,991,358	-26,741,358	-26,491,358	-26,361,358	-26,241,358
75	-26,452,736	-26,452,736	-27,202,736	-26,952,736	-26,822,736	-26,702,736
100	-26,914,113	-26,914,113	-27,664,113	-27,414,113	-27,284,113	-27,164,113
125	-27,375,491	-27,375,491	-28,125,491	-27,875,491	-27,745,491	-27,625,491
150	-27,836,869	-27,836,869	-28,586,869	-28,336,869	-28,206,869	-28,086,869
175	-28,298,246	-28,298,246	-29,048,246	-28,798,246	-28,668,246	-28,548,246
200	-28,759,624	-28,759,624	-29,509,624	-29,259,624	-29,129,624	-29,009,624
225	-29,221,002	-29,221,002	-29,971,002	-29,721,002	-29,591,002	-29,471,002
250	-29,682,379	-29,682,379	-30,432,379	-30,182,379	-30,052,379	-29,932,379
275	-30,143,757	-30,143,757	-30,893,757	-30,643,757	-30,513,757	-30,393,757
300	-30,605,134	-30,605,134	-31,355,134	-31,105,134	-30,975,134	-30,855,134
325	-31,066,513	-31,066,513	-31,816,513	-31,566,513	-31,436,513	-31,316,513
350	-31,527,890	-31,527,890	-32,277,890	-32,027,890	-31,897,890	-31,777,890

Maximum CIL rates (per square metre)

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

Appendix 4 - Care Home, Retirement and Extra Care housing appraisals

Community Infrastructure Levy Viability
LB Havering
Results summary
Retirement 10% Affordable Housing

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

Site type	80 units flats			
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	BLV1	BLV2	BLV3	BLV4
Retirement	15	50	75	100

Site type	110 units flats			
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	BLV1	BLV2	BLV3	BLV4
Retirement	25	50	75	100

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial	Community uses/Pul	Undeveloped Upper	Undeveloped Lower
£750,000	£500,000	£370,000	£250,000

Site type 4

No of units	80 units flats
Density:	80 dph
CSH level:	4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Retirement

Private values £5170 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	874,224	874,224	124,224	374,224	504,224	624,224
15	776,354	776,354	26,354	276,354	406,354	526,354
25	721,131	721,131	-28,869	221,131	351,131	471,131
50	583,073	583,073	-166,927	83,073	213,073	333,073
75	445,016	445,016	-304,984	-54,984	75,016	195,016
100	306,959	306,959	-443,041	-193,041	-63,041	56,959
125	168,902	168,902	-581,098	-331,098	-201,098	-81,098
150	30,844	30,844	-719,156	-469,156	-339,156	-219,156
175	-107,214	-107,214	-857,214	-607,214	-477,214	-357,214
200	-245,271	-245,271	-995,271	-745,271	-615,271	-495,271
225	-383,328	-383,328	-1,133,328	-883,328	-753,328	-633,328
250	-521,386	-521,386	-1,271,386	-1,021,386	-891,386	-771,386
275	-659,443	-659,443	-1,409,443	-1,159,443	-1,029,443	-909,443
300	-797,500	-797,500	-1,547,500	-1,297,500	-1,167,500	-1,047,500
325	-935,557	-935,557	-1,685,557	-1,435,557	-1,305,557	-1,185,557
350	-1,073,615	-1,073,615	-1,823,615	-1,573,615	-1,443,615	-1,323,615

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£15	£50	£75	£100

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial	Community uses/Pul	Undeveloped Upper	Undeveloped Lower
£750,000	£500,000	£370,000	£250,000

Site type 5

110 units flats
No of units 110 units
Density: 110 dph
CSH level: 4

Affordable %	10%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Retirement

Private values £5170 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,053,564	1,053,564	303,564	553,564	683,564	803,564
15	921,674	921,674	171,674	421,674	551,674	671,674
25	845,828	845,828	95,828	345,828	475,828	595,828
50	656,213	656,213	-93,787	156,213	286,213	406,213
75	466,597	466,597	-283,403	-33,403	96,597	216,597
100	276,982	276,982	-473,018	-223,018	-93,018	26,982
125	87,367	87,367	-662,633	-412,633	-282,633	-162,633
150	-102,249	-102,249	-852,249	-602,249	-472,249	-352,249
175	-291,863	-291,863	-1,041,863	-791,863	-661,863	-541,863
200	-481,479	-481,479	-1,231,479	-981,479	-851,479	-731,479
225	-671,094	-671,094	-1,421,094	-1,171,094	-1,041,094	-921,094
250	-860,709	-860,709	-1,610,709	-1,360,709	-1,230,709	-1,110,709
275	-1,050,325	-1,050,325	-1,800,325	-1,550,325	-1,420,325	-1,300,325
300	-1,239,940	-1,239,940	-1,989,940	-1,739,940	-1,609,940	-1,489,940
325	-1,429,556	-1,429,556	-2,179,556	-1,929,556	-1,799,556	-1,679,556
350	-1,619,171	-1,619,171	-2,369,171	-2,119,171	-1,989,171	-1,869,171

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£25	£50	£75	£100

**Community Infrastructure Levy Viability
LB Havering
Results summary
Retirement 0% Affordable Housing**

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

Site type		80 units flats			
		BLV1	BLV2	BLV3	BLV4
Retirement		125	175	200	200

Site type		110 units flats			
		BLV1	BLV2	BLV3	BLV4
Retirement		150	175	200	200

Community Infrastructure Levy
LB Havering

Retirement 0% Affordable Housing

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial	Community uses/Pul	Undeveloped Upper	Undeveloped Lower
£750,000	£500,000	£370,000	£250,000

Site type 4	
No of units	80 units flats
Density:	80 dph
CSH level:	4

Affordable %	0%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Retirement

Private values	£5170 psm
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CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,648,375	1,648,375	898,375	1,148,375	1,278,375	1,398,375
15	1,527,986	1,527,986	777,986	1,027,986	1,157,986	1,277,986
25	1,466,628	1,466,628	716,628	966,628	1,096,628	1,216,628
50	1,313,231	1,313,231	563,231	813,231	943,231	1,063,231
75	1,159,833	1,159,833	409,833	659,833	789,833	909,833
100	1,006,436	1,006,436	256,436	506,436	636,436	756,436
125	853,039	853,039	103,039	353,039	483,039	603,039
150	699,642	699,642	-50,358	199,642	329,642	449,642
175	546,245	546,245	-203,755	46,245	176,245	296,245
200	392,848	392,848	-357,152	-107,152	22,848	142,848
225	239,451	239,451	-510,549	-260,549	-130,549	-10,549
250	86,053	86,053	-663,947	-413,947	-283,947	-163,947
275	-67,344	-67,344	-817,344	-567,344	-437,344	-317,344
300	-220,740	-220,740	-970,740	-720,740	-590,740	-470,740
325	-374,137	-374,137	-1,124,137	-874,137	-744,137	-624,137
350	-527,534	-527,534	-1,277,534	-1,027,534	-897,534	-777,534

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£175	£200	£200

Community Infrastructure Levy
LB Havering

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Industrial	Community uses/Pul	Undeveloped Upper	Undeveloped Lower
£750,000	£500,000	£370,000	£250,000

Retirement 0% Affordable Housing

Site type 5	
	110 units flats
No of units	110 units
Density:	110 dph
CSH level:	4

Affordable %	0%
% rented	70%
% intermed	30%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Retirement

Private values £5170 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,100,516	2,100,516	1,350,516	1,600,516	1,730,516	1,850,516
15	1,937,979	1,937,979	1,187,979	1,437,979	1,567,979	1,687,979
25	1,853,706	1,853,706	1,103,706	1,353,706	1,483,706	1,603,706
50	1,643,023	1,643,023	893,023	1,143,023	1,273,023	1,393,023
75	1,432,339	1,432,339	682,339	932,339	1,062,339	1,182,339
100	1,221,655	1,221,655	471,655	721,655	851,655	971,655
125	1,010,971	1,010,971	260,971	510,971	640,971	760,971
150	800,288	800,288	50,288	300,288	430,288	550,288
175	589,605	589,605	-160,395	89,605	219,605	339,605
200	378,920	378,920	-371,080	-121,080	8,920	128,920
225	168,237	168,237	-581,763	-331,763	-201,763	-81,763
250	-42,447	-42,447	-792,447	-542,447	-412,447	-292,447
275	-253,130	-253,130	-1,003,130	-753,130	-623,130	-503,130
300	-463,814	-463,814	-1,213,814	-963,814	-833,814	-713,814
325	-674,498	-674,498	-1,424,498	-1,174,498	-1,044,498	-924,498
350	-885,181	-885,181	-1,635,181	-1,385,181	-1,255,181	-1,135,181

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£175	£200	£200

Appendix 5 - Commercial appraisal results

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Office
Location:	Whole Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£15.50	6.50%	2.00 years
Appraisal 2	£16.50	6.50%	2.00 years
Appraisal 3	£17.50	6.50%	2.00 years
Appraisal 4	£18.50	6.75%	2.00 years
Appraisal 5 (base)	£18.50	6.50%	2.00 years
Appraisal 6	£18.50	6.25%	2.00 years
Appraisal 7	£19.50	6.50%	2.00 years
Appraisal 8	£20.50	6.50%	2.00 years
Appraisal 9	£21.50	6.50%	2.00 years
Appraisal 10	£22.50	6.50%	2.00 years

Existing floorspace as % of new
50%

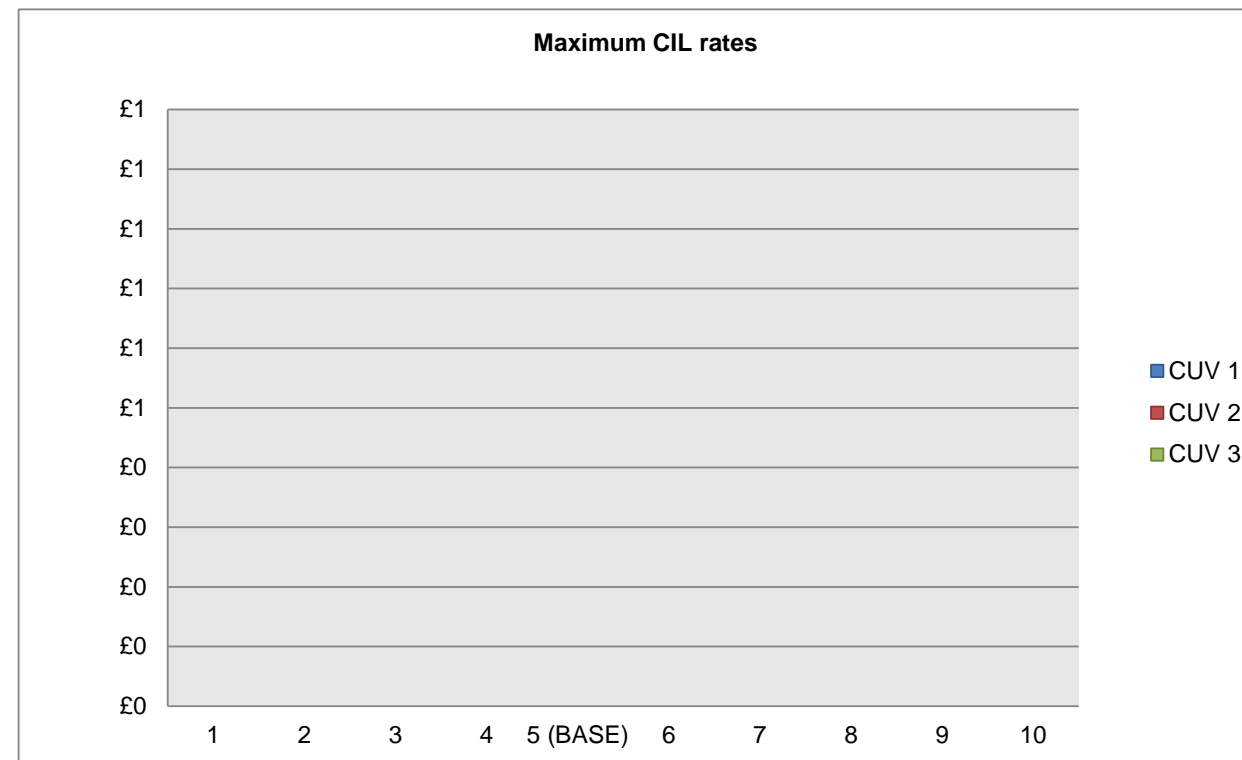
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£8.50	7.00%	2.00 years	15.00%
Current use value 2	£9.50	7.00%	2.00 years	15.00%
Current use value 3	£12.00	6.00%	2.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-19%	£0	£0	£0
Appraisal 2	-12%	£0	£0	£0
Appraisal 3	-6%	£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	10%	£0	£0	£0
Appraisal 9	14%	£0	£0	£0
Appraisal 10	18%	£0	£0	£0



CURRENT USE VALUE
Commercial Development

Use class:	Office
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	12,000					
Rent per sq ft		£9 psf		£10 psf		£12 psf	
Rental income per annum		£102,000		£114,000		£144,000	
Rent free/voids (years)		2.0	0.8734	2.0	0.8734	2.0	0.8900
Total revenue, capitalised (including all costs)		7.00%		7.00%		6.00%	
Refurbishment costs	£35 psf	£420,000		£420,000		£420,000	
Fees	7%	£29,400		£29,400		£29,400	
Capitalised rent, net of refurb and fees			£823,325		£973,057		£1,686,591
Purchaser's costs	6.80%						
Current use value			£823,325		£973,057		£1,686,591
CUV including Landowner premium		15%	£946,824	15.00%	£1,119,016	20.00%	£2,023,910

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Industrial and Warehousing
Location:	Whole Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£10.50	6.00%	1.50 years
Appraisal 2	£11.00	6.00%	1.50 years
Appraisal 3	£11.50	6.00%	1.50 years
Appraisal 4	£12.00	6.25%	1.50 years
Appraisal 5 (base)	£12.00	6.00%	1.50 years
Appraisal 6	£12.00	5.75%	1.50 years
Appraisal 7	£12.50	6.00%	1.50 years
Appraisal 8	£13.00	6.00%	1.50 years
Appraisal 9	£13.50	6.00%	1.50 years
Appraisal 10	£14.00	6.00%	1.50 years

Existing floorspace as % of new
50%

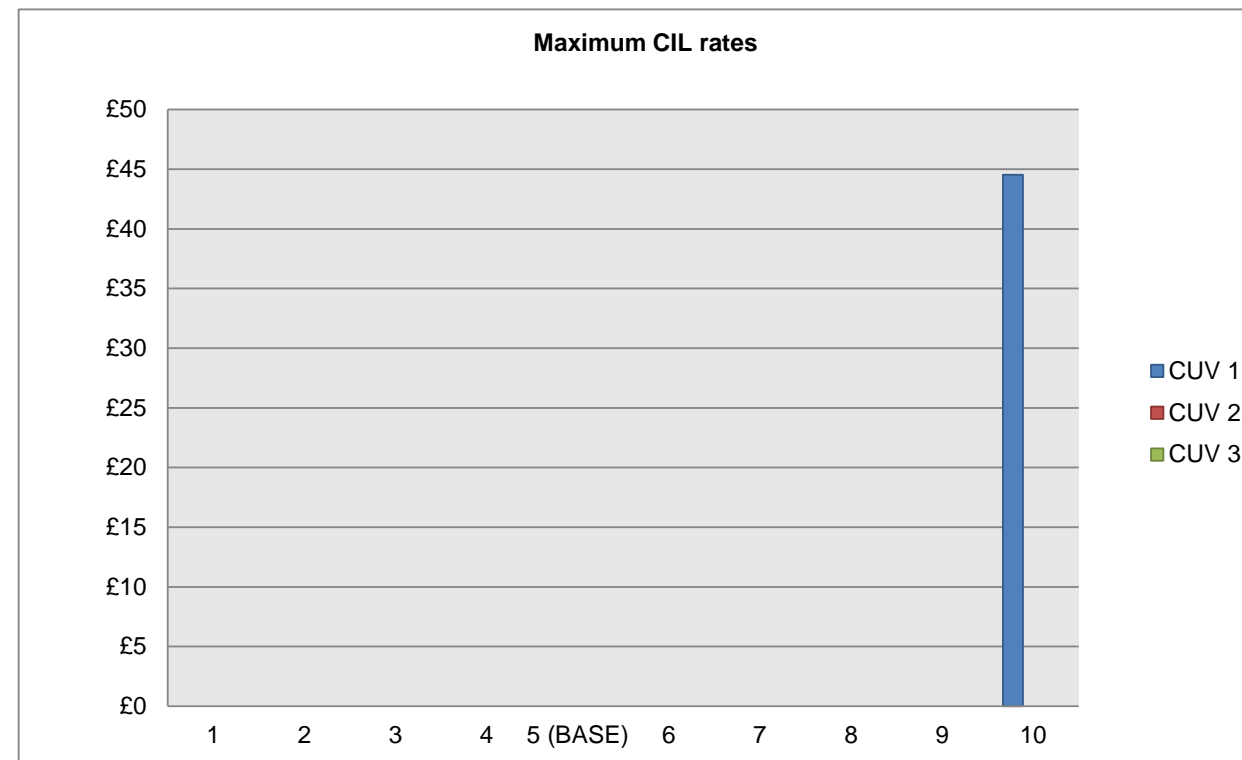
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£4.33	7.25%	2.00 years	15.00%
Current use value 2	£8.50	7.00%	2.00 years	15.00%
Current use value 3	£9.50	7.00%	2.00 years	15.00%

Results - Maximum CIL rates per square metre

	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%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	4%	£0	£0	£0
Appraisal 8	8%	£0	£0	£0
Appraisal 9	11%	£0	£0	£0
Appraisal 10	14%	£45	£0	£0



CURRENT USE VALUE
Commercial Development

Use class: **Industrial and Warehousing**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	18,300					
Rent per sq ft		£4 psf		£9 psf		£10 psf	
Rental income per annum		£79,239		£155,550		£173,850	
Rent free/voids (years)		2.0	0.8694	2.0	0.8734	2.0	0.8734
Total revenue, capitalised (including all costs)		7.25%		7.00%		7.00%	
Refurbishment costs	£35 psf	£640,500		£640,500		£640,500	
Fees	7%	£44,835		£44,835		£44,835	
Capitalised rent, net of refurb and fees		£264,846		£1,255,571		£1,483,912	
Purchaser's costs	6.80%						
Current use value		£264,846		£1,255,571		£1,483,912	
CUV including Landowner premium		15%	£304,573	15.00%	£1,443,906	15.00%	£1,706,499

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Supermarkets and Retail Warehousing
Location:	Whole Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£17.00	5.00%	.50 years
Appraisal 2	£18.00	5.00%	.50 years
Appraisal 3	£19.00	5.00%	.50 years
Appraisal 4	£20.00	5.25%	.50 years
Appraisal 5 (base)	£20.00	5.00%	.50 years
Appraisal 6	£20.00	4.75%	.50 years
Appraisal 7	£21.00	5.00%	.50 years
Appraisal 8	£22.00	5.00%	.50 years
Appraisal 9	£23.00	5.00%	.50 years
Appraisal 10	£24.00	5.00%	.50 years

Existing floorspace as % of new
50%

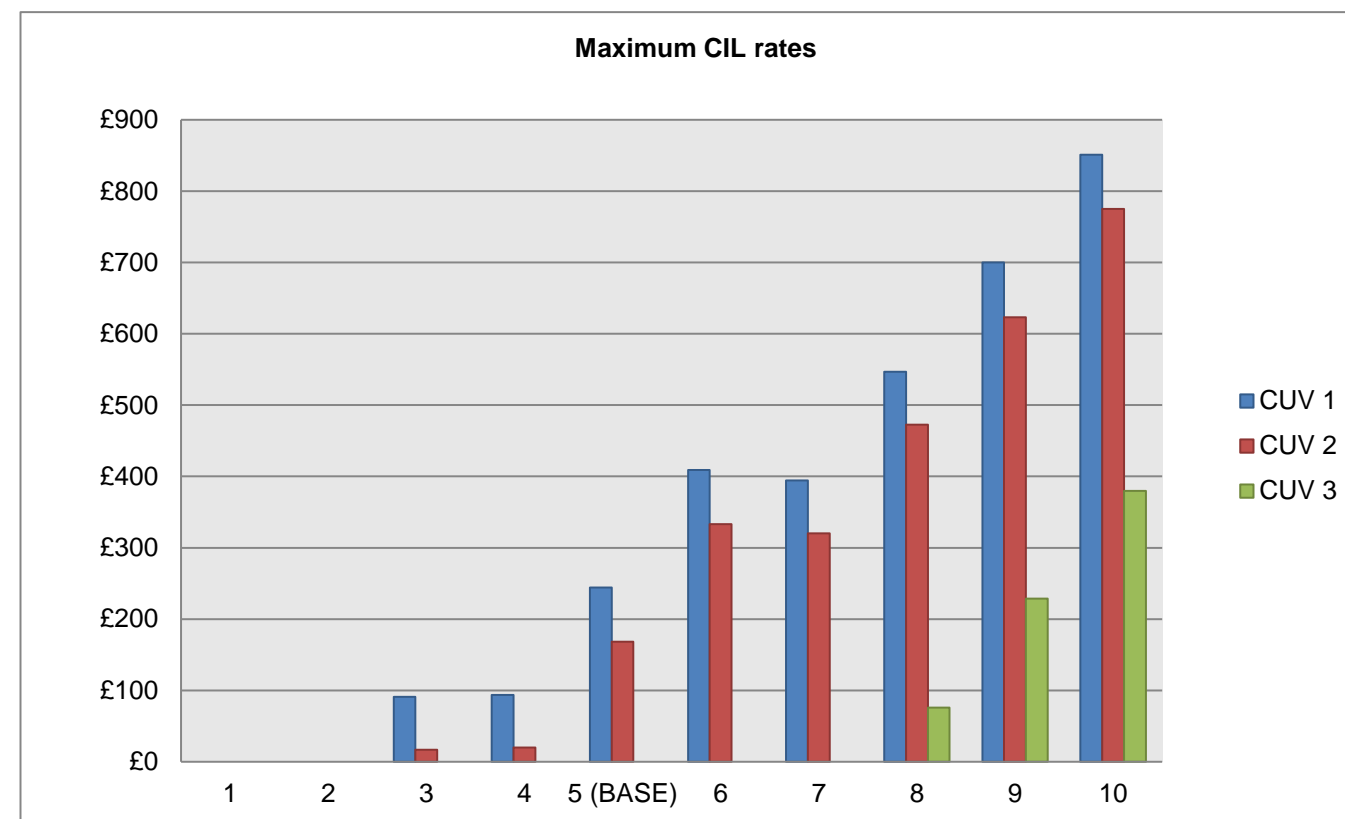
Net off existing floorspace from CIL calculation: N

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£8.50	7.00%	2.00 years	15.00%
Current use value 2	£9.50	7.00%	2.00 years	15.00%
Current use value 3	£12.00	6.00%	2.00 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%	£91	£17	£0
Appraisal 4	0%	£94	£20	£0
Appraisal 5 (base)	-	£244	£168	£0
Appraisal 6	0%	£409	£333	£0
Appraisal 7	5%	£395	£320	£0
Appraisal 8	9%	£547	£472	£76
Appraisal 9	13%	£700	£623	£229
Appraisal 10	17%	£851	£775	£380



CURRENT USE VALUE
Commercial Development

Use class: **Supermarkets and Retail Warehousing**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	5,377					
Rent per sq ft		£9 psf		£10 psf		£12 psf	
Rental income per annum		£45,700		£51,077		£64,518	
Rent free/voids (years)		2.0	0.8734	2.0	0.8734	2.0	0.8900
Total revenue, capitalised (including all costs)		7.00%		7.00%		6.00%	
Refurbishment costs	£35 psf	£188,178		£188,178		£188,178	
Fees	7%	£13,172		£13,172		£13,172	
Capitalised rent, net of refurb and fees			£368,884		£435,970		£755,663
	6.80%						
Current use value			£368,884		£435,970		£755,663
CUV including Landowner premium		15%	£424,216	15.00%	£501,366	20.00%	£906,796

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	A1 - A5
Location:	Whole Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£25.00	6.00%	1.50 years
Appraisal 2	£28.00	6.00%	1.50 years
Appraisal 3	£31.50	6.00%	1.50 years
Appraisal 4	£32.50	6.25%	1.50 years
Appraisal 5 (base)	£32.50	6.00%	1.50 years
Appraisal 6	£32.50	5.75%	1.50 years
Appraisal 7	£33.50	6.00%	1.50 years
Appraisal 8	£34.50	6.00%	1.50 years
Appraisal 9	£35.50	6.00%	1.50 years
Appraisal 10	£36.50	6.00%	1.50 years

Existing floorspace as % of new
50%

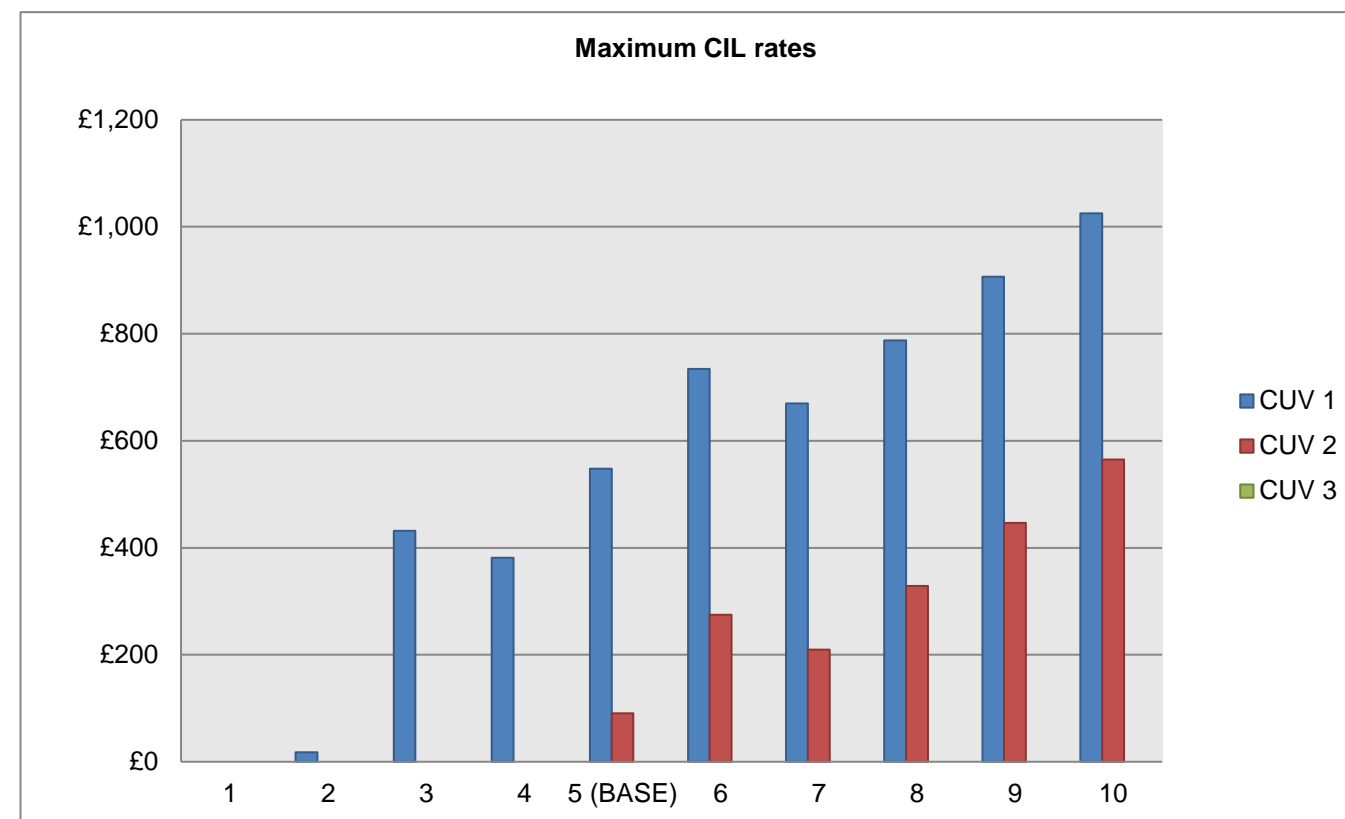
Net off existing floorspace from CIL calculation: N

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£12.00	6.00%	2.00 years	20.00%
Current use value 2	£18.50	6.50%	2.00 years	20.00%
Current use value 3	£25.00	6.25%	2.00 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-30%	£0	£0	£0
Appraisal 2	-16%	£17	£0	£0
Appraisal 3	-3%	£432	£0	£0
Appraisal 4	0%	£382	£0	£0
Appraisal 5 (base)	-	£548	£90	£0
Appraisal 6	0%	£734	£275	£0
Appraisal 7	3%	£670	£210	£0
Appraisal 8	6%	£788	£328	£0
Appraisal 9	8%	£907	£447	£0
Appraisal 10	11%	£1,025	£565	£0



CURRENT USE VALUE Commercial Development

Use class:	A1 - A5
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	1,235					
Rent per sq ft		£12 psf		£19 psf		£25 psf	
Rental income per annum		£14,820		£22,848		£30,875	
Rent free/voids (years)		2.0	0.8900	2.0	0.8817	2.0	0.8858
Total revenue, capitalised (including all costs)		6.00%		6.50%		6.25%	
Refurbishment costs	£35 psf	£43,225		£43,225		£43,225	
Fees	7%	£3,026		£3,026		£3,026	
Capitalised rent, net of refurb and fees			£173,578		£263,652		£391,341
	6.80%						
Current use value			£173,578		£263,652		£391,341
CUV including Landowner premium		20%	£208,294	20.00%	£316,383	20.00%	£469,609

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Hotel (Budget)
Location:	Whole Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£11.99	4.25%	0.00 years
Appraisal 2	£12.69	4.25%	0.00 years
Appraisal 3	£13.40	4.25%	0.00 years
Appraisal 4	£14.10	4.50%	0.00 years
Appraisal 5 (base)	£14.10	4.25%	0.00 years
Appraisal 6	£14.10	4.00%	0.00 years
Appraisal 7	£14.81	4.25%	0.00 years
Appraisal 8	£15.51	4.25%	0.00 years
Appraisal 9	£16.22	4.25%	0.00 years
Appraisal 10	£16.92	4.25%	0.00 years

Existing floorspace as % of new
50%

Based key value of £100,000 per room

Capital value per room	£ 100,000.00
Number of Rooms	100
Floor area gross sq ft	30,139.20
Cap val per net sq ft	£ 331.79
Goal seek	£ 331.79

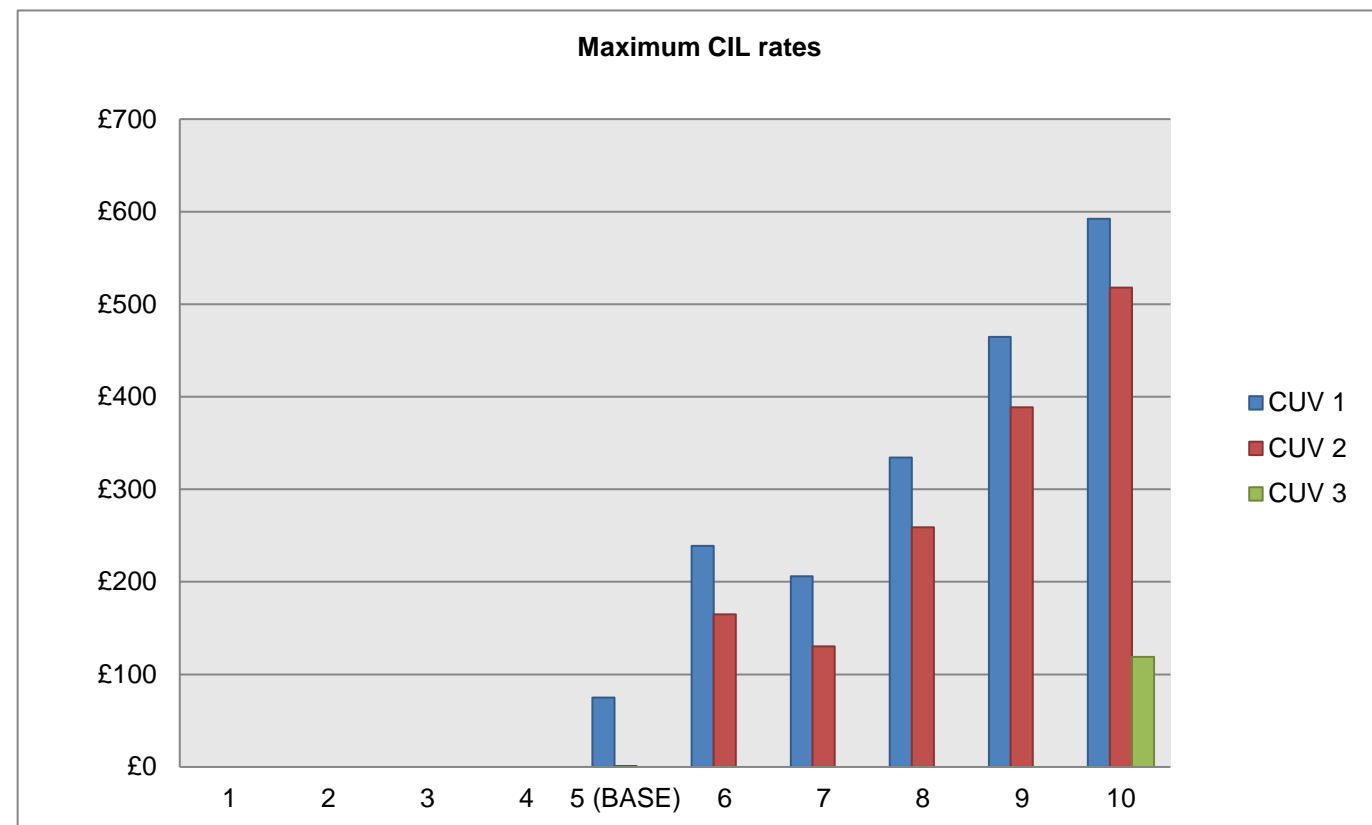
Net off existing floorspace from CIL calculation:

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£8.50	7.00%	2.00 years	15.00%
Current use value 2	£9.50	7.00%	2.00 years	15.00%
Current use value 3	£12.00	6.00%	2.00 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)	-	£75	£1	£0
Appraisal 6	0%	£239	£165	£0
Appraisal 7	5%	£206	£130	£0
Appraisal 8	9%	£334	£259	£0
Appraisal 9	13%	£465	£389	£0
Appraisal 10	17%	£592	£518	£119



CURRENT USE VALUE
Commercial Development

Use class: **Hotel (Budget)**

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	50%	15,070					
Rent per sq ft		£9 psf		£10 psf		£12 psf	
Rental income per annum		£128,092		£143,161		£180,835	
Rent free/voids (years)		2.0	0.8734	2.0	0.8734	2.0	0.8900
Total revenue, capitalised (including all costs)		7.00%		7.00%		6.00%	
Refurbishment costs	£35 psf	£527,436		£527,436		£527,436	
Fees	7%	£36,921		£36,921		£36,921	
Capitalised rent, net of refurb and fees		£1,033,932		£1,221,965		£2,118,022	
	6.80%						
Current use value		£1,033,932		£1,221,965		£2,118,022	
CUV including Landowner premium		15%	£1,189,021	15.00%	£1,405,260	20.00%	£2,541,626