



# CABINET

## Extraordinary Meeting

<b>7.30 pm</b>	<b>Wednesday 8 August 2018</b>	<b>Council Chamber - Town Hall</b>
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Members 9: Quorum 3

Councillor Damian White (Leader of the Council), Chairman

### **Cabinet Member responsibility:**

Councillor Robert Benham

Cabinet Member for Education, Children & Families

Councillor Osman Dervish

Cabinet Member for Environment

Councillor Joshua Chapman

Cabinet Member for Housing

Councillor Jason Frost

Cabinet Member for Health & Adult Care Services

Councillor Roger Ramsey

Cabinet Member for Finance & Property

Councillor Viddy Persaud

Cabinet Member for Public Protection and Safety

**Andrew Beesley**  
**Head of Democratic Services**

**For information about the meeting please contact:**

**Debra Marlow tel: 01708 433091**

**e-mail: [debra.marlow@onesource.co.uk](mailto:debra.marlow@onesource.co.uk)**



**Webcast**

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which is not in camera range.**

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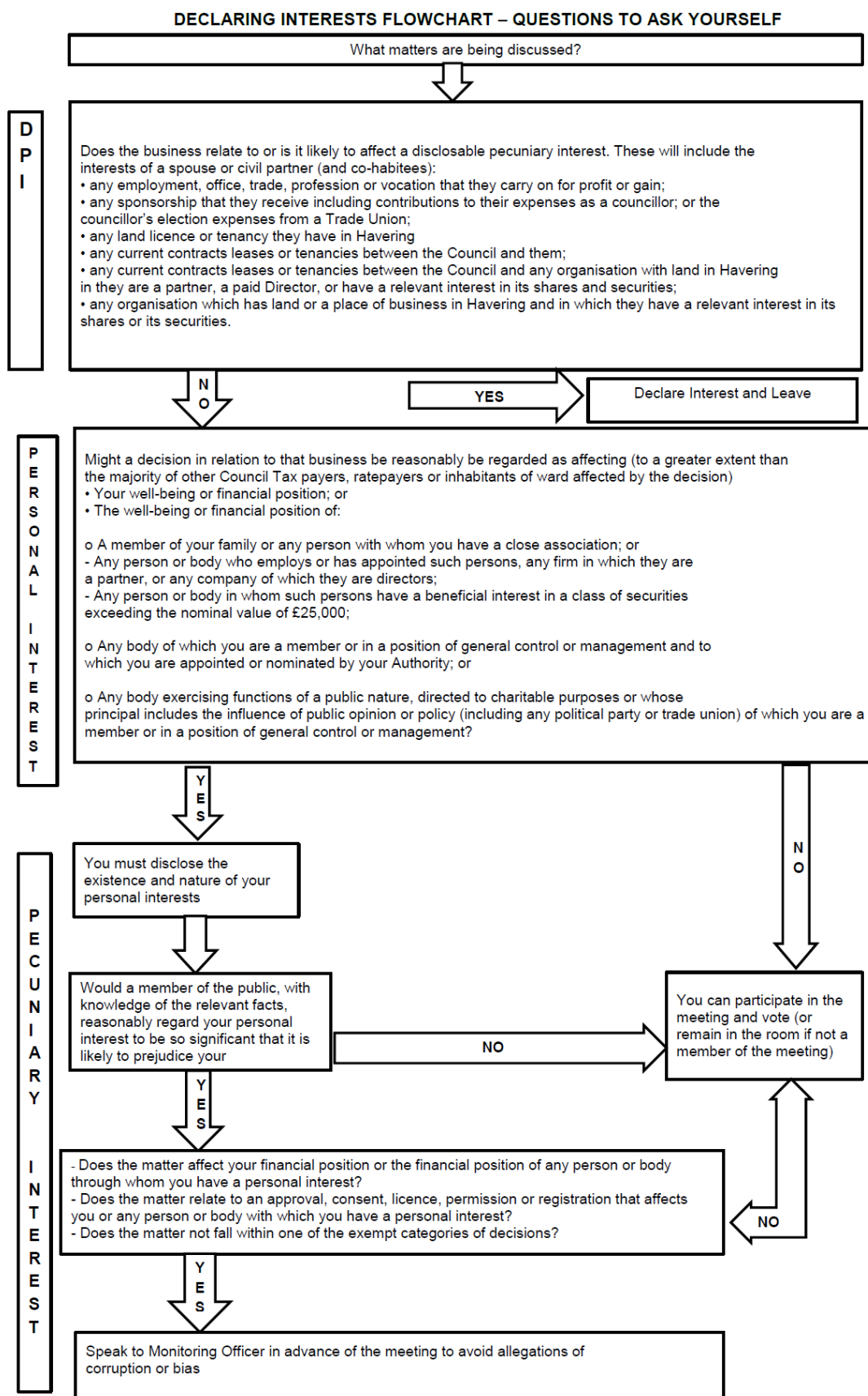
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## **AGENDA**

### **1 ANNOUNCEMENTS**

On behalf of the Chairman, there will be an announcement about the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

### **2 APOLOGIES FOR ABSENCE**

(if any) - receive

### **3 DISCLOSURES OF INTEREST**

Members are invited to disclose any interests in any of the items on the agenda at this point of the meeting. Members may still disclose an interest in an item at any time prior to the consideration of the matter.

### **4 HAVERING COMMUNITY INFRASTRUCTURE LEVY - DRAFT CHARGING SCHEDULE (Pages 1 - 358)**

## CABINET

**August 8 2018**

**Subject Heading:**

**Havering Community Infrastructure  
Levy – Draft Charging Schedule**

**Cabinet Member:**

Councillor Damian White  
Leader of the Council

**SLT Lead:**

Steve Moore Director of Neighbourhoods

**Report Author and contact details:**

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Transport Planning Manager

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**Tel : 01708 432845**

**Policy context:**

National Planning Policy Framework  
(2012)

London Plan (2015)

Havering Corporate Plan 2018/19

Havering Local Development Framework  
(2008)

Submission Havering Local Plan (2018)

Community Infrastructure Levy  
Regulations 2010 (as amended)

**Financial summary:**

The Community Infrastructure Levy is a  
potential income stream to be applied  
against Havering's infrastructure  
requirements and will be used to  
complement Section 106 funding.

**Is this a Key Decision?**

Yes – impact on more than two wards and  
income of more than £0.5m

**When should this matter be reviewed?**

January 2021

**Reviewing OSC:**

Towns and Communities

**The subject matter of this report deals with the following Council Objectives**

Communities making Havering  
Places making Havering  
Opportunities making Havering  
Connections making Havering

[x]  
[x]  
[x]  
[x]

## **SUMMARY**

- 1.1 This report is to provide an update on the latest position in preparing the Havering Community Infrastructure Levy ('CIL') following public consultation on the Preliminary Draft Charging Schedule in 2015. This report brings forward for approval a recommended Draft Charging Schedule and relevant supporting documents.
- 1.2 The Draft Charging Schedule follows consideration of the responses to the Preliminary Draft Charging Schedule. It also takes account of updated evidence on infrastructure, the latest information on viability considerations consistent with the Local Plan evidence and the preparation and submission of the Havering Local Plan.
- 1.3 The report also seeks Cabinet approval to consult the public for six weeks on the CIL Draft Charging Schedule and supporting documentation before they are submitted for Examination. The supporting items include an Infrastructure Funding Gap Report and a draft Regulation 123 list. The report seeks approval for the Havering CIL to be submitted for independent Examination.

## **RECOMMENDATIONS**

1. It is recommended that Cabinet:
  - (a) Approve the Council's responses to the representations submitted during the consultation in 2015 on the Preliminary Draft Charging Schedule **(Appendix 1)**;
  - (b) Approve for public consultation, the following Proposed Submission documents, prior to their submission to the Secretary of State :
    - the Havering CIL Draft Charging Schedule **(Appendix 2)** as revised and updated from the Preliminary Draft Charging Schedule;
    - the draft Regulation 123 list **(Appendix 3)** ;
    - the procedural and evidence based documentation supporting the Draft Charging Schedule as listed below :
      - (i) Consultation Statement following consultation on the Preliminary Draft Charging Schedule (2018) **(Appendix 1)**
      - (ii) Infrastructure Funding Gap Report (2018) **(Appendix 4)**
      - (iii) Viability Assessment (2018) **(Appendix 5)**
      - (iv) Infrastructure Delivery Plan (2018) **(Appendix 6)**

- (c) Delegate authority to the Director of Neighbourhoods, following consultation with the Leader, to finalise and approve the proposed Submission documents, as set out in 1(b) (above) for submission to the Secretary of State, including to:
  - (i) make modifications to the Submission documents arising from consultation;
  - (ii) submit the Draft Charging Schedule, the draft Regulation 123 list, the Council's responses to the representations submitted to the Preliminary Draft Charging Schedule, and the necessary procedural and evidence base documentation, together with any proposed modifications, to the Secretary of State;
  - (iii) make submissions to the Examiner in support of the Submission Draft Charging Schedule (including the supporting procedural and evidence base documentation);
  - (iv) make modifications to the Submission documents during, and as a result of, the Examination process;
  - (v) undertake any further consultation required during the Examination ;
- (d) Approve the revocation of the Havering Planning Obligations Supplementary Planning Document (2013) on adoption of the CIL

<b>REPORT DETAIL</b>
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### **The structure of this report**

This report is in several sections:

1. Background and context to the Havering Community Infrastructure Levy
2. Progress on the Havering Community Infrastructure Levy
3. The preparation of the recommended Draft Charging Schedule
4. The recommended Draft Charging Schedule
5. The recommended Havering CIL Regulation 123 list
6. Public consultation on the Draft Charging Schedule and supporting items
7. Moving the Havering CIL towards Examination after public consultation
8. How will Havering use its CIL receipts
9. Monitoring the Havering CIL
10. Mayoral CIL
11. Conclusions and next steps

**1. Background and context to the Havering Community Infrastructure Levy**

**What is the Community Infrastructure Levy?**

- 1.1 The Community Infrastructure Levy (CIL) is a legislative mechanism to enable local authorities to apply a financial levy on new building projects towards the cost of infrastructure. The intention is that such funds, secured through the Havering CIL, will be put towards the cost of the new infrastructure envisaged by Havering's planning and regeneration strategies especially the submitted Havering Local Plan which set out how the borough will develop over the next 15 years.
- 1.2 CIL is a monetary (pounds) per square metre financial levy on most new development and it must be used to help deliver infrastructure to support development. CIL can be used to provide new infrastructure, increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development. The CIL should not be used to remedy pre-existing deficiencies in infrastructure provision unless those deficiencies will be made more severe by new development.
- 1.3 The CIL 'charging schedule' must be consistent with, and support the implementation of up to date (relevant) development plans. The Havering CIL is being brought forward to be consistent with the current London Plan and the submitted Havering Local Plan (2018) in line with the relevant CIL Guidance.
- 1.4 In preparing its CIL, the Council should 'strike an appropriate balance between the desirability of funding infrastructure from CIL and the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area'.(Source : Government website ([www.gov.uk](http://www.gov.uk)) Community Infrastructure Levy Guidance paragraph 008).
- 1.5 Some development falls outside the scope of CIL: development of less than 100m<sup>2</sup>, certain residential schemes built by 'self-builders', social housing, charitable development meeting specific criteria and certain infrequently used buildings / premises, certain structures, vacant buildings bought back into the same use (subject to the vacancy test) and development that a Council has determined will have a 'zero' CIL rate.
- 1.6 In practice, the contribution of CIL towards overall infrastructure costs is likely to be relatively modest given the significant cost of certain infrastructure such as improved transport connections, health and medical facilities and education facilities. Nevertheless, at a time when resources across all sectors are tightly constrained, it will have an important role.
- 1.7 The CIL will sit alongside existing Section 106 agreements which will be used for more site specific requirements.



### **Why do local authorities prepare and adopt CIL**

1.8 In summary, there are considerable benefits from implementing a CIL:

- funding support to assist in the delivery of priority infrastructure
- to address restrictions on spending developer contributions
- better control for the Council over spending priorities
- reasonably steady capital income stream from all chargeable development (by comparison to income from Section 106, which can be unpredictable)
- reduced revenue costs on the long-term
- less bureaucratic system 'cutting out' protracted S106 negotiations
- transparency, consistency and speed of negotiations reduces developers risk and will encourage development
- streamlined process once adopted

### **The 'drivers' for preparing the Havering CIL**

1.9 Havering's CIL is being taken forward against a backdrop of:

- continuing pressure on resources (including those of the Council) for funding those items of infrastructure that it has direct responsibility for
- the importance of the quantum / timing of new infrastructure provision supporting the Council's ambitious planning, transport and economic development strategies such as the Havering Local Plan, the two Housing Zone proposals and the Council's twelve estates regeneration programme
- the importance of securing funding towards the provision of infrastructure
- the necessity of robustly identifying and resolving specific key infrastructure issues that are recognised as important in the wider community (for example, education needs for further school places in Havering and the provision of facilities linked to health services); and
- a continuing and growing focus on infrastructure provision arising from the London Mayor through his planning, transportation and regeneration work
- the new Local Plan for Havering submitted for Examination in Spring 2018 includes an Infrastructure Delivery Plan to support the borough's planned development over the plan period 2016-2031 including the delivery of some 17,550 new homes over the 15 year plan period.

### **Linking Havering's CIL to its planning policy context**

1.10 When it is adopted, Havering's CIL will have a key role in supporting, and informing, the timely and efficient provision of infrastructure to deliver important planning and regeneration strategies including those of the Mayor of

London and Havering itself. The Mayor's London Plan, together with the existing Local Development Framework (2008) forms the development plan for Havering. In due course, it is anticipated that the development plan will comprise the London Plan and the emerging Havering Local Plan when the latter is formally adopted following its Examination later this year. Until then the emerging Havering Local Plan is a material planning consideration.

- 1.11 In regard to the Mayor of London, this will include the current London Plan and other complementary Mayoral strategies and frameworks. This will include the requirement that Havering seeks to achieve, and exceed, the minimum 15 year supply housing target (as set out in Table 3.1 of the London Plan) which for Havering is 11,701 new homes over the period 2015-2025 (with an annual monitoring target of 1,170 new homes per year). CIL will also assist in securing the delivery of the London Riverside Opportunity Area Planning Framework (OAPF) which is Supplementary Planning Guidance to the London Plan. It identifies the Havering part of London Riverside as having the potential to accommodate a new residential community and includes a designated Mayoral Housing Zone. CIL will also assist in the delivery of infrastructure identified in the OAPF such as a new rail station at Beam Park, public transport improvements, the provision of new community facilities and the transformation of the A1306 corridor into an attractive linear boulevard including a park. The Council has given its own endorsement to the regeneration potential of this area through its non-statutory Rainham and Beam Park Masterplan and Framework (2015) which, inter alia, sets out the Council's priorities for investment in the area. The CIL will also have an important role in the wider regeneration of Romford through its designation as a Mayoral Housing Zone focussed on the Town Centre including the delivery of some 3,300 new homes and community facilities including a new school and a health centre. The recently published Mayor's Transport Strategy (2018) has a focus on delivering good growth, improving public transport, creating jobs and providing 'healthy streets'. Havering's CIL, along with other resources (such as Local Implementation Plan funding from the Mayor of London) will also have an important role in delivering these.
- 1.12 The Havering Local Plan was submitted for Examination in spring 2018. If it is adopted, it will provide an up to date planning policy framework for Havering over the period 2016 – 2031. It is under-pinned by an up to date Infrastructure Delivery Plan which also informs the Havering CIL.
- 1.13 The emerging Local Plan includes the delivery of some 17,550 new homes over the plan period in line with the 15 year supply target in the London Plan. The emerging Local Plan brings forward a comprehensive suite of policies which indicate the broad locations for homes, employment, retail, leisure, transport, community services and other types of development. The Local Plan will focus growth and change in the Romford and Rainham and Beam Park areas in line with their Mayoral Housing Zone designations. Romford is identified as having potential to accommodate some 5,300 new homes over the 15 year plan period with at least 4,750 new homes being built over the first 10 years of the plan period and there is potential for delivery to be secured on

further sites in Romford which will increase this. These will be supported by new infrastructure such as new school places, a new health hub, public realm improvements and enhanced connectivity. Rainham and Beam Park are identified in the emerging Local Plan as having scope for 3,000 new homes being built in the first 10 years of the plan period. These will be supported by a new station at Beam Park, public realm and connectivity improvements along the A1306, better bus connections and 'penetration', new school places, improvements to sports and leisure facilities and a new health centre.

### **Technical matters linked to CIL**

- 1.14 CIL regulations set out a detailed process which local authorities must follow to establish an adopted CIL charge.
- 1.15 The key requirements for being successful in establishing a CIL are;
- to have up to date evidence on local development markets and infrastructure requirements
  - to demonstrate that there is a funding 'gap' between the cost of necessary infrastructure and the funding available
  - to strike an appropriate balance between the level of CIL charge and its potential effects on economic viability
  - understanding the relationship between CIL and Section 106 legal obligations is also important
- 1.16 The Infrastructure Delivery Plan prepared as part of the formal evidence base of the submitted Havering Local Plan has also provided robust and up to date evidence on a wide range of infrastructure types to support the preparation of the Havering CIL.

### **The key steps and content of CIL**

- 1.17 Preparation of a CIL must reflect legislative and statutory requirements and encompasses specific elements :
- Preparation and consultation on a **Preliminary Draft Charging Schedule**
  - Preparation and consultation on a **Draft Charging Schedule**
  - **Examination of the Draft Charging Schedule by an independent examiner**
- 1.18 The preparation of a CIL includes significant specialist technical work (particularly around the issue of assessing development viability). The CIL must be founded on a robust approach supported by appropriate available

evidence because the CIL will be the subject of an Examination by an independent external assessor (Examiner) before it is adopted.

- 1.19 The Council has engaged specialist consultants (Inner Circle Consulting) with extensive experience and a proven and highly regarded track record of preparing and delivering CIL schemes. Inner Circle Consulting have supported many other local authorities (including London Boroughs) in developing and delivering their CIL schemes. Additionally, they have worked closely with the Government and the Planning Advisory Service on CIL matters.
- 1.20 Additionally, the Council has engaged specialist advisers (BNP Paribas Real Estate) to deal with the viability assessment elements underpinning the CIL. BNP Paribas Real Estate have a significant track record of successfully advising local authorities on viability and defending viability evidence at Examinations. In particular, they have undertaken other work in Havering to support the Council's planning and regeneration programmes including the viability assessment necessary to support the submitted Havering Local Plan.
- 1.21 The Council's Planning Obligations Supplementary Planning Document (SPD) was adopted in 2013 and it applies a standard discounted charge (tariff) for each new residential unit developed. As originally adopted, the strategy seeks to apply a differential charge (either £4,500 or £6,000 depending on geographical location in Havering) on each residential new unit provided with the intention that the 'pooled' funds would be used towards the cost of infrastructure.
- 1.22 More recently, in the light of the Government's restrictions on 'pooling' arrangements of the CIL regulations), the Council's 'tariff' approach has been adjusted.
- 1.23 It now focuses on securing funds towards education infrastructure costs in the recognition that there is a severe school place shortage across most of Havering. Since the Regulations came into effect (2015), the Council has continued to require contributions to mitigate the impact of additional dwellings on education infrastructure. Accordingly, the Council has continued to seek developer contributions of up to £6,000 per dwelling towards the cost of education infrastructure. Planning Inspectors have generally supported this approach in the light of robust evidence on school place shortages. Further the Council has taken the stance that its approach can be applied to developments of less than 10 units because it is applying the charge to mitigate the impact of the development on education and once the monies are received these would be allocated to ensure the funding is related to a secondary school in Havering or a primary school close to the site. Measures are employed to ensure that no more than five contributions would be pooled for an individual project.
- 1.24 It is recommended that the current Planning Obligations SPD will be revoked on adoption of the Havering Community Infrastructure Levy.

- 1.25 The Council may wish, in due course, to bring forward an updated Planning Obligations SPD which will provide guidance to developers on the site specific obligations that will not be captured by the Havering CIL. This could, for example, include guidance on affordable housing, skills and training and highways obligations. This would be taken forward as one of a number of SPDs that will support the Havering Local Plan once it is adopted.

**2. Progress on the Havering Community Infrastructure Levy**

- 2.1 Havering published its CIL Preliminary Draft Charging Schedule (PDCS) for public consultation in 2015. The accompanying documents comprised:

- a Preliminary Draft Charging Schedule
- a Viability Appraisal Assessment
- an Infrastructure Evidence Base document

- 2.2 The following actions were undertaken :

- notification of the consultation was sent to stakeholders included on the Council's planning policy consultation database
- the consultation documents were available on the Council's website
- copies of the documents were made available for inspection at the Council's main offices and libraries
- a Statutory Notice was published

**Key content of the Preliminary Draft Charging Schedule (PDCS)**

- 2.3 In summary, the key elements of the Preliminary Draft Charging Schedule CIL documents were :

- different CIL rates for new developments depending on their location and use.
- two 'charging zones' for CIL (one on either side of the A1306)
- different CIL rates for open market residential, private care / retirement housing depending on their location relative to the A1306
- different CIL rates for retail uses depending on their size and location
- a CIL rate for hotels
- no CIL charges for offices and industry

**The consultation responses received at the PDCS stage**

- 2.4 A total of 16 responses were received from stakeholders including residents, the London Mayor, neighbouring boroughs, technical advisers to landowners, and national bodies (such as Highways England and Natural England).

2.5 Several responses supported the introduction of CIL and the Council's approach to it and recognised the opportunities that it afforded from combining developer contributions.

2.6 The main issues raised during the consultation included:

- concern that the CIL would adversely impact on economic performance
- concerns about the viability assessment underpinning the CIL
- concern that the CIL did not reflect the then current CIL Regulations in regard to the balance to be achieved between securing funding towards infrastructure and viability
- concern about the Council's approach to setting CIL charges generally
- specific concerns about a differential tariff between large and small retail units
- greater clarity needed on definitions (particularly regarding retail)
- concerns about the ability of town centre development to support the levels of CIL proposed
- infrastructure should encompass green infrastructure and a strategic approach is needed to the natural environment rather than ad hoc
- the CIL should be prepared alongside the (then) new Havering Local Plan to ensure that it (CIL) is underpinned by a robust evidence base in regard to assessed need for housing and commercial development and that the impact of the proposed CIL rate could be tested against the delivery of the Local Plan
- absence of a Regulation 123 list (as required by CIL Regulations according to the respondent)
- support for emergency facilities having a 'nil' CIL charge and request for these to be included in the Regulation 123 list
- concern that town centre residential development at high density will not support proposed CIL rates
- recognition that the potential income from CIL will only make a small contribution towards the infrastructure funding gap
- welcome that CIL recognises the need to support transport infrastructure
- suggestions that CIL charges could be offset by land transfer to assist the Council in fulfilling its statutory duties and meeting local needs
- concern that CIL has a more significant impact on retirement housing than on general housing
- noted that the CIL had taken Mayoral CIL into account and would not jeopardise the objectives and policies of the London Plan
- comments about the funding for motorways and trunk roads
- CIL monies should be used to support new infrastructure (schools, community and health facilities) for new developments
- specific items were identified to be funded through CIL (such as a new crossing over Waterloo Road near the former Oldchurch Hospital site)
- two adjoining (neighbouring) authorities had no comments
- a resident thought his rates already paid for all infrastructure

- 2.7 **Appendix 1** summarises the representations received. It provides a recommended response to them which the Cabinet is being asked to approve. It is important that in preparing the Draft Charging Schedule, the Council can show how it has dealt with any earlier representations.
- 2.8 In the period since the PDCS consultation, the focus has been to ensure that the CIL has a sound and up to date evidence base and has a robust approach to viability. Particular regard has been had to ensuring that the infrastructure necessary to support the Local Plan and to support the planned growth of the borough is reflected in the Infrastructure Evidence Base document that underpins both the CIL and the Local Plan. Consideration has also been given to the other planning and regeneration initiatives that have been initiated such as the Housing Zone proposals for Romford and Rainham and Beam Park.

### **3. The preparation of the recommended Draft Charging Schedule**

- 3.1 The recommended Draft Charging Schedule (and linked items) takes account of:
- The comments received during the consultation on the Preliminary Draft Charging Schedule
  - The development envisaged in the submitted Havering Local Plan
  - Updated evidence on infrastructure requirements in line with the development envisaged in the submitted Havering Local Plan (and based on the Infrastructure Delivery Plan)
  - An up to date picture on the potential funding for infrastructure
  - A comprehensive and robust review of viability matters
- 3.2 As required through legislation and regulation, the proposed CIL charges in the Draft Charging Schedule are underpinned by a careful and thorough review of development viability to ensure that they take account of market intelligence and that they will not put the delivery of development at risk. Within this context, the recommended Draft Charging Schedule recognises the importance of Havering securing appropriate and timely infrastructure to support change and growth in the borough and seeks to optimise the potential CIL income to assist this.
- 3.3 The recommended CIL charges are set out below (Section 4). In short, the proposed CIL rates for residential uses (only) are recommended to be uplifted as a result of the up to date viability assessment. This evidence identifies that given the improvement in the market since the initial viability assessment was undertaken informing the Preliminary Draft Charging Schedule, this can be accommodated without adversely impacting on viability.
- 3.4 The Draft Charging Schedule must be formally published for public consultation. The Council must also publish appropriate and available

evidence on infrastructure costs / other funding sources and economic viability that have informed the preparation of the Draft Charging Schedule.

3.5 To that end, robust supporting evidence and justification for the recommended CIL charges has been prepared and is recommended for approval. The documents recommended for approval include:

- an Infrastructure Funding Gap Report (2018) to set out the infrastructure funding gap that the introduction of CIL is seeking to reduce (alongside other funding sources). This is informed by the Infrastructure Delivery Plan (March 2018) which supported the Havering Local Plan
- a draft Regulation 123 list of infrastructure projects or types that are intended to be funded by CIL. The list forms part of the 'appropriate available evidence' for consideration at the forthcoming CIL examination (See Sections 5 & 7, respectively below)
- a Viability assessment report (2018)
- an Infrastructure Delivery Plan (2018)

3.6 The Draft Charging Schedule also includes details of how CIL charges can be paid by means of instalments.

#### **4. The recommended Draft Charging Schedule**

4.1 The recommended Draft Charging Schedule is set out in **Appendix 2**. The key points are:

- retention of two charging zones for Havering
- increases in some of the CIL charging rates
- clarification on residential type uses that will be subject to CIL
- definitions clarified

4.2 The table following sets out the proposed CIL charges:



**Table 1 – Recommended Havering CIL Draft Charging Schedule**

TYPE OF DEVELOPMENT (and Use Class)	CIL RATE (£ PER M <sup>2</sup> OF NET ADDITIONAL FLOORSPACE)	
	ZONE A (NORTH)	ZONE B (SOUTH)
Open market residential (C3)	£125	£55
Private care/ retirement housing (excluding Extra Care)	£125	£55
Office and industrial (B)	£0	
Retail – supermarkets*, superstores and retail warehouses** above 2,000 m <sup>2</sup> gross internal area	£175	
Retail – below 2000m2 gross internal area in Metropolitan, District and Local centres as defined in the Local Plan	£50	
Hotel (C1)	£20	
All other development	£0	

\* 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.

## **5. The recommended Havering CIL Regulation 123 list**

- 5.1 The documents published at the Draft Charging Schedule stage will include a document to identify those projects or types of infrastructure that the Council intends to fund, or may fund, through the CIL. This is known as the Regulation 123 list. The preparation of its Regulation 123 list will enable Havering as a CIL 'Charging Authority' to clearly set out its approach to securing funding towards infrastructure matters with particular regard to those topics it will seek to use CIL monies for and those matters which it will continue to secure funding for through Section 106 planning obligations. In developing its Regulation 123 list, the Council has had regard to its Infrastructure Delivery Plan and its emerging Local Plan. These set out very clearly the key areas of

growth in Havering and the infrastructure that will be needed to support and deliver these. The Infrastructure Delivery Plan identifies key infrastructure projects, identifies delivery agencies, indicative programming and potential funding sources.

5.2 The recommended Havering Regulation 123 list differentiates between :

- types of infrastructure that the Council will make funding contributions towards through CIL
- areas and on-site / off-site and site specific matters where planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended) or another source of funding will continue to be utilised to help deliver infrastructure through securing financial contributions from developers

5.3 A copy of the recommended draft Regulation 123 list is set out in **Appendix 3**. It will be noted that :

- the types of infrastructure that the Council will seek to use CIL monies for are listed in **Column 1**. None of these matters will be eligible for developer contributions secured through Section 106 planning obligations (to avoid 'double-dipping')
- there will be some infrastructure matters not covered by the Regulation 123 list for which the Council will **not** seek CIL contributions. It will continue to use planning obligations to secure them and these are listed in **Column 2** and in the supporting text beneath the table
- there are some specific elements of infrastructure not covered by the Regulation 123 list which are required to support identified growth and change in particular areas of Havering as set out in its planning and regeneration strategies and initiatives as well as supporting items such as the Infrastructure Delivery Plan. The Council will seek funding through planning obligations for these rather than CIL and these are identified in **Column 3**

5.4 In considering the assignment of infrastructure 'types' and 'matters' to the table in the Regulation 123 list, officers have had very careful regard to ensuring that the Council will be able to use most effectively, and efficiently, the funding that it secures from developers through both its CIL and planning obligations contributions **and, importantly, that the overall funding 'pot' towards infrastructure is maximised, as far as is possible**. It must be recognised, however, that whilst the monetary outcomes from CIL are likely to be more predictable because of the inherent nature of the process, the likely outcomes that will be achieved from negotiating with developers for contributions that will be secured through planning obligations may be less certain. It is considered that as part of the planning service restructure

consideration should be given to enhancing the skills and capacity of staff in this area to help ensure that contributions to the Council from developers are maximised.

5.5 A number of considerations have been reflected in assigning infrastructure types and matters within the table and these are briefly set out below so that Members can have confidence that the objectives above (para. 5.4) will, as far as possible, be secured. They include :

- additional housing development will, in most instances, have a direct impact on existing infrastructure such as schools, health and community facilities and for this reason it is appropriate to include all of these matters in Column 1 in the Regulation 123 list so that the Council can accumulate a steady stream of funding to be put towards further provision
- housing development may not in itself result in a demand for more infrastructure (such as transport facilities or utilities) but it may require the impact of development to be mitigated through improvements to existing infrastructure or the provision of new infrastructure. The table indicates that this will continue to be addressed through planning obligations following negotiations with developers.
- securing funding through robust negotiation with developers and subsequent planning obligations may more readily enable the Council to secure a quantum of funding that is more appropriate having regard to the scheme's 'value' than if it were based simply on the application of formulaic CIL charging rates
- it may be impractical to deliver some infrastructure through CIL because its significant overall cost would require a lengthy period before a large enough CIL 'pot' was accumulated (and other infrastructure may be making demands on the overall 'pot' concurrently). In these cases, it will be more appropriate for funding to be secured through specific planning obligations. The Council's proposed strategic transport improvement projects (such as better north-south connections and remodelling Gallows Corner) are types of strategic infrastructure matters that will more appropriately be dealt with through planning obligations. Furthermore, other potential funding sources may regard accumulated CIL funds for major projects and programmes as a reason for reviewing their own commitment towards funding these
- CIL provisions enable developers to pay their CIL liabilities in instalments. Securing developer contributions through planning obligations will provide the opportunity for the Council to seek to achieve earlier contributions towards necessary infrastructure

- 5.6 The inclusion of a project or type of development in Column 1 of the Regulation 123 list will not signify a commitment from the Council to fund (either in whole or part), the listed project or type of infrastructure through CIL. The Regulation 123 list will not imply any order of preference for CIL funding.
- 5.7 The Regulation 123 list will be a 'living' document which provides a summary of the infrastructure that the Council considers it may use CIL funds for in whole or part. In determining its content, the Council will have regard to its planning and regeneration strategies as set out in the Havering Local Plan and other strategies and programmes. The Council will keep its Regulation 123 list under review to ensure that it accurately reflects the need for infrastructure in Havering and, as necessary, it will amend the Regulation 123 list.

**6. Public consultation on the Draft Charging Schedule and supporting items**

- 6.1 The public consultation on the Draft Charging Schedule will reflect the requirements of the Council's adopted Statement of Community Involvement.
- 6.2 It is recommended to comprise:
- a 6 week public consultation period commencing in August 2018
  - latest position on CIL preparation and consultation documents being set out on the Council's website
  - consultation documents being made available in all Havering libraries and at the PASC
  - Statutory Notice published
  - notification sent to those registered on the Council's planning policy database

Additionally:

- correspondence from the Council to planning agents and developers will include reference to the latest stage in CIL preparation
- text on the latest stage of CIL preparation will be included beneath the e-mail 'sign-off' for all officers in the Council's planning and economic development service(s)

**7. Moving the Havering CIL towards the Examination after public consultation**

- 7.1 At the conclusion of the Draft Charging Schedule stage public consultation, the Council will need to decide if it wishes to make any modifications to the proposed CIL before it is submitted for formal Examination by an independent Examiner. The Council will need to take steps to inform people who were

invited to make comments on the Draft Charging Schedule that the revised draft Charging Schedule has been published.

- 7.2 It is recommended that the approval of any modifications and submission of the CIL be delegated to the Executive Director of Neighbourhoods in consultation with the Leader of the Council.
- 7.3 The Council's Statement of Community Involvement requires that the consultation on the Draft Charging Schedule stage of the Havering CIL will be six weeks. A four week period is required after the publication of proposed modifications to enable further comments to be submitted from stakeholders who made comments at the Draft Charging Schedule stage and for stakeholders to confirm if they wish to be involved in the Examination
- 7.4 The Examiner will primarily examine the evidence base of the CIL and the viability work that underpins it especially if third parties have commented on this in any representations.
- 7.5 In regard to the CIL charges proposed for Havering, these are higher than those in place currently for some of its neighbours (but lower than others). It should be noted, however, that CIL charges in neighbouring boroughs are themselves being prepared or, where already in place, are being reviewed by the relevant authorities and are likely to be increased. The Council's proposed CIL rates are based on robust evidence and are appropriate taking into consideration the local viability and development context.
- 7.6 Typically, a Local Planning Authority submitting its CIL Charging Schedule would do this to the Planning Inspectorate (PINS) and an Examiner appointed by PINS would then undertake the formal Examination.
- 7.7 Through the 2008 Planning Act, charging authorities are able to have their Draft Charging Schedules reviewed by an appropriately qualified Examiner from outside of PINS. The responsibility on the Council (as the prospective 'Charging Authority') is to ensure 'that this Examiner is independent and has appropriate qualifications and experience.' It is proposed to secure the services of an independent Examiner (through Trevor Roberts Associates) for examination of the Havering CIL because of the potential benefits it may secure for the overall programme. Specifically, an Examiner can be 'assigned' to the Havering CIL at an early opportunity rather than when the CIL is formally submitted and the Examiner can focus solely on progressing the Havering CIL.
- 7.8 Subject to Cabinet approval, the consultation on the Draft Charging Schedule will commence as soon as possible after Cabinet. It is expected that the Examination will be in early autumn 2018.
- 7.9 Following the Examination, the Council will receive a report from the Examiner setting out if the CIL can be formally adopted as submitted or if the Examiner considers that it requires modifications.

- 7.10 It is not possible to be certain about the programme beyond publication of the Draft Charging Schedule as the number and complexity of responses cannot be known at this stage.
- 7.11 The CIL will be required to be monitored and kept under review (See Section 9 below). The Examiner may include a recommendation about the timing of any review of the Havering CIL after its adoption. Thereafter, the Council can review and amend its CIL whenever it wishes subject to it following the necessary procedures.
- 7.12 The Council is anticipating that the CIL could be adopted by full Council in early 2019 following prior consideration by Cabinet.

## **8. How will Havering use its CIL receipts**

- 8.1 The Council will be able to use CIL receipts on infrastructure needed to support new development across Havering in accordance with the Regulation 123 list.
- 8.2 Unlike Section 106 Planning Obligations, CIL receipts will not be 'earmarked' at the time of collection for particular infrastructure. Instead they will be 'pooled' into one overall CIL fund which will be used to contribute towards the cost of any infrastructure identified in the Regulation 123 list needed to support new development in Havering.
- 8.3 CIL Regulations says that a proportion of the CIL funds (a minimum of 15% depending on circumstances) collected should be spent in neighbourhoods where the development giving rise to the CIL charge will be located. The Council welcomes the opportunity in principle to engage with local communities on this aspect of CIL. It will, in due course, be developing a mechanism to do this.
- 8.4 In addition to new infrastructure, the Council will also be able to use CIL receipts to expand and enhance existing infrastructure or for the on-going maintenance or operational costs of providing infrastructure. These costs must be directly related to the additional demands arising from new development.
- 8.5 The Council is likely to have to make challenging choices about its priorities for CIL funding. It will need to develop robust mechanisms for prioritising and allocating the funding it collects through CIL.
- 8.6 The mechanism is likely to involve strategic decisions by Cabinet on priorities coupled with periodic review of the Infrastructure Delivery Plan. The mechanism for this is not required to be resolved as part of the approval of the Draft Charging Schedule.

- 8.7 The Council will also have to publish an annual summary of how it uses CIL funds it collects as the 'charging authority' (see comments above in Section 1).
- 8.8 The current proposed restructure of the Council's Planning Service is anticipated to introduce a specific team with responsibility and capacity for infrastructure and CIL work.
- 8.9 The Council will also be able to draw upon CIL monies (up to 5%) to contribute to the up-front and continuing costs of preparing and implementing its CIL.
- 8.10 In parallel to the work on the Draft Charging Schedule, work has also been taking place to develop robust processes and procedures in development management to implement the Havering CIL when it is adopted. This will include work to ensure the necessary systems and processes are tested and in place to maintain development management performance, to ensure a smooth transition between Section 106 planning contributions and the receipt of CIL.

**9. Monitoring the Havering CIL**

- 9.1 The Council will be required to monitor its CIL performance including receipts and spending. It is expected that this work will be led by staff with responsibility for infrastructure in the proposed restructure of the Council's planning service.

**10. The London Mayor's CIL**

- 10.1 The London Mayor has implemented his own CIL scheme to assist with strategic transport projects, specifically the funding of the Crossrail project.
- 10.2 The current Mayoral CIL is expected to generate some £300m towards the £15 billion overall cost of the original Crossrail scheme. All development (except schools and health facilities) has to contribute.
- 10.3 The current Mayoral CIL applies to all London boroughs and there are differential rates across London. The Mayor's CIL has priority over any borough CIL and is a first charge on developments. The applicable rate for Mayoral CIL in Havering is £20 per sqm. Subject to a satisfactory outcome from the Examination, the Mayor is expected to introduce a revised Mayoral CIL in April 2019 (the charge for development in Havering will be £25 per sqm and this will replace the current Mayoral CIL charge).
- 10.4 The legislation allows for, and the Mayor intends to, extend Mayoral CIL to secure contributions towards the cost of other strategic transport projects and programmes.

- 10.5 As with CILs across the rest of London, the proposed CIL rates for Havering will be over and above the payments that developers in Havering must pay in respect of any Mayoral CIL.

**11. Conclusion and next steps**

- 11.1 The Council is committed to the timely and efficient delivery of infrastructure to support residents and businesses in Havering. When adopted CIL will provide a contribution towards helping ensure that Havering secures the infrastructure necessary to support the delivery of its planning and regeneration strategies. As such, it will help to ensure that residents are able to enjoy a high quality of life founded on the infrastructure that they need for day to day living. It will assist also in ensuring that Havering remains a borough with a high quality environment and high levels of transport accessibility and connectivity where people want to live and businesses want to invest. Notwithstanding the scope arising from CIL, it will remain essential, however, for the Council and other stakeholders to continue to explore every opportunity to secure funding from other sources to complement and augment CIL monies.
- 11.2 Subject to Member approval, the Council will undertake public consultation on the Draft Charging Schedule and submit it to the Secretary of State for independent Examination.

**REASONS AND OPTIONS**

**12. Reasons for the decision:**

- 12.1. Improved infrastructure provision is necessary to support and complement development in Havering and to ensure that it is a place where people want to live and have a high quality of life and where businesses will want to invest.
- 12.2. The Council has to look at every opportunity to secure funding towards the cost of infrastructure given the constraints on resources.
- 12.3. A Community Infrastructure Levy scheme provides the opportunity for the Council to secure funding towards the cost of infrastructure necessary to support change and growth in Havering in line with its planning and regeneration strategies.

**13. Other options considered:**

- 13.1 The Council's Planning Obligations Strategy Supplementary Planning Document (SPD) (adopted 2013) was prepared in the recognition that financial contributions from developers would be combined to be used towards the funding of infrastructure. It was envisaged that in due course the SPD would, with appropriate revisions and updating of the evidence base,



assist the Council in bringing forward a Community Infrastructure Levy scheme for Havering.

- 13.2 There are very limited genuine alternative options to preparing a Havering CIL. Boroughs without a CIL are currently constrained as to how they can use funding secured from developments towards infrastructure because of the restrictions on 'pooling' contributions.
- 13.3 The change and growth envisaged in the emerging Havering Local Plan (and other strategies such as the draft London Plan) must be accompanied by significant investment in infrastructure if that change and growth is to be accommodated effectively and to have a good 'fit' with existing development and communities.
- 13.4 A Havering CIL will provide an important income stream towards the cost of that infrastructure. It will not, however, be sufficient in itself to cover the total cost of the infrastructure. The Council and other stakeholders will have a continuing responsibility to explore scope for other funding sources and to take steps to secure that (often in competition with other stakeholders).
- 13.5 Havering bringing forward a CIL scheme responds to the current limitations identified elsewhere in this report from using Section 106 planning obligations to assist in funding infrastructure (including the 'pooling' restrictions).
- 13.6 The proposed CIL charging rates and the geographical areas to which they will apply have been carefully considered by the consultants. On balance, they are considered to achieve the best balance of potential CIL income against early adoption of the Havering CIL. In the view of the consultants, the proposed CIL rates retain adequate / reasonable viability for developers and will not put the delivery of development and the Local Plan at risk. Consideration was afforded to recommending higher CIL rates and or additional charging zones, but this was felt to have an increased risk of both successful challenge and delay to the adoption of CIL.

## **IMPLICATIONS AND RISKS**

### **14. Legal implications and risks**

- 14.1 The power to charge by way of the CIL was introduced by Part 11(Sections 205-225) of the Planning Act 2008. The Community Infrastructure Levy Regulations 2010 (as amended in 2011 and 2012) deal with the detailed implementation of CIL and cover matters such as the procedure for setting CIL, the charging and collecting of the levy and liability for payment. A charging authority cannot adopt CIL unless it has first produced a charging schedule based on appropriate available evidence, which has informed the preparation of the charging schedule.

- 14.2 Setting and reviewing the Community Infrastructure Levy (CIL) must follow a statutory process, as defined in the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended). In addition, there is considerable Government Planning Policy Guidance dealing with the approach to be adopted in setting and reviewing rates within the Charging Schedule.
- 14.3 The process requires demonstrable consideration of evidence and consultation of that evidence. There is also a requirement to consider the outcome of that consultation prior to setting or reviewing a rate, which includes external validation by an examiner and is subject to any modifications recommended by the examiner.
- 14.4 In order to set a CIL Charge, the authority, in line with the regulations, must have:
- a. An up to date development plan (in this case the Local Plan strategy);
  - b. Evidence of infrastructure funding gap (to justify a future CIL Charge and Regulation 123 list);
  - c. Evidence on viability and the need to strike an appropriate balance between the desire to fund infrastructure and the effects on economic viability.
- 14.5 This report illustrates that the tests above have been met in that;
- a. The Council has prepared an Infrastructure Delivery Plan (2018) to support the proposals in the Local Plan Strategy. This consultation document on the draft charging schedule should be read in conjunction with the Infrastructure Delivery Plan. The Infrastructure Delivery Plan sets out what infrastructure is considered to be required in the Borough to support development and the funding sources based on appropriate available evidence.
  - b. The Localism Act 2011 amends the Planning Act 2008 to allow for the making of regulations requiring charging authorities to pass money raised through CIL to other bodies for spending on infrastructure or any other matter that supports development by addressing demands that the development places on the area. It should be noted that CIL will form one funding stream, which will be used to reduce any funding gap to support the proposals in the emerging Local Plan Strategy and will be used alongside other funding sources including that from central government, the Local Authority's own capital receipts or other mechanisms such as S.106 agreements / S.278 agreements.
  - c. The Infrastructure Delivery Funding Gap Report notes a total funding gap that justifies the creation and implementation of a CIL charging schedule, alongside other funding sources, to deliver appropriate infrastructure in

the Borough to support the proposals contained within the emerging Local Plan Strategy.

- d. The Council's CIL Charging Schedule is being prepared in accordance with the provisions of the CIL Regulations 2010 (as amended). Any further amendments to the regulations will be taken into consideration prior to the Schedule being made. A key test in deriving a CIL rate is that it must not have a detrimental effect on development (taken as a whole) in the borough area. Regulation 14 of the CIL Regulations recognises that the CIL rate set may put some development at risk. A charging authority must look at the potential effects of charges "taken as a whole" on the viability of development "across its area". Evidence may show that proposed rates may make a particular development on any given site unviable. But, unless that development threatens the delivery of the plan as a whole, the duty (to achieve an appropriate balance) in Regulation 14 is still likely to be met.

14.6 Section 213 of the Planning Act 2008 provides that charging authority (in the case of Havering full Council) must approve the charging schedule at a meeting of the authority and by a majority of votes of members present.

14.7 The Act and the Regulations also provide for a mechanism and process for the review of the Regulation 123 list.

## **15. Financial implications and risks:**

15.1 Introduction of a CIL will enable the Council to secure developer contributions towards the provision of specific infrastructure matters within the borough with these monies being outside the 'pooling' restrictions currently in place for contributions from developers. The level of CIL funds generated will be dependent on the type, size and quantity of development in the borough. The Infrastructure Funding Gap report (Appendix 4) identifies that the projected CIL income over the 15 year period of the new Havering Local Plan could be more than £60m.

15.2 CIL will be another potential funding stream towards the cost of infrastructure (as identified in the recommended Regulation 123 list set out in Appendix 3 to this report). It will sit alongside the financial contributions that the Council will continue to seek to secure from developers for on- site / off-site / site specific infrastructure. As is required, the Regulation 123 list clearly distinguishes between those infrastructure matters that the Council will seek to allocate CIL funding towards (Column 1 of the table) and those infrastructure matters (in Columns 2 &3 of the table and in the supporting text beneath it) that will remain as matters that the Council will seek to secure funding for through Section 106 planning obligations.

15.3 The Council has produced viability evidence to inform the setting of its CIL rates as well as providing supporting evidence of the infrastructure funding gap based on the Havering Local Plan. (As referenced in the Infrastructure

Funding Gap Report and the Viability assessment, appendices 4 and 5 respectively).

- 15.4 The level of contributions received under CIL will represent only a proportion of the cost of the infrastructure needs of Havering and as such funding will need to be allocated to projects which are identified as having the highest priority. (As referenced in Appendix 3, Draft Regulation 123).
- 15.5 As set out in the body of the report, CIL legislation and regulation requires that a proportion of CIL funds from a development are spent within the area where the development is located. The proportion varies from 15-25% depending on factors such as whether there is a neighbourhood plan in place and if there are parish, community or town Councils in place. In the case of Havering, the proportion to be spent in the local neighbourhood will be required to be 15%.
- 15.6 In undertaking the work to establish a CIL for Havering, the Council has employed specialist advisers and an estimated cost of around £75,000 has been incurred which is currently unfunded. A request for corporate funding will be made forthwith to cover these costs.
- 15.7 In future years, the Council will be able to use an element of the CIL monies towards the cost of administering and collecting the CIL itself. There are provisions within the CIL regulations to use up to 5% of funds derived from CIL to administer and monitor the system. The table below shows the potential range of CIL income that would be available to fund the costs of administration of the CIL.

CIL Cashflow	Indicative Total CIL income	Annual CIL income	Potential Range of CIL 5% administration funding	
	£m	£m	£m	£m
Whole Period - 15 years	67.044			
Years				
1 to 5	14.035	2.920	0.073	0.146
6 to 10	16.647	6.722	0.168	0.336
11 to 15	16.361	2.223	0.056	0.111

- 15.8 Havering CIL charges will be collected from developers alongside any relevant London Mayoral CIL charges as one overall CIL obligation. Havering will then forward Mayoral CIL monies to the London Mayor as it does currently.

## **16. Human Resources implications and risks**

- 16.1 There are no specific implications for the Council's workforce arising from this report.
- 16.2 The work involved in progressing the CIL through consultation and examination will be undertaken by officers in the Development Service except where it is necessary to engage the specialist skills provided by the consultants retained to advise on the preparation of the Havering CIL.
- 16.3 The new Infrastructure Team proposed to be established in the proposed restructure of the Planning Service will include an Infrastructure team who will take responsibility for the collection, allocating spend and reporting of CIL.

## **17. Equalities and diversity implications**

- 17.1 The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have due regard to:
  - (i) the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
  - (ii) the need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
  - (iii) foster good relations between those who have protected characteristics and those who do not.

Note: 'Protected characteristics' are: age, gender, race and disability, sexual orientation, marriage and civil partnerships, religion or belief, pregnancy and maternity and gender re-assignment.

- 17.2 The Council is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce. In addition, the Council is also committed to improving the quality of life and wellbeing for all Havering residents in respect of socio-economics and health determinants.
- 17.3 The Community Infrastructure Levy is unlikely to have an adverse impact on any social group. By making communities more sustainable, the Community Infrastructure Levy will facilitate economic growth and liveability and so create opportunity for all. The infrastructure and services that the Community Infrastructure Levy will provide will enhance accessibility and liveability for all sectors of society, and could help to deliver new infrastructure that serves different needs within the community, for example by increasing mobility and accessibility.
- 17.4 The Havering Community Infrastructure Levy, including the Preliminary Draft Charging Schedule will be subject to public consultation and will be informed by the emerging new Havering Local Plan and its Equalities Impact Assessment.

17.5 If after the consultation and the Examination the Council decides to adopt the CIL it must ensure that:

- There is a transparent governance structure in place (including clear priorities and criteria) for allocating CIL funds or granting discretionary relief from CIL charges.
- All decisions on allocating funds or granting discretionary relief are fair and consistent, consider the needs of local communities and businesses, and adhere to the Council's Public Sector Equality Duty.

<b>BACKGROUND PAPERS</b>
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None.



**London Borough of Havering**

**Community Infrastructure Levy Preliminary Draft Charging  
Schedule**

**SUMMARY OF PUBLIC CONSULTATION RESPONSES  
AND RESPONSES FROM THE COUNCIL**

**Public Consultation Period: 23 March 2015 to April 10 2015**

**Prepared for Draft Charging Schedule August 2018**

Respondent	Comments	Recommended LBH Response
<p>Adam Kemeny / Carl Dyer of Thomas Eggar LLP</p> <p>(On behalf of Asda Stores Limited)</p>	<p>In summary, Asda Stores objects to the Havering Community Infrastructure levy because it considers that the proposal does not strike a balance between the desirability of funding the cost of infrastructure required to support development from CIL and its potential impacts on the economic viability of development.</p> <p>It identifies specific concerns ;</p> <ul style="list-style-type: none"> <li>• The consultation fails to reflect the latest CIL Regulations in regard to the balance to be struck between funding infrastructure and economic viability.</li> <li>• The impact on policies enhancing economic performance</li> <li>• The financial assumptions and viability assessments contained in the CIL Viability Assessment</li> <li>• The proposal to split charges for small and large retail development</li> <li>• Issues relating to State Aid</li> <li>• Concerns about the Council's approach to setting CIL charges generally</li> </ul>	<p>The PDCS and viability assessment has taken account of the latest CIL regulations and in particular Regulation 14 as an appropriate balance has been struck between the desirability of funding the total cost of infrastructure required to support development and the potential effects of the imposition of CIL on the economic viability of development based on a robust viability appraisal.</p> <p>As Thomas Eggar highlight, rates should be set based on the consideration of CIL Regulation 14 and in this regard it is highlighted that CIL rates cannot be set based on policy aspirations, therefore Thomas Eggar's comments that "an appropriate CIL charge will encourage new development and promote redevelopment to create employment and ensure a range of shopping choices..... The Proposed large scale retail CIL would discourage large scale retail developments" are not suitable reasons as to why a charging authority should consider charging a lower rate of CIL and could in fact be considered to be State Aid. CIL rates are required by the regulations to be set based on appropriate available viability evidence.</p> <p>The viability evidence prepared in support of the DCS takes account of the latest evidence on the performance of the retail sector. The contents of the DCS will be compliant with the regulations and Mayoral CIL requirements.</p> <p>The viability evidence and the CIL rates for retail development have been set at rates that strike an appropriate balance as required by the regulations.</p>



Respondent	Comments	Recommended LBH Response
		<p>The distinction between the two different retail CIL levels is based on relevant retail typologies for the borough and the viability evidence demonstrates that larger retail developments have a greater degree of viability than other forms of retail development.</p> <p>The Wycombe District Council CIL Charging Schedule, which was formally introduced from 1 November 2012, includes CIL charges for: Convenience based supermarkets and superstores and retail warehousing (Over 2080 square metres); and All other retail A1 – A5 and sui generis uses akin to retail.</p> <ul style="list-style-type: none"> <li>▪ Superstores/supermarkets are defined as 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; and</li> <li>▪ Retail warehouses are defined as 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.</li> </ul> <p>The inspector's report for the Wycombe CIL examination (10/09/12) explicitly stated that 'There is nothing in the CIL regulations to prevent differential rates for retail developments of different sizes, provided they are justified by the viability evidence and differing retail characteristics or zones.'</p> <p>It is acknowledged that size does not necessarily result in the higher values generated by convenience based supermarkets and superstores and retail warehousing uses. Rather, is it a combination of factors including:</p> <ul style="list-style-type: none"> <li>▪ The availability of car parking;</li> </ul>

Respondent	Comments	Recommended LBH Response
		<ul style="list-style-type: none"> <li>▪ The operational economics of supermarkets/superstores (these uses are known to be efficient at generating volume sales whilst having low operating costs);</li> <li>▪ The rents that retailers are willing to pay to occupy these units tend to be high (particularly with regard to comparison retailing as these locations will command prime rents in the borough);</li> <li>▪ The value which the investment market ascribe to such units is high, this is due to such units being occupied by operators with greater covenant strength, which results in lower yields being applied; and</li> <li>▪ Such large developments are also likely to come forward on sites which have lower existing use values i.e. a large majority of large retail units have historically been developed on former industrial sites and as a result a lower benchmark land value is achieved, which results in a higher surplus and consequently a potential for a higher CIL rate.</li> </ul> <p>It is further noted that since the PDCS was published a number of Charging Authorities have adopted differential rates on retail including but not limited to LB Bexley, RB Kingston Upon Thames, LB Tower Hamlets, RB Greenwich, LB Hackney, London Legacy Development Corporation.</p> <p>In addition, it is noted that as of June 2014 the Government's CIL Guidance explicitly sets out that differential rates can be set based on scales of development.</p> <p>The PDCS already contains a statement that LB Havering proposes, at its discretion, to allow the value of infrastructure provided to be offset against the chargeable amount of CIL.</p>

Respondent	Comments	Recommended LBH Response
		<p>The Council may enter into agreements to receive infrastructure as payment.</p> <p>The differential rates have been set in such a way that they do not constitute a notifiable State Aid under European Commission regulations through conferring selective advantage to any 'undertaking'. The differential rates are supported by robust viability evidence which justifies this approach.</p> <p>An 'instalment policy' containing details of the number of instalments permitted, the timing and dates of payments, the amount payable in any instalment and a minimum monetary threshold is included in the Draft Charging Schedule.</p>
<p>Ian White (Epping Forest District Council)</p>	<p>Epping Forest District Council has no specific comments.</p> <p>Epping Forest District Council want to be kept informed as to the progress with the Havering CIL particularly in the light of the significant shortfall expected from CIL rates and the options that Havering will consider to try to satisfy the gap in funding for infrastructure.</p>	<p>LB Havering to confirm that Epping Forest District Council will be kept updated on CIL process through consultation that will be undertaken on the Draft Charging Schedule.</p>
<p>Ross Anthony (On behalf of The Theatres Trust)</p>	<p>The Theatres Trust supports the setting of a 'nil' rate for 'All other development' which it assumes includes all Use Classes D1, D2, and some sui generis uses (eg theatres) which do not justify sufficient income streams to cover their costs.</p>	<p>No technical response required.</p>
<p>Natural England</p>	<p>Natural England has no specific comments to make on the draft CIL charges.</p> <p>Natural England makes general point that it sees CIL as playing an important role in delivering a strategic approach in their local</p>	<p>The current PDCS identifies green infrastructure as being likely to be one of the types of infrastructure will be funded by CIL. The DCS contains a draft Regulation 123 List which indicates the approach towards funding of infrastructure including green infrastructure.</p>

Respondent	Comments	Recommended LBH Response
	<p>plans for the creation, enhancement and management of networks of biodiversity and green infrastructure (in line with the National Planning Policy Framework – para. 114)</p> <p>It identifies potential infrastructure requirements such as :</p> <ul style="list-style-type: none"> <li>• Access to green space</li> <li>• Allotment provision</li> <li>• Infrastructure identified in the local Public Rights of Way Improvement Plan</li> <li>• Infrastructure identified by Local Nature Partnerships / BAP projects</li> <li>• Infrastructure identified by any Green Infrastructure Projects</li> <li>• Other community infrastructure aspirations</li> <li>• Infrastructure identified to deliver climate change mitigation and adaption</li> <li>• Infrastructure needed to ensure the Local Plan is compliant with the Habitats Regulation Assessment</li> </ul>	
<p>Daniel Pope (London Borough of Barking and Dagenham)</p>	<p>London Borough of Barking and Dagenham thank Havering Council for the opportunity to comment.</p> <p>London Borough of Barking and Dagenham :</p> <ul style="list-style-type: none"> <li>• has no issue with the proposed charges in the Havering CIL.</li> <li>• notes that it will formally introduce its own CIL in</li> </ul>	<p>In updating the viability evidence and drafting the DCS consideration has been given to the parity of CIL levels of neighbouring authorities.</p>

Respondent	Comments	Recommended LBH Response
	<p>April 2015 and will review its charges as part of its future Local Plan work because it knows that viability has improved recently.</p>	
<p>Mel Barlow - Graham of Dron and Wright Property Consultants</p> <p>(On behalf of London Fire and Emergency Planning Authority)</p>	<p>Note that the draft PDCS includes a 'nil' levy for 'all other development' which they assume would encompass community safety facilities including fire stations.</p> <p>Note that all four of Havering's fire stations will need refurbishment (at a likely cost of approximately £1.3m) within the lifespan of the Infrastructure Delivery Plan and want to see fire-fighting facilities be added to the CIL Regulation 123 List.</p> <p>The respondent wishes to be kept informed as to the progress with the Havering CIL including the formal stages such as the Draft Charging Schedule, the Examination and adoption.</p>	<p>Community safety facilities are covered by the 'nil' levy under all other development.</p> <p>In developing the Regulation 123 list to form part of the DCS consideration will be given to the inclusion of firefighting facilities.</p> <p>LB Havering to confirm that LFEPA will be kept updated on CIL process through the consultation that will be undertaken on the Draft Charging Schedule.</p>
<p>Chris Moore of Savills</p> <p>(On behalf of Ellandi LLP owners of the Mercury Shopping Centre in Romford)</p>	<p>Ellandi own the Mercury Shopping Mall in Romford and have concerns about :</p> <ul style="list-style-type: none"> <li>• Greater clarity is needed on the definition of chargeable retail development</li> <li>• The evidence and key assumptions used to test the proposed rates for retail development</li> <li>• the ability of high density town centre development to support the level of CIL</li> </ul>	<p>The distinction between the two different retail CIL levels is based on relevant retail typologies for the borough and the viability evidence demonstrates that larger format retail developments (such as supermarkets and retail warehouses) have different viability characteristics which result in a greater degree of viability than other forms of retail development. This will be reviewed as part of the update to the viability evidence. The DCS includes clear definitions of the differential types of chargeable retail development. The viability evidence and the CIL rates levied on retail developments have been reviewed and will ensure that rates are set at levels</p>

Respondent	Comments	Recommended LBH Response
	<p>proposed and the approach to affordable housing within the viability modelling</p> <ul style="list-style-type: none"> <li>the scenario testing underpinning the CIL and the relevance to the emerging draft Havering Local Plan</li> <li>the absence of a draft Regulation 123 list (as they say is required by latest CIL Regulations)</li> </ul>	<p>which strike an appropriate balance between funding necessary infrastructure to support the development coming forward and not putting development envisaged by the Local Plan at risk, as required by the CIL regulations. All assumptions and inputs to the viability evidence are being reviewed and updated where necessary to reflect current conditions. The DCS contains a draft Regulation 123 List.</p>
<p>Peter Heath (Greater London Authority)</p>	<p>The London Mayor is pleased that the Mayor's CIL has been taken into account in bringing forward the Havering CIL (in line with CIL Regulations).</p> <p>The London Mayor is satisfied that the Havering CIL will not put at risk objectives and detailed policies in the London Plan.</p> <p>The London Mayor wants to be kept advised about further progress with the Havering CIL including the Examination stage.</p>	<p>No technical response required.</p> <p>LB Havering to confirm that GLA will be kept updated on CIL process through the consultation that will be undertaken on the Draft Charging Schedule.</p>
<p>Neil Lees (Transport for London)</p>	<p>Transport for London supports the views of the GLA (above). It :</p> <ul style="list-style-type: none"> <li>welcomes the reference to Crossrail and Mayoral CIL and suggests that the Draft Charging Schedule should reference the obligation requirements to the Mayor's Crossrail Supplementary Planning Guidance.</li> </ul>	<p>The DCS includes reference to the requirements under the Crossrail SPG in relation to current Mayoral CIL and MCIL2.</p> <p>Noted and agreed. No technical response required.</p> <p>No technical response required.</p>

Respondent	Comments	Recommended LBH Response
	<ul style="list-style-type: none"> <li>notes that the residual infrastructure funding gap is identified as £317m and that the anticipated level of development / CIL will make only a modest contribution to this need.</li> <li>is pleased to see that the need for transport infrastructure is recognised and note the alignment between its own transport aspirations and those of the Council (as set out in the concurrent local plan consultation).</li> <li>would like to work closely with the Council on developing transport proposals including those to be set out in the draft Regulation 123 list.</li> <li>wants to be kept informed of the further progress with the Havering CIL.</li> </ul>	<p>LB Havering will continue to work closely with the Mayor London on planning and transport matters affecting Havering including strategic transport improvements (as identified in the Havering Local Plan and the Infrastructure Delivery Plan).</p> <p>LB Havering to confirm that TfL will be kept updated on CIL process through the consultation that will be undertaken on the Draft Charging Schedule.</p>
Joe Coogan (On behalf of Kisharon)	The respondent supports the principle of the CIL proposals and that there is a differential between the areas either side of the A1306 road to reflect lower land value and property costs on the south side of the road.	<p>Noted. No technical response required</p> <p>The PDCS clearly states that LB Havering proposes, at its discretion, to allow the value of land, where the land is transferred to the Council, to be offset against the chargeable amount of CIL. The Council proposes, at its discretion, to enter into agreements for a land payment to discharge part or all of a levy</p>

Respondent	Comments	Recommended LBH Response
	<p>The respondent supports the option for discretion in the implementation of the Havering CIL and suggests that the transfer of land to the Council to offset CIL charges may assist the Council in fulfilling its statutory duties and meeting local needs.</p>	<p>liability. The value of land acquired and infrastructure provided as 'payment in kind' will be determined by the District Valuer (at the cost of the developer).</p>
<p>Ziyad Thomas The Planning Bureau  (On behalf of McCarthy and Stone)</p>	<p>The Planning Bureau provides evidence on the viability of retirement housing, both extracare and sheltered housing to assist with viability appraisal where no locally specific information is available.</p> <p>The PB supports bespoke viability appraisals of residential development, specifically retirement housing.</p> <p>The viability appraisal should include specific case studies of retirement housing in order to justify any specific CIL rates. CIL has a more significant impact on retirement housing than on general housing.</p>	<p>The update of the viability evidence has taken these comments into consideration and accordingly include additional testing in relation to the proposed CIL rates for private care/retirement housing development.</p>
<p>Shumana Rahman of Highways England</p>	<p>Highways England do not agree with the Evidence Base Report (Table 1.1) that funding for motorways and trunk roads comes from Central Government and is, therefore, excluded from the CIL assessment.</p>	<p>The IDP and CIL infrastructure evidence reflects the division of responsibilities between London Highways England who are responsible for motorways and TfL for other strategic roads, ie. trunk, roads.</p> <p>There is no effect on the CIL assessment as LBH's CIL would not be expected to pay for strategic roads.</p> <p>No relevance to CIL.</p>



Respondent	Comments	Recommended LBH Response
	Highways England wants Havering to prepare an evidence based transport assessment that considers the cumulative impact of the Local Plan on the Strategic Road Network.	
Comments from individuals	Comments	
	<p>The resident cites the example of Oldchurch Hospital redevelopment where he says there has been no investment in infrastructure to support new residents. Access to the town centre is highlighted as a particular problem.</p> <p>The proposals fill the resident with no confidence as to the Council's ability to provide new infrastructure.</p>	<p>The specific purpose of CIL is to help fund a wide range of infrastructure to support development. The development of the Regulation 123 list as part of the DCS will allow LB Havering to ahead for infrastructure delivery more effectively and will help ensure that scarce resources are used effectively and efficiently.</p> <p>The Council is currently (2018) progressing work with Transport for London which is aimed at improving access into the Town Centre and this is reflected in the Infrastructure Delivery Plan.</p>
	The resident supports the introduction of CIL to replace pooling contributions from several developments by means of Section 106 agreements.	No technical response required.
	<p>The resident supports the proposed CIL.</p> <p>He also comments that a new crossing is needed at Waterloo Road linked to the new build at the former Oldchurch Hospital site.</p>	<p>No technical response required.</p> <p>As highlighted above, the Council is currently working with Transport for London on proposals to improve access into the Town Centre from the residential development at the former Oldchurch Hospital site and beyond that to the west of Romford.</p>

Respondent	Comments	Recommended LBH Response
	<p>The resident commented that he thought that his rates already paid for all infrastructure and did not wish to incur any further payments.</p>	<p>The resident would not incur any CIL charges unless he undertook a development that incurred CIL charges.</p> <p>No technical response required.</p>



# HAVERING COMMUNITY INFRASTRUCTURE LEVY

## DRAFT CHARGING SCHEDULE

LONDON BOROUGH OF HAVERING

DATE: AUGUST 2018

## DOCUMENT CONTROL SHEET

<b>DOCUMENT TITLE</b>	Havering CIL_DCS V3.0
<b>REPORT TITLE</b>	Havering Community Infrastructure Levy - Draft Charging Schedule
<b>ISSUE</b>	V3.0
<b>STATUS</b>	Final
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## RECORD OF ISSUE

Issue	Status	Author	Date	Check	Date	Authorised	Date
V3.0	Final	J. Moore	26/07/18	JM	26/07/18	JM	26/07/18

## APPROVED FOR ISSUE

Name	Signature	Date
JM		26/07/18

## DISTRIBUTION

Name	Role
Martyn Thomas	Development and Transport Planning Manager
Lauren Miller	Development Planning Team Leader

[Insert date issued, approved and published]

[Insert date approved by the Council]

Takes effect on [insert date]

## 1 Planning Act 2008 and CIL Regulations 2010

The Community Infrastructure Levy (CIL) was established through the Planning Act 2008 (Part 11) and is bound by the Community Infrastructure Levy Regulations 2010 and subsequent amendments.

The London Borough of Havering is a charging authority in view of this legislation and will charge the Community Infrastructure Levy in respect of development within Havering.

The CIL charge will be additional of the Mayoral CIL of £20 per square metre<sup>1</sup>.

## 2 Draft Charging Schedule: CIL rates

TYPE OF DEVELOPMENT (and use class)	CIL RATE (£ PER M <sup>2</sup> OF NET ADDITIONAL FLOORSPACE)	
	ZONE A (NORTH)	ZONE B (SOUTH)
Open market residential (C3)	£125	£55
Private care homes and retirement homes (excluding Extra Care)	£125	£55
Office and industrial (B)	£0	
Retail – supermarkets*, superstores and retail warehouses** above 2,000m <sup>2</sup> gross internal area	£175	
Retail – below 2,000 m <sup>2</sup> gross internal area in Metropolitan, District and Local Centres as defined in the Local Plan	£50	
Hotel (C1)	£20	
All other development	£0	

\* 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.

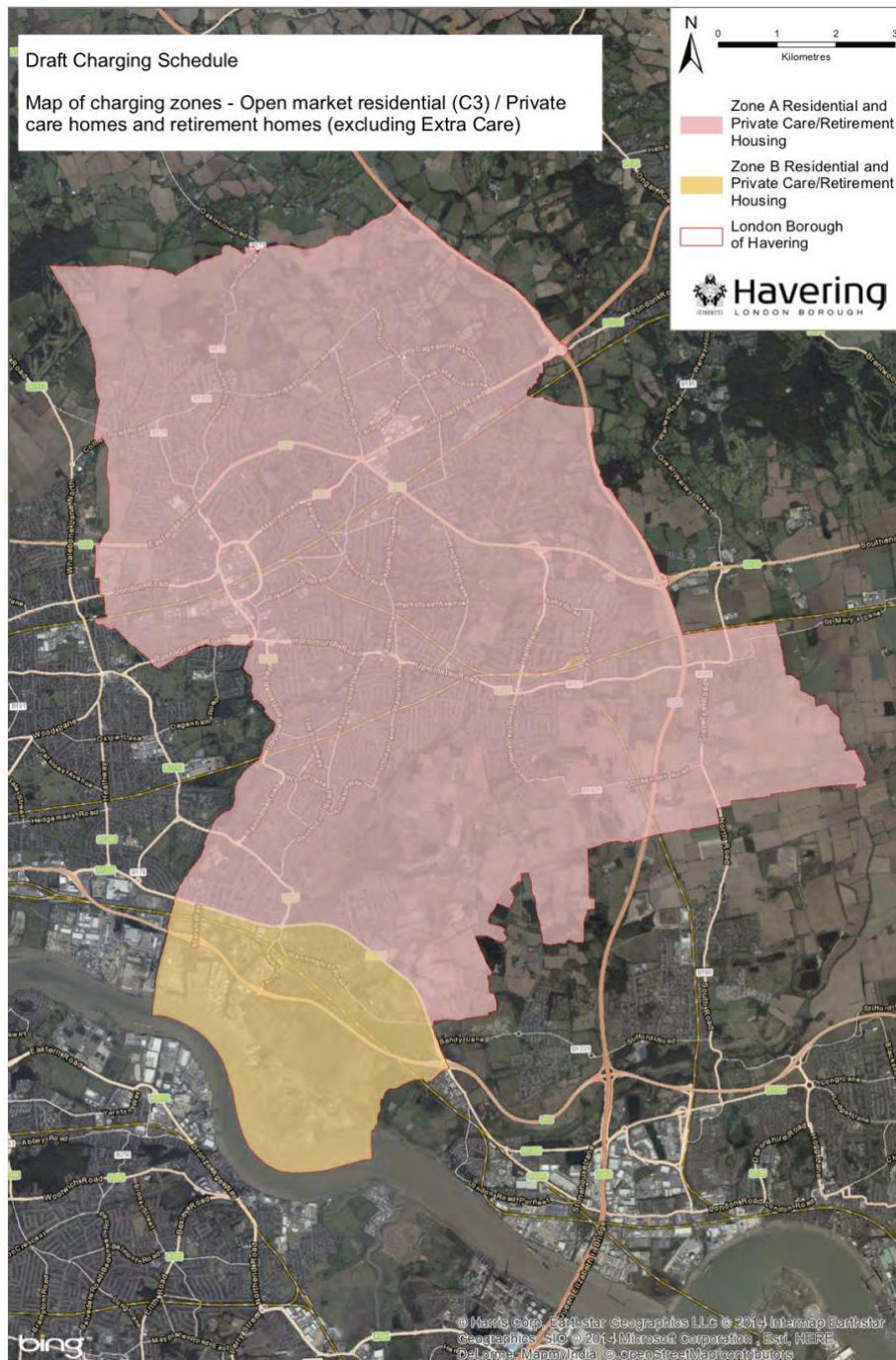
• \*\* Retail Warehousing is defined as shopping destinations specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for a significant proportion of carborne customers.

<sup>1</sup> The MCIL2 rate will rise to £25 per square metre from April 2019 (<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy>)

### 3 CIL charging zones

As the charging authority, the Council will charge differential CIL rates for two geographical zones to reflect locational differences in viability.

The map below shows the boundary and location of the north and the south charging zones. This geographical differential rate will only apply to residential and private care/retirement housing developments in Havering. CIL rates for other forms of development apply borough-wide.



### 4 Liability to pay CIL

The levy may be payable on development which creates net additional floor space, where the gross internal area of new build is 100 square metres or more. That limit does not apply to new houses or

flats, and a charge can be levied on a single house or flat of any size. See section 5 for details of exclusions, exemptions and reliefs from the levy that may be available.

## 5 Exemptions

The following do not pay CIL:

- Development of less than 100 square metres (see regulation 42 on minor development exemptions) – unless this is a whole house, in which case the levy is payable
- Houses, flats, residential annexes and residential extensions which are built by ‘self-builders’ where an exemption has been applied for and obtained, and, in regard to a self-build home or a residential annex, a Commencement (of development) Notice served prior to the commencement of the development (see regulations 42A, 42B, 54A, 54B and 67(1A), inserted by the 2014 Regulations)
- Social housing that meets the relief criteria set out in Regulation 49 or 49A (as amended by the 2014 Regulations) and where an exemption has been obtained, and a Commencement (of development) Notice served, prior to the commencement of the development
- Charitable development that meets the relief criteria set out in regulations 43 to 48 and where an exemption has been obtained, and a Commencement (of development) Notice served, prior to the commencement of the development
- Buildings into which people do not normally go (see regulation 6(2))
- Buildings into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery (see regulation 6(2))
- Structures which are not buildings, such as pylons and wind turbines
- Specified types of development which local authorities have decided should be subject to a ‘zero’ rate and specified as such in their charging schedules
- Vacant buildings brought back into the same use (see regulation 40 as amended by the 2014 Regulations)

Where the levy liability is calculated to be less than £50, the chargeable amount is deemed to be zero so no levy is due.

Mezzanine floors, inserted into an existing building, are not liable for the levy unless they form part of a wider planning permission that seeks to provide other works as well.

## 6 Calculating the chargeable amount

Individual levy payments are calculated by the charging authority.

The CIL charge is calculated on new Gross Internal Area (GIA) floor space in square metres. Differential rates will be charge depending on the land use of proposed development as per the CIL rates table.

In calculating individual charges for the levy, regulation 40 of the CIL (Amendment) Regulations 2014 requires collecting authorities to apply an index of inflation to keep the levy responsive to market conditions. The index is the national All-In Tender Price Index of construction costs published by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors. This index presents forecast figures, which are updated and finalised periodically.

## 7 Instalments policy

Havering's instalment policy is in line with the Mayor of London's instalment policy.

From the 1st January 2018, a new Mayoral instalments policy was implemented, which lowered the threshold from which instalments can be applied from £500,000 to £100,000. The Mayoral CIL instalments policy is set out below:

Amount of CIL liability	Number of instalment payments	Amount or proportion of CIL payable in any instalment/time at which payments are due
£100,000 or less	No instalments	Total amount payable within 60 days of commencement of development
£100,001 or more	Two instalments	<ul style="list-style-type: none"> <li>The greater of £100,000 or half the value of the total amount payable within 60 days of commencement of development</li> <li>The remainder within 240 days of commencement of development</li> </ul>

## 8 Discretionary Matters

The Council proposes to offer 'discretionary relief for exceptional circumstances'<sup>2</sup> from liability to pay CIL. Offering exceptional circumstances relief would provide the Council with some flexibility to deal with individual sites where development is desirable, but which are proved to have exceptional costs or other requirements which make them unviable. Exceptional circumstances relief can be activated and deactivated at any time and a notice of intention will be published by the Council.

The Council proposes, at its discretion, to allow the value of land, where the land is transferred to the Council, and infrastructure provided to be offset against the chargeable amount of CIL. The Council

<sup>2</sup> Under the provisions and limitations of Regulations 55 and 57 of the CIL Regulations 2010



proposes, at its discretion, to enter into agreements for a land payment to discharge part or all of a levy liability and may also enter into agreements to receive infrastructure as payment. The value of land acquired and infrastructure provided as 'payment in kind' will be determined by the District Valuer (at the cost of the developer).

The Council proposes that it may apply CIL funds to 'administrative expenses'<sup>3</sup> incurred in connection with CIL.

The Council proposes to offer 'discretionary charitable relief for investment activities'<sup>4</sup> where a charity landowner will hold the development as an investment from which the profits are applied for charitable purposes. This discretionary relief can be activated and deactivated at any time and a notice of intention will be published by the Council.

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<sup>3</sup> Under the provisions and limitations of Regulation 61 of the CIL Regulations 2010

<sup>4</sup> Under the provisions and limitations of Regulations 44-48 of the CIL Regulations 2010

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# **Havering Community Infrastructure Levy**

## **Draft Regulation 123 list**

**August 2018**

## Draft Regulation 123 list

### Overview

The Council is committed to the timely and efficient delivery of infrastructure to support residents and businesses in Havering. When adopted CIL will provide an important contribution towards helping ensure that Havering secures the infrastructure necessary to support the delivery of its planning and regeneration strategies. As such, it will help to ensure that residents are able to enjoy a high quality of life founded on the infrastructure that they need for day to day living. It will assist also in ensuring that Havering remains a borough with a high quality environment and high levels of transport accessibility and connectivity where people want to live and businesses want to invest.

It will remain necessary, however, for the Council and other stakeholders to continue to explore every opportunity to secure funding from other sources to complement and augment CIL monies.

In accordance with Regulation 123 of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), the Council has set out its approach towards funding infrastructure using CIL monies and funding infrastructure secured through planning obligations.

The intention is to ensure that there is no duplication in the use of CIL and planning obligations for the same projects.

The table below sets out:

- those types of infrastructure that the Council will fund using CIL (Column 1)
- those types of infrastructure that the Council will fund using planning obligations rather than CIL (Column 2)
- specific infrastructure needed to support development in Romford and Rainham and Beam Park that the Council will fund using planning obligations rather than CIL (Column 3)

The Council intends that it will, or may, spend CIL on part or all of the cost of provision, improvement, replacement, operation or maintenance of the infrastructure, as listed in **Column 1**, to support development in Havering. Inclusion of infrastructure types in this column does not imply priority, or that the Council will spend CIL on every item, or not spend CIL on other unlisted items.

**Columns 2 and 3** set out matters not covered by the Regulation 123 list and will be instances where the Council intends to negotiate planning obligations (secured through Section 106 and other powers) for infrastructure as defined in the Planning Act 2008.

In general, this will be where that infrastructure is required to make a specific development proposal acceptable subject to the CIL Regulations.

The provision of specific infrastructure in the key growth areas of Romford and Rainham and Beam Park will be in line with the focus in the emerging Havering Local Plan for these to be the key growth areas in Havering over the 15 year period of the Local Plan.

The table will be kept under regular review.

The list will take effect from XX Month 2019

## Havering Regulation 123 list

<p>Type of infrastructure across Havering which will be funded by the Community Infrastructure Levy ('CIL') (the Regulation 123 list)</p>	<p>Matters not covered by the Regulation 123 list (which will be funded through planning obligations)</p>	<p>Specific matters not covered by the Regulation 123 list for infrastructure needed to support development in Romford and Rainham and Beam Park to be funded through planning obligations)</p>
<p>Libraries Sport and leisure Emergency services Cultural facilities Green infrastructure</p>		
<p>Education</p>	<p>None</p>	<p>Primary School at Bridge Close</p> <p>Primary school within Rainham and Beam Park Housing Zone</p>
	<p>Transport infrastructure necessary to support new development</p>	<p>Beam Park station</p> <p>Rainham Creek bus / walking / cycling bridge</p>
<p>Public realm (including built environment and streetscene)</p>	<p>Public art</p>	<p>Romford Town Centre Public Realm Masterplan</p> <p>Beam Parkway – Improved connectivity along the A1306 and within London Riverside</p>
<p>Health and well-being</p>	<p>None</p>	<p>Community care hub in Romford</p> <p>Primary care facility in Rainham Beam Park</p> <p>Rainham primary care facility</p>

	<b>Utilities</b>	<b>Diversion of public utility main cables</b>  <b>Diversion of public utility sewer and gas main</b>
	<b>Flood defence / protection measures</b>	<b>Various flood protection schemes</b>

Other matters not covered by the Regulation 123 List for which funding will be sought from developers through planning obligations include:

- Affordable housing
- Section 278 agreements for highway schemes (including junction improvements, safety improvements and re-instatements)
- Training programmes or employment support
- Job brokerage
- Securing employment premises
- Waste management
- Provision of on-site renewable energy equipment
- Carbon reduction projects
- Electric vehicle charging
- Mitigating the impact of development on air or water quality
- Enhancements to bio-diversity and geodiversity
- Preservation of historic assets
- Measures to secure safer environments
- Travel plans and car clubs
- On-site / off-site green space and play space
- Energy efficient and
- renewable energy

### **Further infrastructure across Havering to be secured through planning obligations**

Additionally, planning obligations (secured through Section 106 agreements) will be sought for site-specific infrastructure which is necessary to make a development acceptable in planning terms, and which :

- cannot be dealt with by planning conditions; and
- will not otherwise be covered by funding through CIL

A planning obligation can only be taken into account when determining a planning application for a development, or any part of a development, if the obligation meets all of the following tests:

- necessary to make the development acceptable in planning terms
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

At present, contributions may be 'pooled' from up to 5 separate planning obligations for a specific item of infrastructure.



# HAVERING COMMUNITY INFRASTRUCTURE LEVY

## INFRASTRUCTURE FUNDING GAP REPORT

LONDON BOROUGH OF HAVERING

DATE: AUGUST 2018

## DOCUMENT CONTROL SHEET

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V2.0	Final Draft	J. Moore	17/07/18	JM	17/07/18	JM	17/07/18
V2.1	Final Draft	J. Moore	20/07/18	JM	20/07/18	JM	20/07/18
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JM		03/07/18
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## DISTRIBUTION



Name	Role
Martyn Thomas	Development and Transport Planning Manager
Lauren Miller	Development Planning Team Leader

## TABLE OF CONTENTS

<b>1</b>	<b>CONTEXT AND APPROACH .....</b>	<b>4</b>
1.1	Purpose of this Infrastructure Funding Gap Report .....	4
1.2	Havering's Local Plan and Infrastructure Delivery Plan (IDP) .....	4
1.3	Definition and types of Infrastructure.....	4
1.4	CIL Regulations .....	5
<b>2</b>	<b>HAVERING'S GROWTH PROFILE.....</b>	<b>5</b>
2.1	Growth context .....	5
2.2	Housing trajectory .....	6
2.3	Non-residential development trajectory.....	8
<b>3</b>	<b>INFRASTRUCTURE REQUIREMENTS .....</b>	<b>9</b>
<b>4</b>	<b>CIL FUNDING GAP .....</b>	<b>10</b>
4.1	CIL eligibility .....	10
4.2	Funding position .....	10
4.3	CIL aggregate funding gap .....	10
4.4	Projected CIL income .....	11
4.5	Funding gap after CIL .....	12
<b>5</b>	<b>USING CIL .....</b>	<b>13</b>
5.1	Planning Obligations SPD .....	13
5.2	Regulations 123 List .....	13
<b>6</b>	<b>Appendices.....</b>	<b>14</b>
	<b>APPENDIX 1.....</b>	<b>14</b>
	<b>APPENDIX 2.....</b>	<b>15</b>

# 1 CONTEXT AND APPROACH

## 1.1 Purpose of this Infrastructure Funding Gap Report

This report forms part of the evidence base informing and supporting the development of the London Borough of Havering's Community Infrastructure Levy (CIL) charging schedule. CIL is a tool for local authorities in England and Wales to support the development of their area by funding the provision, improvement, replacement, operation or maintenance of infrastructure. CIL will contribute towards funding the infrastructure identified in Havering's Infrastructure Delivery Plan (2018).

Charging authorities must evidence an aggregate funding gap that demonstrates the need to put in place the levy. This report shows that the cost of infrastructure required to support Havering's Local Plan exceeds the amount of funding available, including CIL projected income and other sources of funding, and evidences the funding gap.

Infrastructure planning, needs and provision are ever changing due to changes in users' preferences, policy or technology. As such, the data in this report and the Council's Infrastructure Delivery Plan represents a point in time, and will be kept up to date by the Council.

## 1.2 Havering's Local Plan and Infrastructure Delivery Plan (IDP)

LB Havering is currently preparing its Local Plan and submitted its Draft Local Plan for examination in March 2018, with adoption expected to be during summer 2019. As part of the Local Plan evidence base, LB Havering has produced a new Infrastructure Delivery Plan (IDP) published in March 2018, which was originally published in 2017 as part of the Local Plan Reg 19 consultation.

The Infrastructure Delivery Plan (IDP) sets out the provision of infrastructure necessary to support development and growth, and provides an estimate of the total cost of the infrastructure. Table 7.2 of the IDP sets out the list of infrastructure projects to be delivered over the course of the plan period (2016-2031) in five-year tranches.

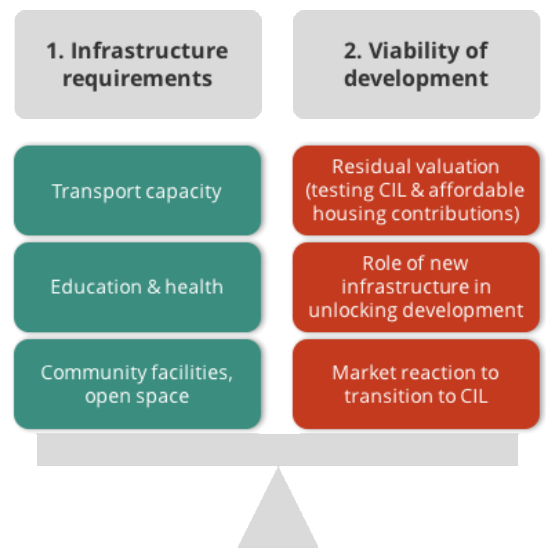
## 1.3 Definition and types of Infrastructure

Infrastructure is categorised as follows in the Infrastructure Delivery Plan (2018):

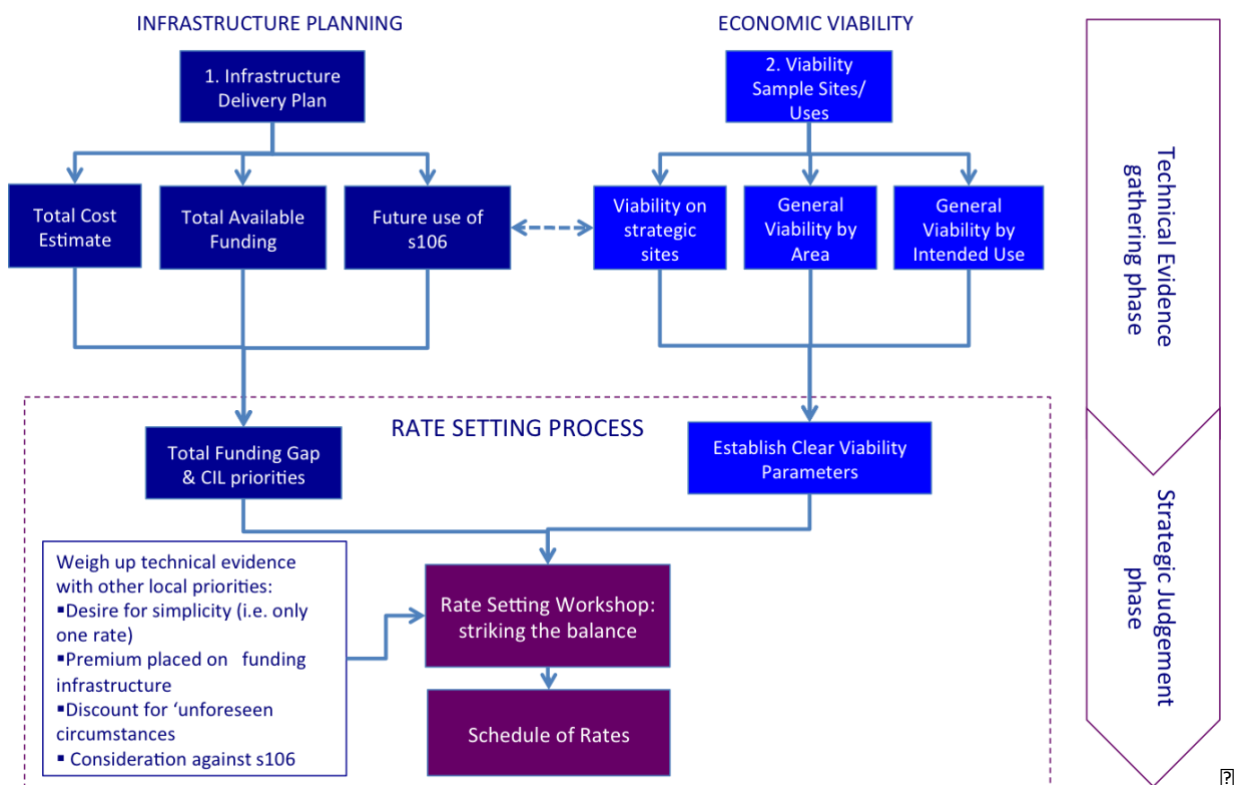
- Transport;
- Education;
- Health and wellbeing;
- Utilities;
- Flood protection;
- Culture & community;
- Green infrastructure;
- Recreation & leisure;
- Emergency services;
- Waste;
- Urban regeneration; and
- Environment.

## 1.4 CIL Regulations

In setting its CIL rates, a Charging Authority must strike an appropriate balance<sup>1</sup> between the desirability of CIL funding total or part of the estimated infrastructure delivery costs to support development; and the potential effects of CIL charges on the economic viability of development across the area.



The diagram below summarises the process for CIL evidence gathering and rate setting process.



## 2 HAVERING'S GROWTH PROFILE

### 2.1 Growth context

Havering is an outer London Borough at the eastern edge of London at its border with Essex. Over half of the borough is Metropolitan Green Belt.

<sup>1</sup> 2010 Community Infrastructure Levy Regulation 14

Havering's housing target, as set out in the current London Plan, is a minimum of 11,701 over the period 2015-2025, which equates to minimum annual average housing target of 1,170.

The Local Plan identifies two parts of Havering as the main areas for accommodating Havering's growth over the plan period. Consistent with national and Mayoral planning policy, these are focused in the borough's main Metropolitan town centre at Romford and the Rainham and Beam Park area which has been identified for several years as one of London's main brownfield development opportunities and forms part of the London Riverside Opportunity Area. Both of these areas include Housing Zones as identified by the Mayor of London.

The Council is also looking at accommodating growth through the regeneration of its own housing estates; 12 sites have been identified with the potential to deliver 2,000 new homes.

Infrastructure provision is key to maximise the opportunity and deliver the Havering's housing targets, as for the Beam Park development that is partly dependent on the opening of Beam Park Station on the C2C Line, which is currently scheduled to open in 2022.

## 2.2 Housing trajectory

Havering's Housing Position Statement (2018) which is part of the evidence base for the Local Plan sets out the Council's approach for housing delivery including sites in strategic areas, estates to be regenerated and other sites presenting potential for housing.

The table below summarises Havering's housing supply<sup>2</sup>:

	Net Completions 0-5 years (2016-21) -	Net Completions 5-10 years (2021-26)
Planning permission granted - not yet completed	2,030	700
Council Estate Regeneration Sites	-217	723
Rainham and Beam Park Strategic Development Area Sites	0	720
Romford Strategic Development Area Sites	511	2,257
Planning applications awaiting decision	1,195	1,126
Sites submitted for pre-application discussions	273	39
Other sites	211	120
Small sites	744	930
Vacant units returning to use	104	130
Actual Completions 2016-17	585	0
	<b>5,436</b>	<b>6,745</b>

<sup>2</sup> Havering's Housing Supply, Table 5.1, Havering Local Plan 2016-2031, Housing Position Statement March 2018 ([https://www.havering.gov.uk/download/downloads/id/1958/lbhlp15\\_housing\\_position\\_statement\\_2018.pdf](https://www.havering.gov.uk/download/downloads/id/1958/lbhlp15_housing_position_statement_2018.pdf))

The following items have been excluded from the CIL income projections:

- **All schemes with planning permission issued** – as CIL liability notices are issued for chargeable development at the time when planning permission first permits development<sup>3</sup>. Consequently, all schemes in the Housing Position Statement with planning permission have been excluded from the housing trajectory for the purpose of CIL income projection.
- **Actual completions**
- **Vacant units returning to use** – as CIL cannot be charged if there is no additionality.

Other assumptions have been made to inform the housing trajectory:

- 50% of the small sites supply is unlikely to be chargeable development; so only 50% have been included in the trajectory.

---

<sup>3</sup> 2010 Community Infrastructure Levy Regulation 8

The table below summarises Havering's emerging policy (as set out in the submitted Havering Local Plan) for market housing mix<sup>4</sup>:

PROPERTY TYPE	MARKET HOUSING PERCENTAGE
1-bedroom	5%
2-bedroom	15%
3-bedroom	64%
4-bedroom	16%

### 2.3 Non-residential development trajectory

Havering's Draft Charging Schedule proposes differentiated rates for the two following categories of retail:

- Retail – supermarkets, superstores and retail warehouses above 2,000m<sup>2</sup> gross internal area ,
- Retail – below 2,000 m<sup>2</sup> gross internal area in Metropolitan, District and Local Centres as defined in the Local Plan.

LB Havering's Retail and Commercial Leisure Needs Assessment (April 2015 and 2018 update) sets out the need for retail floor space in Havering using the following categories:

- Convenience Goods,
- Comparison Goods, and
- Food & Drinks retail.

In order to use the needs assessment data to project CIL income for retail, it has been assumed that Convenience and Comparison Goods floor space projections fall within the 'Above 2,000 sqm' CIL charging category; Food & Drinks retail belongs to the 'Below 2,000 sqm in town centres category'.

Whilst it is expected some hotel development may come forward over the plan period, this type of development was not included in the Retail and Commercial Leisure Needs Assessment, and therefore hotels have been excluded from the CIL modelling exercise.

<sup>4</sup> Policy 5 – Housing Mix; Local Plan submission version

### 3 INFRASTRUCTURE REQUIREMENTS

The IDP estimates that the total cost of infrastructure required to support the growth identified in the Local Plan in Havering is £578m, as detailed in the table below. This estimate does not cover the whole Local Plan period (15 years), as local agencies who provide cost estimates for the IDP, have only derived costs for a shorter period.

A detailed list of the main infrastructure projects necessary to support the Local Plan are provided in Appendix 2.

*Table 1 - Estimated total cost of identified infrastructure requirements<sup>5</sup>*

SECTOR	TOTAL COST
Education	£218m
Transport	£115m
Health	£78m
Culture & community	£32m
Green infrastructure	£48m
Recreation & leisure	£63m
Urban regeneration	£20m
Others	£4m
<b>Total</b>	<b>£578m</b>

*Note: Figures may not sum to Total due to rounding.*

<sup>5</sup> London Borough of Havering, INFRASTRUCTURE DELIVERY PLAN, March 2018, page 39

## 4 CIL FUNDING GAP

### 4.1 CIL eligibility

All infrastructure projects identified in the IDP to support of the Local Plan are eligible for CIL funding. There are 71 projects of 11 infrastructure types in the plan period 2016-2031, for which estimated cost is circa £577,674,000 and rounded up to £578 million in section 3.

This list of projects is included in Appendix 2.

### 4.2 Funding position

In order to establish a funding gap a Charging Authority is required to calculate the funding from other sources. The main funding sources available to support the delivery of infrastructure projects in the IDP include:

- London Borough of Havering capital funding;
- Greater London Authority/Transport for London;
- Developer contributions;
- Central Government allocations;
- Lotteries and charities; and
- Direct charges for services, as in the case of utility companies.

Havering's capital programme provides detailed funding information on both existing capital projects and new capital projects to 2022/23<sup>6</sup>.

- A significant portion of the capital funding available is already allocated to existing infrastructure projects that underway (£46.527m). These projects are included in the IDP schedule and in the total cost of infrastructure.
- £87.437m of new capital projects is for infrastructure projects

**The total available funding for the period to 2022/23 is circa £133.964m.** and is associated with a combination of funding from capital receipts; revenue and reserve contribution; grants; section 106; other external funding (e.g. TfL); and prudential borrowing.

### 4.3 CIL aggregate funding gap

The funding gap for the period 2017/18 to 2022/23 is the total cost of infrastructure (see section 3 – infrastructure requirement) minus the funding sources from Havering's capital programme (see section 4.2 above – funding position): £577.674m - £133.963m = £443.711m.

**The aggregate funding gap can be said to be circa £443.711m.**

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<sup>6</sup> Havering Council Cabinet, February 7<sup>th</sup> 2018. (Final 2018/19 Budget, Medium Term Financial Strategy and Council Tax Proposal <http://democracy.havering.gov.uk/mgAi.aspx?ID=15135#mgDocuments> )



#### 4.4 Projected CIL income

Using the Housing Position Statement and Retail and Commercial Leisure Needs Assessment provided by Havering, a CIL income projection model was built to enable the Charging Authority to test the amount of CIL income generated for various CIL charging rates.

The table below shows the CIL rates of the Draft Charging Schedule.

TYPE OF DEVELOPMENT (and use class)	CIL RATE (£ PER M <sup>2</sup> OF NET ADDITIONAL FLOORSPACE)	
	ZONE A (NORTH)	ZONE B (SOUTH)
Open market residential (C3)	£125	£55
Private care homes and retirement homes (excluding Extra Care)	£125	£55
Office and industrial (B)	£0	
Retail – supermarkets*, superstores and retail warehouses** above 2,000m <sup>2</sup> gross internal area	£175	
Retail – below 2,000 m <sup>2</sup> gross internal area in Metropolitan, District and Local Centres as defined in the Local Plan	£50	
Hotel (C1)	£20	
All other development	£0	

\* 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.

The following assumptions were used:

- 35% affordable housing (based on Local Plan policy 4 on Affordable housing)
- 92 sqm average unit size (based on data in the Local Plan Viability Assessment 2017)
- Net additional floorspace is 100% as data used including loss of floorspace, except for small sites for which it's been assumed that 50% will be additional

The table below shows the income projection model over the period 2017/18 to 2031/32. Appendix 1 shows income projection over 5-year periods.

**The projected CIL income for the period (2017/18 to 2031/32) is £67.045m.**

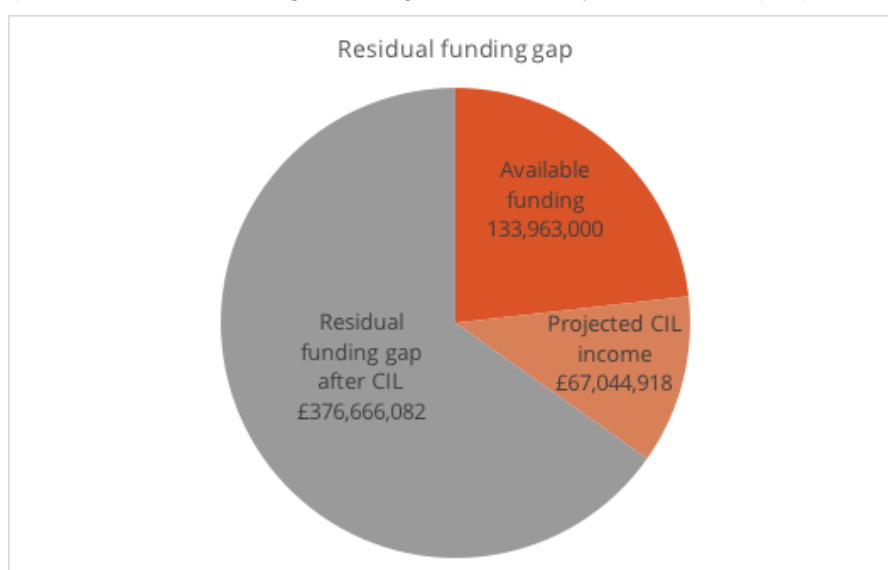
Whole Period (2017/18 - 2031/32)								
Total CIL collected			By use type					
Zone	Total	Annual	Open market residential and private care retirement	Retail – Supermarkets and wetail warehouses above 2,000sqm	Retail – All other retail	Hotels	Office & industrial	All other uses
Total	£5.486m	£0.343m	0	£4.846m	£0.640m	0	0	0
A	£53.661m	£3.354m	£53.661m	-	-	-	-	-
B	£7.898m	£0.494m	£7.898m	-	-	-	-	-
Total	<b>£67.045m</b>	£4.190m	£61.559m	£4.846m	£0.640m	£0	£0	£0

## 4.5 Funding gap after CIL

The residual funding gap is calculated as follow:

CIL aggregate funding gap – projected CIL income = £443.711m - £67.044m = **£376.666m**.

CIL income is unlikely to meet or exceed the aggregate funding gap (see diagram below), which evidences the requirement for Havering to charge the CIL levy at the rates proposed.



## 5 USING CIL

### 5.1 Planning Obligations SPD

Planning obligations, secured through Section 106 of the Town and Country Planning Act 1990 are legal agreements primarily between local planning authorities and landowners and developers. They can impose financial and non-financial obligations.

Planning obligations assist to mitigate the impact of development to make it acceptable in planning terms. Planning obligations constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind. These tests are set out as statutory tests in the Regulation 122 of the Community Infrastructure Levy Regulations 2010 and as policy tests in the National Planning Policy Framework.

After the adoption of a CIL charging schedule, CIL in relevant circumstances will supplement the Section 106 planning obligations system to fund identified infrastructure. S106 agreements will continue to operate to secure on-site affordable housing and site and off-site specific mitigation requirements.

Where a Regulation 123 list includes project-specific infrastructure, the charging authority should not seek any planning obligations in relation to that infrastructure.

Following the adoption of CIL, Havering may publish and adopt a revised Planning Obligations Supplementary Planning Document to set out the Charging Authority's expectations for Section 106 negotiations.

### 5.2 Regulations 123 List

According to Regulation 123 of the Community Infrastructure Regulations 2010 (as amended by the 2011, 2013 and 2014 amendments), a Charging Authority is required to set out a list of infrastructure schemes, which may be wholly or partly funded through CIL. The list can be published and revised, subject to public consultation, at any time following adoption. If an infrastructure scheme is on the Regulation 123 List a planning obligation cannot be negotiated to contribute towards that infrastructure scheme. If an infrastructure scheme is not on the list, up to five S106 planning obligations may be pooled to contribute towards the cost<sup>7</sup>. This is to ensure that 'double-charging' of developers is avoided.

A draft Regulation 123 List has been prepared. In conjunction with the revised Planning Obligation SPD Havering will ensure there is no double charging of developers.

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<sup>7</sup> The CIL Review Group published a report in February 2017 that recommended removing the pooling restriction.

<https://www.gov.uk/government/publications/community-infrastructure-levy-review-report-to-government>

## 6 APPENDICES

### APPENDIX 1

#### Detail of income projection model

Whole Period (2017/18 - 2031/32)								
Total CIL collected			By use type					
Zone	Total	Annual	Open market residential and private care retirement	Retail – Supermarkets and wetail warehouses above 2,000sqm	Retail – All other retail	Hotels	Office & industrial	All other uses
Boroughwide	5,486,050.00	342,878.13	-	4,846,450.00	639,600.00	-	-	-
A	53,661,156.25	3,353,822.27	53,661,156.25	-	-	-	-	-
B	7,897,711.25	493,606.95	7,897,711.25	-	-	-	-	-
Total	<b>£67,044,918</b>	£4,190,307	£61,558,868	£4,846,450	£639,600	£0	£0	£0

Period 1: 2017/18 - 2021/22								
Total CIL collected			By use type					
Zone	Total	Annual	Open market residential and private care retirement	Retail – Supermarkets and wetail warehouses above 2,000sqm	Retail – All other retail	Hotels	Office & industrial	All other uses
Boroughwide	- 567,150	- 113,430	-	- 687,750	120,600	-	-	-
A	12,303,850	2,460,770	12,303,850	-	-	-	-	-
B	2,299,011	459,802	2,299,011	-	-	-	-	-
Total	<b>14,035,711</b>	2,920,572	14,602,861	- 687,750	120,600	-	-	-

Period 2: 2022/23 - 2026/27								
Total CIL collected			By use type					
Zone	Total	Annual	Open market residential and private care retirement	Retail – Supermarkets and wetail warehouses above 2,000sqm	Retail – All other retail	Hotels	Office & industrial	All other uses
Boroughwide	3,034,550	606,910	-	2,835,700	198,850	-	-	-
A	28,014,431	5,602,886	28,014,431	-	-	-	-	-
B	5,598,700	1,119,740	5,598,700	-	-	-	-	-
Total	<b>36,647,682</b>	6,722,626	33,613,132	2,835,700	198,850	-	-	-

Period 3: 2027/28 - 2031/32								
Total CIL collected			By use type					
Zone	Total	Annual	Open market residential and private care retirement	Retail – Supermarkets and wetail warehouses above 2,000sqm	Retail – All other retail	Hotels	Office & industrial	All other uses
Boroughwide	3,018,650	503,108	-	2,698,500	320,150	-	-	-
A	13,342,875	2,223,813	13,342,875	-	-	-	-	-
B	-	-	-	-	-	-	-	-
Total	<b>16,361,525</b>	2,223,813	13,342,875	2,698,500	320,150	-	-	-

## APPENDIX 2

### List of Infrastructure Projects

Location	Type	Facility	Project	Total Cost (£000s)	Period			Delivery Agency	Expected Main Funding Source
					2016 - 2021	2021 - 2026	2026 - 2031		
Borough Wide	Culture & Community	Community Halls	Upgrade/Refurbishment of Community Halls	£2,000	P	Yes	Yes	LBH	LBH, dc Lottery, sponsorship, voluntary
Borough Wide	Culture & Community	Libraries	Libraries investment programme	£1,000	Yes	Yes	Yes	LBH	LBH, dc
Borough Wide	Education	Schools	Additional Primary School Places to 2025/2026 (excluding R/BPHZ)	£103,000	P	Yes	Yes	LBH	DfE, LBH, dc
Borough Wide	Education	Schools	Additional Secondary School Places to 2025/2026	£78,000	P	Yes	Yes	LBH	DfE, LBH, dc
Borough Wide	Education	Schools	Additional Post-16 Places to 2025/2026	£9,500	Yes	Yes		LBH	DfE, LBH EFA, dc
Borough Wide	Education	Schools	Additional Early Years Places to 2025/2026	£3,730	Yes	Yes		LBH	LBH, dc
Borough Wide	Environment	Air quality	Green Screens	£38	Yes			LBH	LBH, GLA
Borough Wide	Environment	Air quality	Pocket Parks	£47	Yes			LBH	LBH, GLA
Borough Wide	Green Infrastructure	Allotments	Allotments Infrastructure Improvement Programme	£1,500	Yes			LBH	LBH

Borough Wide	Green Infrastructure	Children's Play Space	NEAPs to 2031	£1,800	Yes	Yes	Yes	LBH	dc
Borough Wide	Green Infrastructure	Children's Play Space	Playground investment programme	£2,000	Yes	Yes	Yes	LBH	LBH
Borough Wide	Green Infrastructure	Other Green Space	Greenways and All London Green Grid	£5,000	Yes			LBH	various
Borough Wide	Green Infrastructure	Parks	Parks Depot Refurbishment Programme	£3,000	P			LBH	LBH
Borough Wide	Green Infrastructure	Parks	Parks Investment programme (including parks signage improvements)	£6,000	P	Yes	Yes	LBH	LBH
Borough Wide	Health & Social Care	Social Care	Supported Housing	£4,200	P			LBH	GLA
Borough Wide	Recreation & Leisure	Playing pitches	Playing pitches to 2037	£6,000	Yes	Yes	Yes	LBH	LBH, voluntary, dc
Borough Wide	Transport	Bus	Bus Stop Accessibility - Supporting borough-wide bus stop accessibility programme.	£300	P	Yes	Yes	LBH	TfL
Borough Wide	Transport	Highway	Casualty reduction measures	£5,000	P	Yes	Yes	LBH	TfL LBH
Borough Wide	Transport	Highway	Highway Structures. Supporting borough-wide highway structures upgrades highlighted through inspections and structural reviews.	£5,000	P	Yes	Yes	LBH	TfL LBH
Borough Wide	Transport	Highway	Implementation of 20 mph zones across the borough	£1,000	P			LBH	TfL LBH

Borough Wide	Transport	Highway	Principal roads, distributor roads and bus route roads: structural review, assessment and improvement.	£25,000	P	Yes	Yes	LBH	TfL LBH
Borough Wide	Transport	Walking & Cycling	Footway improvements, including accessibility arrangements for pedestrian dropped kerbs.	£5,000	P	Yes	Yes	LBH	LBH, TfL, dc
Borough Wide	Urban regeneration	Employment & Skills	Affordable Business and Employment Accommodation	£4,000	P	Yes		LBH	dc
Borough Wide	Urban regeneration	Public Realm	Other Area Schemes not listed here	£1,500	Yes	Yes		LBH	TfL
Romford SDA	Culture & Community	Cultural facility	Havering Museum investment	£200	Yes	Yes	Yes	LBH	HLF
Romford SDA	Recreation & Leisure	Sports complex	New Romford Leisure Centre	£28,600	P			LBH	LBH land sale
Romford SDA	Transport	Rail	Romford Station Improvements (Southern Entrance)	£3,500	P			TfL	TfL
Romford SDA	Transport	Rail	Romford Station TfL Crossrail Complementary Measures (CCM)	£1,800	P			TfL	TfL
Romford SDA	Transport	Walking & Cycling	Romford Liveable Neighbourhoods programme - Engineering measures to improve accessibility into Romford town centre and improve Ring Road permeability.	£7,000	P	Yes	Yes	TfL	TfL
Borough Wide	Transport	Highway	Reconfiguration of Gallows Corner Junction	TBC	P	P		TFL, LBH	TFL, LBH, dc



Borough Wide	Transport	Public Transport	Improved North South Connectivity through Tram/Light Rail link	TBC	P	P		TfL, LBH	TfL, LBH, dc
Borough Wide	Transport	Highway	Romford Ring Road Tunnelling	TBC	P	P		TfL, LBH	TfL, LBH, dc
Romford SDA	Transport	Walking & Cycling	Romford Housing Zone East West Link, including River Rom improvements	£1,500	P			LBH	GLA
Romford SDA	Transport	Bus	Improved access to Queens Hospital	£200				LBH, TfL	TfL
Romford SDA	Urban regeneration	Public Realm	Romford Market Transformation	£2,000	P			LBH	GLA
Romford SDA	Urban regeneration	Public Realm	Romford Town Centre Scheme (Delivery of Romford Public Realm Masterplan)	£10,000	P	Yes		LBH	LBH, TfL
Romford SDA	Health & Wellbeing	Health Centre	New Primary and Community Care Hub	£20,250	P	Yes		CCG	NHS England
Romford SDA	Culture & Community	Youth Centre	Potential Youth Centre in Romford	tbc	P			LBH	LBH
Romford SDA	Education	Schools	New & expanded primary & secondary schools (included in borough-wide)		P				
Rainham & Beam Pk SDA	Education	Schools	Primary school provision for Rainham and Beam Park HZ	£24,000	P	Yes		LBH	DfE, LBH, dc
Rainham & Beam Pk SDA	Health & Wellbeing	Health Centre (Beam Park)	New Primary Care Facility	£7,000	P			CCG	dc

Rainham & Beam Pk SDA	Health & Wellbeing	Health Centre	New Primary Care Facility	£7,000	P			CDG	NHS England
Rainham & Beam Pk SDA	Recreation & Leisure	Sports complex	New leisure centre in south of the Borough (replacement or refurbishment of Chafford Sports Complex.	£8,400	Yes			LBH	BLF, private sector
Rainham & Beam Pk SDA	Transport	Highway	Beam Parkway - Improved connectivity along A1306 and within London Riverside	£12,359	P			LBH	TfL, GLA,
Rainham & Beam Pk SDA	Transport	Rail	Beam Park Station	£19,050	P			TfL	GLA, TfL, LBH
Rainham & Beam Pk SDA	Transport	Walking & Cycling	Rainham Creek cycling/walking bridge	£1,000	Yes			LBH	TfL, dc
Rainham & Beam Pk SDA	Utilities	Electricity	Diversion of main cables	£2,000	P			UKPN	tbc
Rainham & Beam Pk SDA	Utilities	Sewerage/Gas	Diversion of sewer and gas main	£1,500	P			TW, NG	GLA
Rainham & Beam Park SDA	Flood Protection	Flood Protection	Various flood protection schemes	tbc	P			LBH	LBH, EA
Gidea Park	Urban regeneration	Public Realm	Gidea Park Station Crossrail Complementary Measures (CCM)	£1,400	P			TfL	TfL
Harold Wood	Urban regeneration	Public Realm	Harold Wood Station Crossrail Complementary Measures (CCM)	£1,400	P			TfL	TfL

Harold Wood	Health & Wellbeing	Health Centre	New Primary Care Hub in Heaton Ward	£4,275	P			CCG	NHS England
Harold Wood	Health & Wellbeing	Social Care	Re-open Hildene Children Centre	tbc	Yes			LBH	LBH
Hornchurch	Health & Wellbeing	Health Centre	New Primary Care Hub	£14,400		Yes		CCG	NHS England
Hornchurch	Health & Wellbeing	Health Centre	St George's Health and Well-Being Centre	£12,600	P			CCG	NHS England
Hornchurch	Culture & Community	Cultural facility	Fairkytes Arts Centre investment	£1,000	Yes	Yes		LBH	LBH
Hornchurch	Culture & Community	Cultural facility	Queens Theatre investment	£10,000	Yes	Yes		LBH	Arts Council
Hornchurch	Culture & Community	Heritage	Bretons	£15,000	P			LBH	HLF
Hornchurch	Green Infrastructure	Parks	Harrow Lodge Park, second lake dredging	£300	Yes			LBH	LBH, dc
Hornchurch	Recreation & Leisure	Sports complex	Replacement Sports Complex at Hornchurch	£20,000	Yes	Yes		LBH	LBH, Sport England, dc
London Riverside	Green Infrastructure	Other Green Space	London Riverside Conservation Park (Wildspace)	£15,000	Yes			LBH, RSPB	RSPB, Veolia North Thames Trust, Natural England, LBH, PLA, EA
London Riverside	Green Infrastructure	Parks	Rainham to the River - linking Rainham communities to Thames and marshes	£5,000	Yes			LBH	Veolia North Thames Trust, dc

London Riverside	Green Infrastructure	Parks	Creekside Park improvements and extension	£3,000	Yes			LBH	HLF, dc
London Riverside	Transport	Walking & Cycling	London Riverside Conservation Park (Wildspace) - Development of sustainable transport options (walking, cycling, bus, tram)	£5,000	Yes			LBH	TfL, dc
London Riverside	Transport	Bus	Rainham Creek bus bridge	£10,000	Yes			TfL	TfL
London Riverside	Transport	Bus	Beam River Bus Bridge - linking LB Havering and LB Barking & Dagenham on Ford Land	£10,000	Yes	Yes		TfL	TfL
London Riverside	Transport	Bus	Orbital Bus service connecting SIL and Rainham, revenue support	£2,000	Yes			TfL	TfL
North West Havering	Health & Wellbeing	Health Centre	New Primary Care Hub	£8,325		Yes		CCG	NHS England
Upminster	Green Infrastructure	Other Green Space	Improvements to Thames Chase Community Forest	£5,000	Yes	Yes		Thames Chase Trust	Thames Chase Trust, Forestry Commission
Upminster	Culture & Community	Burial Grounds & Crematoria	Extension of Upminster Cemetery Phases 2 and 3	£2,000	Yes			LBH	LBH
Upminster	Culture & Community	Heritage	Upminster Tithe Barn	£1,000	Yes			LBH	HLF
<b>Total</b>				<b>£577,674</b>					
<i>Note:</i> LBH = LB Havering									

RSPB = Royal Society for the Protection of Birds

PLA = Port of London Authority

EA = Environment Agency

HLF = Heritage Lottery Fund

TfL = Transport for London

dc = developer contributions

tbc = to be confirmed

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## London Borough of Havering Community Infrastructure Levy Viability Study



Prepared for  
London Borough Of Havering  
  
July 2018



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## Contents

1	Summary	2
2	Introduction	5
3	Methodology and appraisal inputs	14
4	Appraisal assumptions	18
5	Appraisal outputs	27
6	Appraisal results	30
7	Conclusions and recommendations	39

## Appendices

- Appendix 1 - Residential appraisal results (London Affordable Rent and Shared Ownership)  
at base costs and values
- Appendix 2 - Residential appraisal results (London Affordable Rent and Shared Ownership)  
at +10% sales values and +5% build costs
- Appendix 3 - Residential appraisal results (London Affordable Rent and Shared Ownership)  
at -5% sales values
- Appendix 4 - Care Home, Retirement and Extra Care housing appraisals
- Appendix 5 - Commercial appraisal results

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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*'<sup>1</sup>.
- 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

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<sup>1</sup> 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 assessment<sup>2</sup>.

## 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.

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<sup>2</sup> 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.

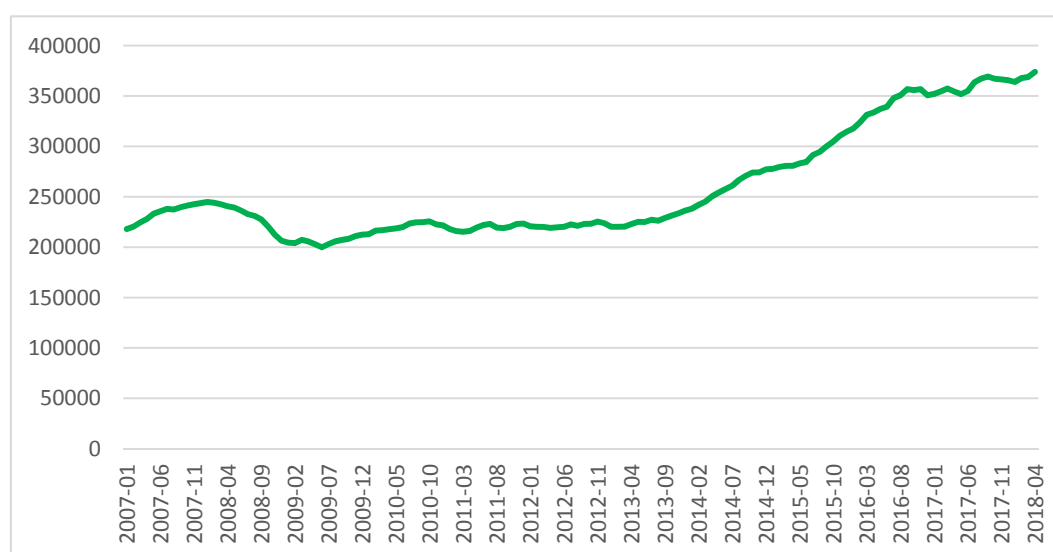
### **Economic and housing market context**

- 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"*.

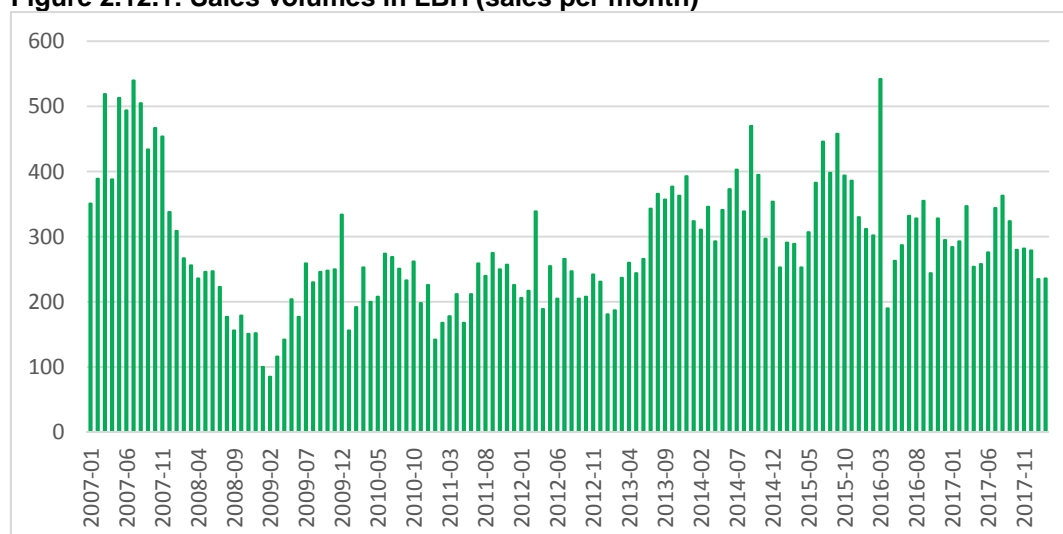
- 2.11 Notwithstanding the above both the Halifax and Nationwide consider that a combination of the continuing low mortgage rates, together with an on-going acute shortage of properties on the market should support house prices. Nationwide conclude that as a result they remain of the opinion that “a 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 2.12.1: Sales volumes in LBH (sales per month)**

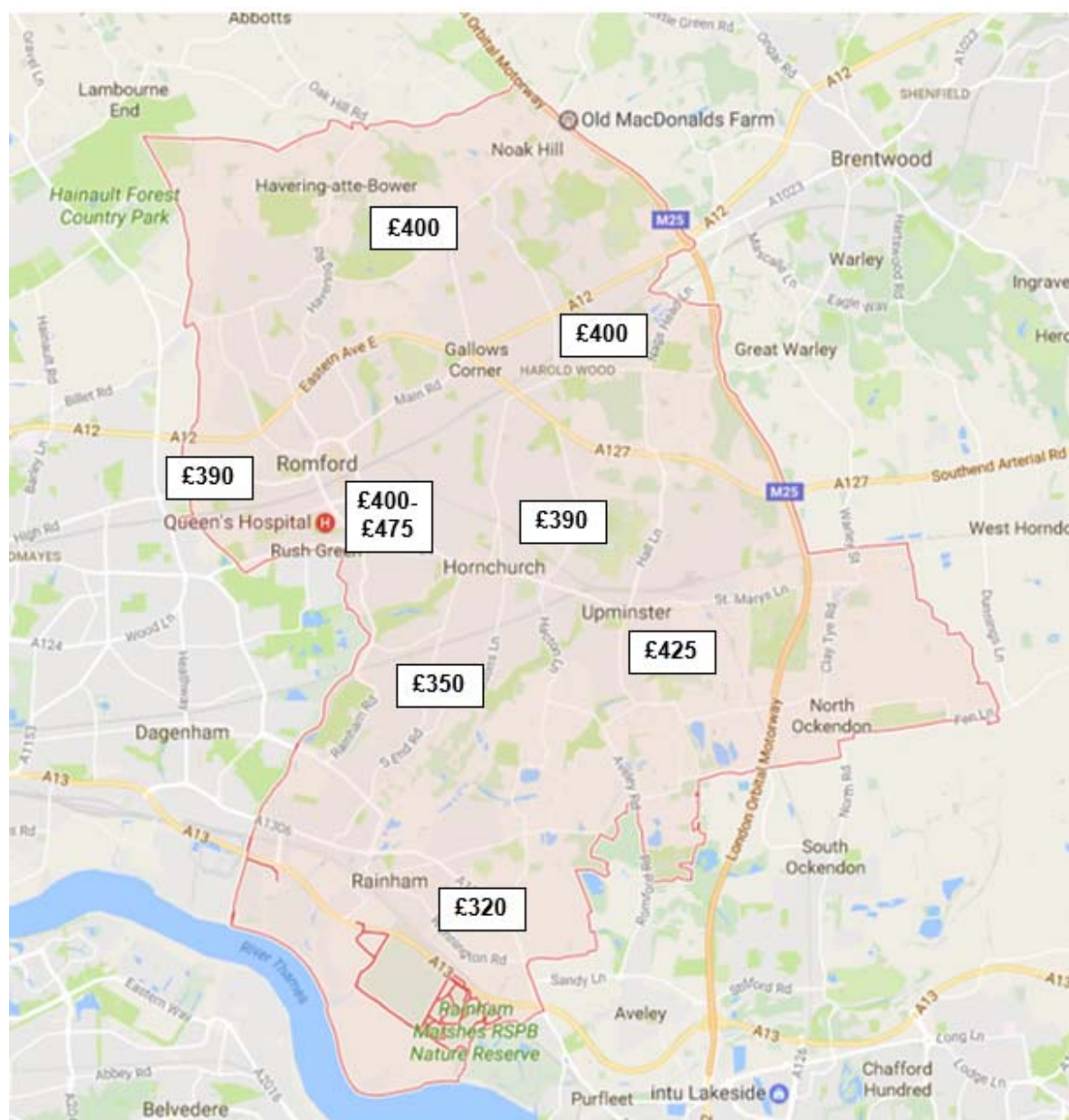


Source: Land Registry



- 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 Group<sup>3</sup> 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 value<sup>4</sup>, 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<sup>5</sup> 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 infrastructure<sup>5</sup> 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.

<sup>3</sup> Viability Testing Local Plans: Advice for planning practitioners, June 2012

<sup>4</sup> RICS Guidance Note: Financial Viability in Planning, August 2012

<sup>5</sup> 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 <sup>2</sup> gross internal area	£175
Retail – below 2,000 m <sup>2</sup> 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.

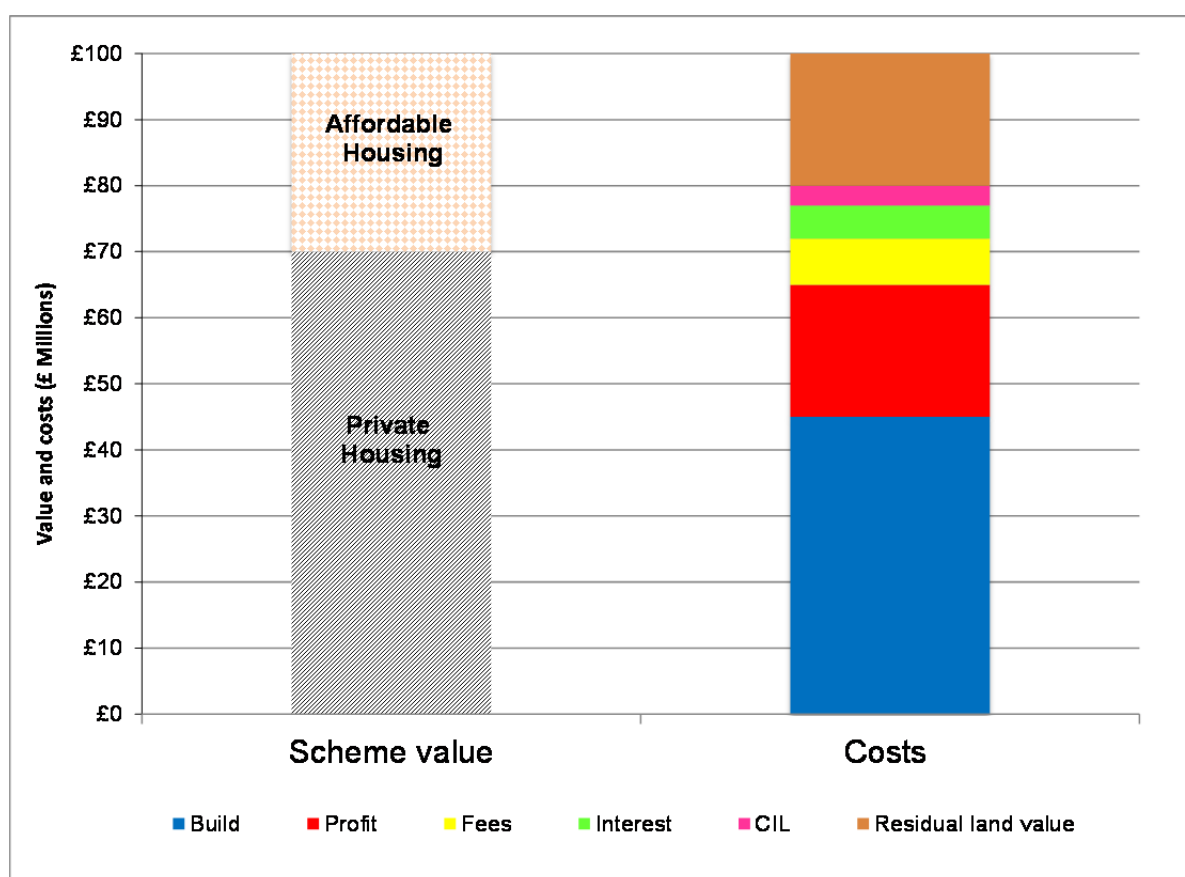


## 3 Methodology and appraisal inputs

- 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'<sup>6</sup> 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 guidance<sup>7</sup> 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*".

<sup>6</sup> 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'.

<sup>7</sup> 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%<sup>8</sup>. 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 BCIS 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 flat<sup>9</sup>.

## **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.

<sup>9</sup> 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 development<sup>10</sup>. 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

<sup>10</sup> 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 scenario<sup>11</sup>.
- 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.

<sup>11</sup> 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

Site type 5

110 units flats and houses

No of units110 units

Density:110 dph

CSH level:4

Benchmark Land Values (per gross ha)

BLV1  
Industrial  
£750,000

BLV2  
Community uses/PUL  
£500,000

BLV3  
Undeveloped Upper  
£370,000

BLV4  
Undeveloped Lower  
£250,000

Romford

Private values

£4700 psm

Growth

Sales0%

Build0%

CIL amount 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

Maximum CIL rates (per square metre)

BLV1

BLV2

BLV3

BLV4

£350

£350

£350

£350

## 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.

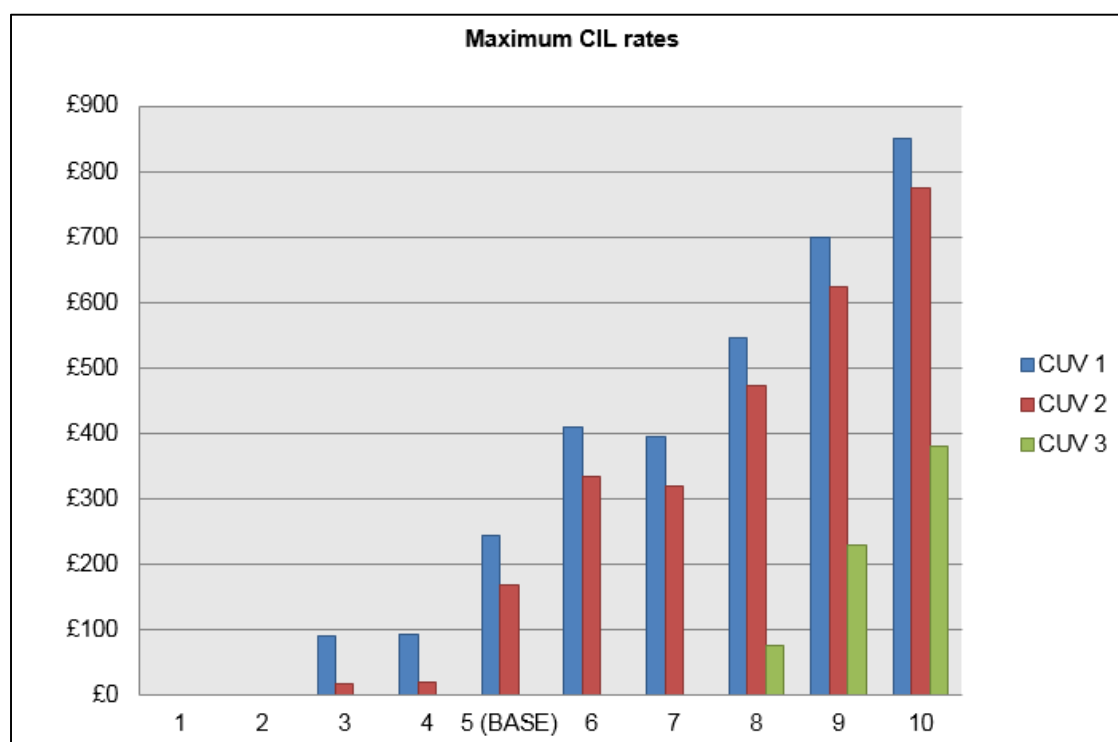
**Chart 5.9.1: Illustration of sensitivity analyses**

	£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
<b>Appraisal 5 (base)</b>	<b>£20.00</b>	<b>5.00%</b>	<b>.50 years</b>
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
<b>Appraisal 5 (base)</b>	<b>-</b>	<b>£244</b>	<b>£168</b>	<b>£0</b>
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 term<sup>12</sup>.

## 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.

<sup>12</sup> 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.

[illegible][illegible][illegible]

Area	Benchmark land value 1 - Industrial								Benchmark land value 2- Community uses / Public Land								Benchmark land value 3 - Undeveloped Land Upper End of Range								Benchmark land value 4 - Undeveloped Land Lower End of Range							
Affordable hsg %	50%	45%	40%	35%	30%	20%	10%	0%	50%	45%	40%	35%	30%	20%	10%	0%	50%	45%	40%	35%	30%	20%	10%	0%	50%	45%	40%	35%	30%	20%	10%	0%
Romford	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350
North of A1360	300	300	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350
South of A1360	#N/A	#N/A	#N/A	#N/A	#N/A	50	125	175	#N/A	#N/A	#N/A	#N/A	25	125	175	225	#N/A	#N/A	#N/A	25	75	150	200	250	#N/A	#N/A	#N/A	50	100	175	225	275

Area	Benchmark land value 1 - Industrial								Benchmark land value 2- Community uses / Public Land								Benchmark land value 3 - Undeveloped Land Upper End of Range								Benchmark land value 4 - Undeveloped Land Lower End of Range							
Affordable hsg %	50%	45%	40%	35%	30%	20%	10%	0%	50%	45%	40%	35%	30%	20%	10%	0%	50%	45%	40%	35%	30%	20%	10%	0%	50%	45%	40%	35%	30%	20%	10%	0%
Romford	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350
North of A1360	100	200	275	325	350	350	350	350	175	250	325	350	350	350	350	350	200	275	350	350	350	350	350	350	225	300	350	350	350	350	350	350
South of A1360	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	25	100	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	50	125	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	15	75	#N/A	#N/A	#N/A	#N/A	#N/A	25	100	150

[illegible]



[illegible][illegible][illegible][illegible]

- 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 superstore<sup>13</sup> and retail warehousing<sup>14</sup> 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

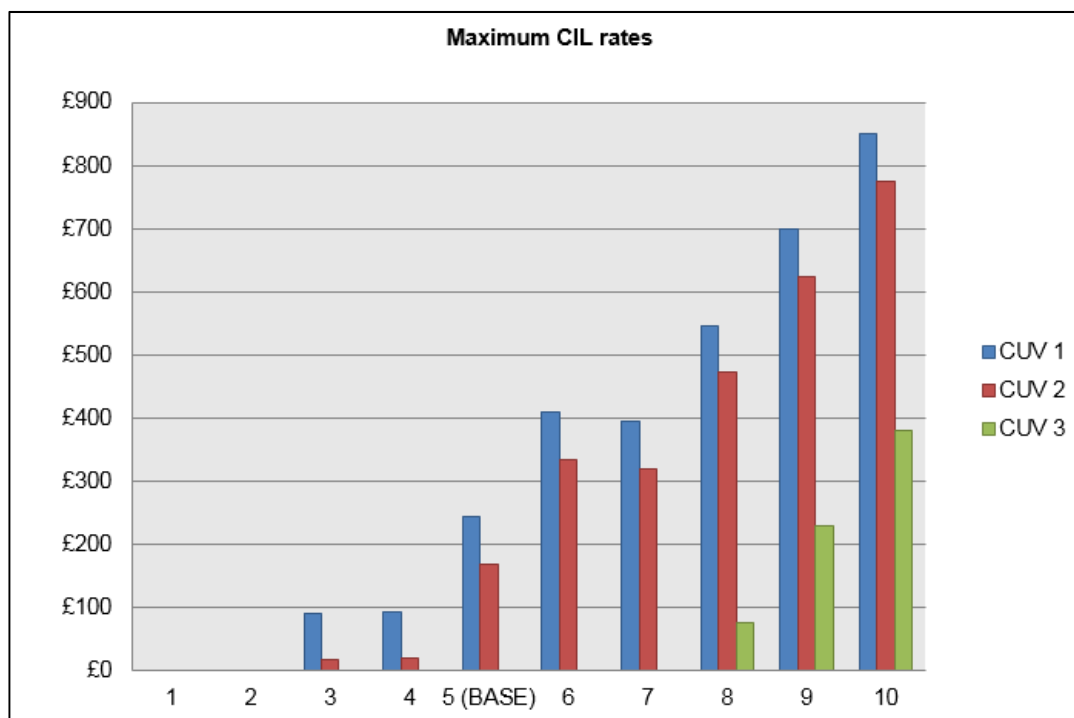
<sup>13</sup> Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

<sup>14</sup> 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**

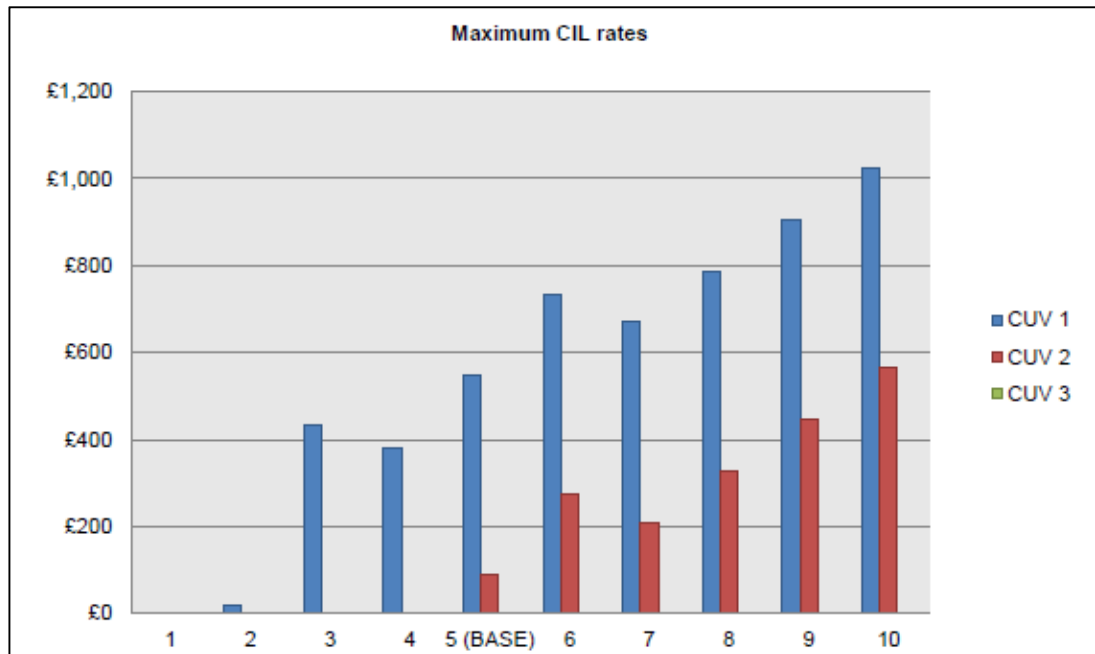


- 6.37 In light of this we recommend that the Council maintains its proposed CIL charge of £175 per square metre on such uses.

#### **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**

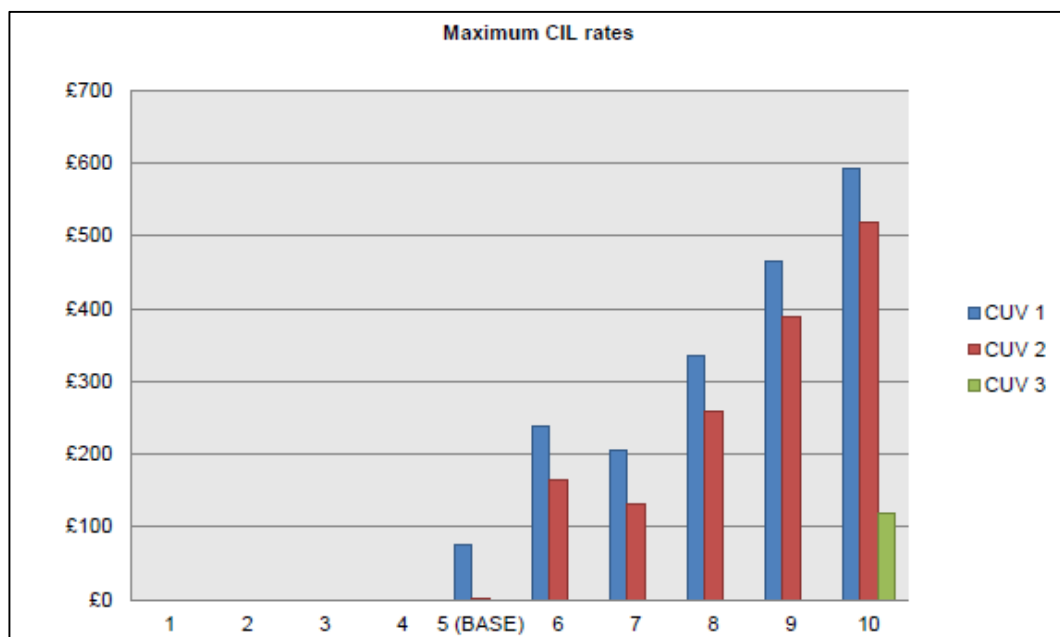


### Hotel

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.

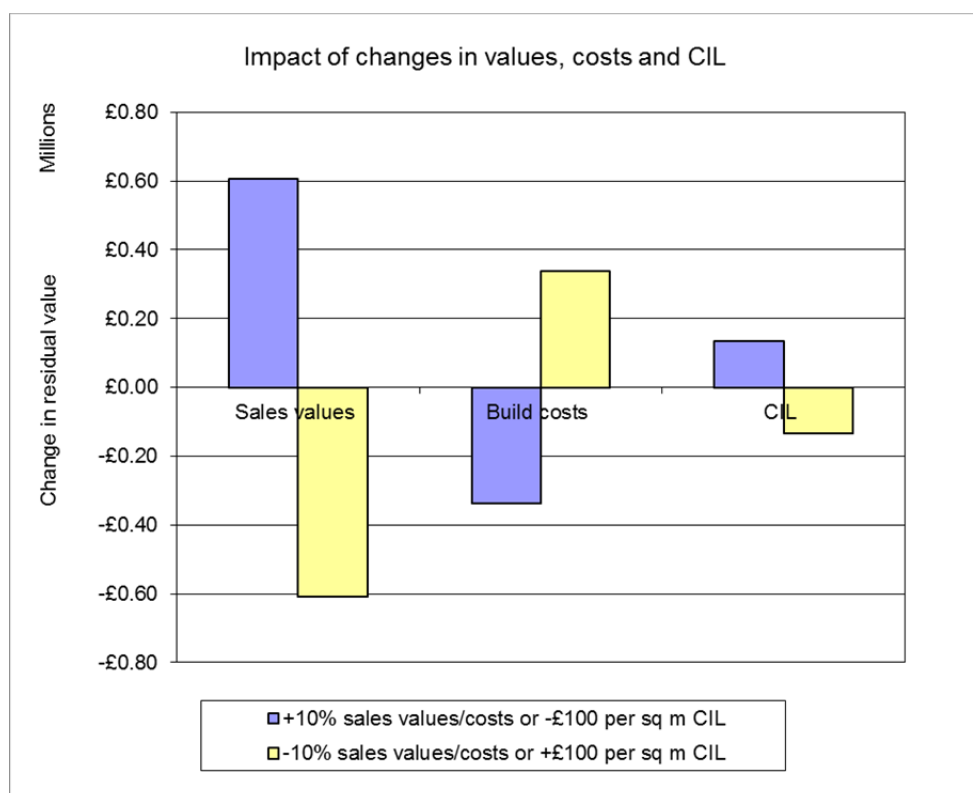
## Additional observations

- 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.

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

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 £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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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	3,363,723	4,036,468	3,286,468	3,536,468	3,666,468	3,786,468
225	3,304,335	3,965,202	3,215,202	3,465,202	3,595,202	3,715,202
250	3,244,946	3,893,936	3,143,936	3,393,936	3,523,936	3,643,936
275	3,185,558	3,822,670	3,072,670	3,322,670	3,452,670	3,572,670
300	3,126,169	3,751,403	3,001,403	3,251,403	3,381,403	3,501,403
325	3,066,781	3,680,137	2,930,137	3,180,137	3,310,137	3,430,137
350	3,007,393	3,608,871	2,858,871	3,108,871	3,238,871	3,358,871

**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	2,929,638	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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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	3,035,350	3,035,350	2,285,350	2,535,350	2,665,350	2,785,350
250	2,940,073	2,940,073	2,190,073	2,440,073	2,570,073	2,690,073
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	2,700,292	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

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

No of units	150 units flats and houses
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	-5,530,440	-5,530,440	-6,280,440	-6,030,440	-5,900,440	-5,780,440
125	-5,715,090	-5,715,090	-6,465,090	-6,215,090	-6,085,090	-5,965,090
150	-5,899,740	-5,899,740	-6,649,740	-6,399,740	-6,269,740	-6,149,740
175	-6,084,390	-6,084,390	-6,834,390	-6,584,390	-6,454,390	-6,334,390
200	-6,269,039	-6,269,039	-7,019,039	-6,769,039	-6,639,039	-6,519,039
225	-6,453,689	-6,453,689	-7,203,689	-6,953,689	-6,823,689	-6,703,689
250	-6,638,339	-6,638,339	-7,388,339	-7,138,339	-7,008,339	-6,888,339
275	-6,822,988	-6,822,988	-7,572,988	-7,322,988	-7,192,988	-7,072,988
300	-7,007,637	-7,007,637	-7,757,637	-7,507,637	-7,377,637	-7,257,637
325	-7,192,287	-7,192,287	-7,942,287	-7,692,287	-7,562,287	-7,442,287
350	-7,376,937	-7,376,937	-8,126,937	-7,876,937	-7,746,937	-7,626,937

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
No of units	275 units flats
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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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Site type	9
No of units	375 units flats
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

### LB Havering

#### Results summary

50% 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	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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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Site type	1
No of units	10 unit houses
Density:	10 units 30 dph
CSH level:	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 £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 %	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

No of units	50 units flats and houses
Density:	50 units
CSH level:	60 dph
	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	2,593,601	3,112,321	2,362,321	2,612,321	2,742,321	2,862,321
275	2,547,917	3,057,501	2,307,501	2,557,501	2,687,501	2,807,501
300	2,502,235	3,002,682	2,252,682	2,502,682	2,632,682	2,752,682
325	2,456,551	2,947,862	2,197,862	2,447,862	2,577,862	2,697,862
350	2,410,868	2,893,041	2,143,041	2,393,041	2,523,041	2,643,041

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 £750,000	Community uses/PuL £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type	7
No of units	275 units flats
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
No of units	325 units flats 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	-25,050,186	-25,050,186	-25,800,186	-25,550,186	-25,420,186	-25,300,186
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
No of units	375 units flats
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

### LB Havering

#### Results summary

45% 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	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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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	909,088	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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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	3,256,491	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	1,248,198	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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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	2,556,303	2,556,303	1,806,303	2,056,303	2,186,303	2,306,303
200	2,475,412	2,475,412	1,725,412	1,975,412	2,105,412	2,225,412
225	2,394,794	2,394,794	1,644,794	1,894,794	2,024,794	2,144,794
250	2,314,176	2,314,176	1,564,176	1,814,176	1,944,176	2,064,176
275	2,233,558	2,233,558	1,483,558	1,733,558	1,863,558	1,983,558
300	2,152,940	2,152,940	1,402,940	1,652,940	1,782,940	1,902,940
325	2,072,322	2,072,322	1,322,322	1,572,322	1,702,322	1,822,322
350	1,991,704	1,991,704	1,241,704	1,491,704	1,621,704	1,741,704

**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	2,243,306	2,243,306	1,493,306	1,743,306	1,873,306	1,993,306
250	2,131,382	2,131,382	1,381,382	1,631,382	1,761,382	1,881,382
275	2,019,456	2,019,456	1,269,456	1,519,456	1,649,456	1,769,456
300	1,907,530	1,907,530	1,157,530	1,407,530	1,537,530	1,657,530
325	1,795,604	1,795,604	1,045,604	1,295,604	1,425,604	1,545,604
350	1,683,679	1,683,679	933,679	1,183,679	1,313,679	1,433,679

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	118,549	118,549	-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 £750,000	Community uses/PuL £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type 6

No of units	150 units flats and houses
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	-1,400,732	-1,400,732	-2,150,732	-1,900,732	-1,770,732	-1,650,732
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

No of units	275 units flats
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	-16,381,935	-16,381,935	-17,131,935	-16,881,935	-16,751,935	-16,631,935
250	-16,697,226	-16,697,226	-17,447,226	-17,197,226	-17,067,226	-16,947,226
275	-17,012,517	-17,012,517	-17,762,517	-17,512,517	-17,382,517	-17,262,517
300	-17,327,808	-17,327,808	-18,077,808	-17,827,808	-17,697,808	-17,577,808
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
No of units	375 units flats
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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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<b>Site type</b>	<b>1</b>
No of units	10 unit houses
Density:	10 units 30 dph
CSH level:	4

<b>Affordable %</b>	40%
% rented	70%
% intermed	30%

Site area	0.33 ha
Net to gross	100%

<b>Growth</b>	
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	765,859	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

30 units flats and houses

No of units	30 units
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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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	3,406,873	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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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	2,547,489	2,547,489	1,797,489	2,047,489	2,177,489	2,297,489
275	2,426,012	2,426,012	1,676,012	1,926,012	2,056,012	2,176,012
300	2,303,910	2,303,910	1,553,910	1,803,910	1,933,910	2,053,910
325	2,181,810	2,181,810	1,431,810	1,681,810	1,811,810	1,931,810
350	2,059,710	2,059,710	1,309,710	1,559,710	1,689,710	1,809,710

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	1,623,896	1,623,896	873,896	1,123,896	1,253,896	1,373,896
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

No of units	150 units flats and houses
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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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Site type	7
No of units	275 units flats
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
No of units	325 units flats
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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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Site type **3**

No of units	50 units flats and houses
Density:	50 units 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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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Site type **5**

No of units	110 units flats and houses
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	2,538,530	2,538,530	1,788,530	2,038,530	2,168,530	2,288,530
100	2,396,080	2,396,080	1,646,080	1,896,080	2,026,080	2,146,080
125	2,253,628	2,253,628	1,503,628	1,753,628	1,883,628	2,003,628
150	2,111,178	2,111,178	1,361,178	1,611,178	1,741,178	1,861,178
175	1,968,727	1,968,727	1,218,727	1,468,727	1,598,727	1,718,727
200	1,826,275	1,826,275	1,076,275	1,326,275	1,456,275	1,576,275
225	1,683,825	1,683,825	933,825	1,183,825	1,313,825	1,433,825
250	1,541,374	1,541,374	791,374	1,041,374	1,171,374	1,291,374
275	1,398,924	1,398,924	648,924	898,924	1,028,924	1,148,924
300	1,256,472	1,256,472	506,472	756,472	886,472	1,006,472
325	1,114,021	1,114,021	364,021	614,021	744,021	864,021
350	971,571	971,571	221,571	471,571	601,571	721,571

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

Site type	6
No of units	150 units flats and houses
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
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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	1,500,036	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
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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	-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
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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	-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
No of units	275 units flats
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
No of units	325 units flats
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	-18,619,211	-18,619,211	-19,369,211	-19,119,211	-18,989,211	-18,869,211
250	-19,090,258	-19,090,258	-19,840,258	-19,590,258	-19,460,258	-19,340,258
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 £750,000	Community uses/PuL £500,000	Undeveloped Upper £370,000	Undeveloped Lower £250,000

Site type	9
No of units	375 units flats
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**  
**Results summary**  
20% 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	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	1,238,874	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

30 units flats and houses

No of units	30 units
Density:	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	2,734,965	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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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Site type **3**

No of units	50 units flats and houses
Density:	50 units 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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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	3,206,821	3,206,821	2,456,821	2,706,821	2,836,821	2,956,821
100	3,089,559	3,089,559	2,339,559	2,589,559	2,719,559	2,839,559
125	2,972,295	2,972,295	2,222,295	2,472,295	2,602,295	2,722,295
150	2,855,033	2,855,033	2,105,033	2,355,033	2,485,033	2,605,033
175	2,737,771	2,737,771	1,987,771	2,237,771	2,367,771	2,487,771
200	2,620,508	2,620,508	1,870,508	2,120,508	2,250,508	2,370,508
225	2,503,245	2,503,245	1,753,245	2,003,245	2,133,245	2,253,245
250	2,385,982	2,385,982	1,635,982	1,885,982	2,015,982	2,135,982
275	2,268,720	2,268,720	1,518,720	1,768,720	1,898,720	2,018,720
300	2,151,457	2,151,457	1,401,457	1,651,457	1,781,457	1,901,457
325	2,034,194	2,034,194	1,284,194	1,534,194	1,664,194	1,784,194
350	1,916,932	1,916,932	1,166,932	1,416,932	1,546,932	1,666,932

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	3,005,461	3,005,461	2,255,461	2,505,461	2,635,461	2,755,461
150	2,842,661	2,842,661	2,092,661	2,342,661	2,472,661	2,592,661
175	2,679,860	2,679,860	1,929,860	2,179,860	2,309,860	2,429,860
200	2,517,058	2,517,058	1,767,058	2,017,058	2,147,058	2,267,058
225	2,354,257	2,354,257	1,604,257	1,854,257	1,984,257	2,104,257
250	2,191,456	2,191,456	1,441,456	1,691,456	1,821,456	1,941,456
275	2,028,656	2,028,656	1,278,656	1,528,656	1,658,656	1,778,656
300	1,865,855	1,865,855	1,115,855	1,365,855	1,495,855	1,615,855
325	1,703,053	1,703,053	953,053	1,203,053	1,333,053	1,453,053
350	1,540,252	1,540,252	790,252	1,040,252	1,170,252	1,290,252

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	-1,316,615	-1,316,615	-2,066,615	-1,816,615	-1,686,615	-1,566,615
300	-1,482,078	-1,482,078	-2,232,078	-1,982,078	-1,852,078	-1,732,078
325	-1,647,542	-1,647,542	-2,397,542	-2,147,542	-2,017,542	-1,897,542
350	-1,813,006	-1,813,006	-2,563,006	-2,313,006	-2,183,006	-2,063,006

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	-2,598,941	-2,478,941
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
No of units	325 units flats
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
No of units	375 units flats
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**  
**LB Havering**

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

**Results summary**

10% Affordable Housing

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

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

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

80 units flats and houses				
Site type	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	125	175	200	225

110 units flats and houses				
Site type	BLV1	BLV2	BLV3	BLV4
Romford	350	350	350	350
North of A1360	350	350	350	350
South of A1360	25	50	75	100

150 units flats and houses				
Site type	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

275 units flats				
Site type	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

325 units flats				
Site type	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

375 units flats				
Site type	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

435 Flats				
Site type	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	Community uses/PuL	Undeveloped Upper	Undeveloped Lower
£750,000	£500,000	£370,000	£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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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	2,452,086	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

No of units	50 units flats and houses
Density:	50 units 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	4,659,443	5,591,332	4,841,332	5,091,332	5,221,332	5,341,332
175	4,577,213	5,492,655	4,742,655	4,992,655	5,122,655	5,242,655
200	4,494,983	5,393,979	4,643,979	4,893,979	5,023,979	5,143,979
225	4,412,753	5,295,304	4,545,304	4,795,304	4,925,304	5,045,304
250	4,330,522	5,196,627	4,446,627	4,696,627	4,826,627	4,946,627
275	4,248,293	5,097,951	4,347,951	4,597,951	4,727,951	4,847,951
300	4,166,062	4,999,274	4,249,274	4,499,274	4,629,274	4,749,274
325	4,083,832	4,900,599	4,150,599	4,400,599	4,530,599	4,650,599
350	4,001,603	4,801,923	4,051,923	4,301,923	4,431,923	4,551,923

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	3,995,130	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	3,337,289	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	3,090,599	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	1,971,093	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	1,477,713	1,773,255	1,023,255	1,273,255	1,403,255	1,523,255
275	1,395,483	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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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	3,667,757	3,667,757	2,917,757	3,167,757	3,297,757	3,417,757
125	3,535,836	3,535,836	2,785,836	3,035,836	3,165,836	3,285,836
150	3,403,917	3,403,917	2,653,917	2,903,917	3,033,917	3,153,917
175	3,271,996	3,271,996	2,521,996	2,771,996	2,901,996	3,021,996
200	3,140,076	3,140,076	2,390,076	2,640,076	2,770,076	2,890,076
225	3,008,155	3,008,155	2,258,155	2,508,155	2,638,155	2,758,155
250	2,876,235	2,876,235	2,126,235	2,376,235	2,506,235	2,626,235
275	2,744,314	2,744,314	1,994,314	2,244,314	2,374,314	2,494,314
300	2,612,394	2,612,394	1,862,394	2,112,394	2,242,394	2,362,394
325	2,480,473	2,480,473	1,730,473	1,980,473	2,110,473	2,230,473
350	2,348,552	2,348,552	1,598,552	1,848,552	1,978,552	2,098,552

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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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	-2,059,342	-2,059,342	-2,809,342	-2,559,342	-2,429,342	-2,309,342
350	-2,315,010	-2,315,010	-3,065,010	-2,815,010	-2,685,010	-2,565,010

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
No of units	275 units flats
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
No of units	325 units flats
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	-22,163,296	-22,163,296	-22,913,296	-22,663,296	-22,533,296	-22,413,296
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
No of units	375 units flats
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	-12,865,907	-12,615,907	-12,485,907	-12,365,907
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

### LB Havering

#### Results summary

0% 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	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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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Site type 1

10 unit houses
No of units 10 units
Density: 30 dph
CSH level: 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	1,376,019	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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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	7,055,899	7,055,899	6,305,899	6,555,899	6,685,899	6,805,899
125	6,855,672	6,855,672	6,105,672	6,355,672	6,485,672	6,605,672
150	6,655,446	6,655,446	5,905,446	6,155,446	6,285,446	6,405,446
175	6,455,219	6,455,219	5,705,219	5,955,219	6,085,219	6,205,219
200	6,254,992	6,254,992	5,504,992	5,754,992	5,884,992	6,004,992
225	6,054,766	6,054,766	5,304,766	5,554,766	5,684,766	5,804,766
250	5,854,540	5,854,540	5,104,540	5,354,540	5,484,540	5,604,540
275	5,654,313	5,654,313	4,904,313	5,154,313	5,284,313	5,404,313
300	5,454,086	5,454,086	4,704,086	4,954,086	5,084,086	5,204,086
325	5,253,860	5,253,860	4,503,860	4,753,860	4,883,860	5,003,860
350	5,053,633	5,053,633	4,303,633	4,553,633	4,683,633	4,803,633

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	3,695,122	3,695,122	2,945,122	3,195,122	3,325,122	3,445,122
250	3,491,621	3,491,621	2,741,621	2,991,621	3,121,621	3,241,621
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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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Site type 6

No of units	150 units flats and houses
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	1,249,660	1,499,660	1,629,660	1,749,660
300	1,719,653	1,719,653	969,653	1,219,653	1,349,653	1,469,653
325	1,439,646	1,439,646	689,646	939,646	1,069,646	1,189,646
350	1,159,639	1,159,639	409,639	659,639	789,639	909,639

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
No of units	275 units flats
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	-7,329,506	-7,329,506	-8,079,506	-7,829,506	-7,699,506	-7,579,506
50	-7,902,763	-7,902,763	-8,652,763	-8,402,763	-8,272,763	-8,152,763
75	-8,476,019	-8,476,019	-9,226,019	-8,976,019	-8,846,019	-8,726,019
100	-9,049,275	-9,049,275	-9,799,275	-9,549,275	-9,419,275	-9,299,275
125	-9,622,532	-9,622,532	-10,372,532	-10,122,532	-9,992,532	-9,872,532
150	-10,195,789	-10,195,789	-10,945,789	-10,695,789	-10,565,789	-10,445,789
175	-10,769,046	-10,769,046	-11,519,046	-11,269,046	-11,139,046	-11,019,046
200	-11,342,302	-11,342,302	-12,092,302	-11,842,302	-11,712,302	-11,592,302
225	-11,915,558	-11,915,558	-12,665,558	-12,415,558	-12,285,558	-12,165,558
250	-12,488,815	-12,488,815	-13,238,815	-12,988,815	-12,858,815	-12,738,815
275	-13,062,071	-13,062,071	-13,812,071	-13,562,071	-13,432,071	-13,312,071
300	-13,635,328	-13,635,328	-14,385,328	-14,135,328	-14,005,328	-13,885,328
325	-14,208,585	-14,208,585	-14,958,585	-14,708,585	-14,578,585	-14,458,585
350	-14,781,842	-14,781,842	-15,531,842	-15,281,842	-15,151,842	-15,031,842

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
No of units	375 units flats
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

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## Appendix 2 - Residential appraisal results (London Affordable Rent and Shared Ownership) at +10% sales values and +5% build costs

## Community Infrastructure Levy Viability

### LB Havering

#### Results summary

35% Affordable Housing Growth and Inflation

#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	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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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<b>Site type</b>	<b>1</b>
No of units	10 unit houses
Density:	10 units 30 dph
CSH level:	4

<b>Affordable %</b>	35%
% rented	70%
% intermed	30%

Site area	0.33 ha
Net to gross	100%

<b>Growth</b>	
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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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	2,029,660	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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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Site type **3**

No of units	50 units flats and houses
Density:	50 units 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	4,176,928	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	1,788,625	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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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	3,255,960	3,255,960	2,505,960	2,755,960	2,885,960	3,005,960
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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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Site type **5**

No of units	110 units flats and houses
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	2,613,822	2,613,822	1,863,822	2,113,822	2,243,822	2,363,822
125	2,481,546	2,481,546	1,731,546	1,981,546	2,111,546	2,231,546
150	2,349,271	2,349,271	1,599,271	1,849,271	1,979,271	2,099,271
175	2,216,995	2,216,995	1,466,995	1,716,995	1,846,995	1,966,995
200	2,084,719	2,084,719	1,334,719	1,584,719	1,714,719	1,834,719
225	1,952,443	1,952,443	1,202,443	1,452,443	1,582,443	1,702,443
250	1,820,167	1,820,167	1,070,167	1,320,167	1,450,167	1,570,167
275	1,687,891	1,687,891	937,891	1,187,891	1,317,891	1,437,891
300	1,555,615	1,555,615	805,615	1,055,615	1,185,615	1,305,615
325	1,423,340	1,423,340	673,340	923,340	1,053,340	1,173,340
350	1,291,064	1,291,064	541,064	791,064	921,064	1,041,064

**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	-1,329,635	-1,329,635	-2,079,635	-1,829,635	-1,699,635	-1,579,635
275	-1,464,074	-1,464,074	-2,214,074	-1,964,074	-1,834,074	-1,714,074
300	-1,598,513	-1,598,513	-2,348,513	-2,098,513	-1,968,513	-1,848,513
325	-1,732,952	-1,732,952	-2,482,952	-2,232,952	-2,102,952	-1,982,952
350	-1,867,392	-1,867,392	-2,617,392	-2,367,392	-2,237,392	-2,117,392

**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	-2,199,205	-2,079,205
175	-2,010,883	-2,010,883	-2,760,883	-2,510,883	-2,380,883	-2,260,883
200	-2,192,561	-2,192,561	-2,942,561	-2,692,561	-2,562,561	-2,442,561
225	-2,374,239	-2,374,239	-3,124,239	-2,874,239	-2,744,239	-2,624,239
250	-2,555,917	-2,555,917	-3,305,917	-3,055,917	-2,925,917	-2,805,917
275	-2,737,595	-2,737,595	-3,487,595	-3,237,595	-3,107,595	-2,987,595
300	-2,919,273	-2,919,273	-3,669,273	-3,419,273	-3,289,273	-3,169,273
325	-3,100,951	-3,100,951	-3,850,951	-3,600,951	-3,470,951	-3,350,951
350	-3,282,629	-3,282,629	-4,032,629	-3,782,629	-3,652,629	-3,532,629

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
No of units	275 units flats
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
No of units	375 units flats
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

## LB Havering

### Results summary

#### Affordable Housing 35% Minus 5% Values

#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	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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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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	3,192,755	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 Industrial £750,000	BLV2 Community uses/PuL £500,000	BLV3 Undeveloped Upper £370,000	BLV4 Undeveloped Lower £250,000
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Site type 5

No of units	110 units flats and houses
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	2,498,618	2,498,618	1,746,618	1,996,618	2,126,618	2,246,618
200	2,364,342	2,364,342	1,614,342	1,864,342	1,994,342	2,114,342
225	2,232,067	2,232,067	1,482,067	1,732,067	1,862,067	1,982,067
250	2,099,791	2,099,791	1,349,791	1,599,791	1,729,791	1,849,791
275	1,967,515	1,967,515	1,217,515	1,467,515	1,597,515	1,717,515
300	1,835,239	1,835,239	1,085,239	1,335,239	1,465,239	1,585,239
325	1,702,963	1,702,963	952,963	1,202,963	1,332,963	1,452,963
350	1,570,687	1,570,687	820,687	1,070,687	1,200,687	1,320,687

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

No of units	150 units flats and houses
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	-1,625,845	-1,625,845	-2,375,845	-2,125,845	-1,995,845	-1,875,845
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	-7,048,189	-7,048,189	-7,798,189	-7,548,189	-7,418,189	-7,298,189
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
No of units	275 units flats 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
No of units	325 units flats
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.

<b>Site type</b>	<b>80 units flats</b>			
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	BLV1	BLV2	BLV3	BLV4
Retirement	15	50	75	100

<b>Site type</b>	<b>110 units flats</b>			
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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
No of units	110 units flats
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.

<b>Site type</b> <b>80 units flats</b>				
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
Retirement	125	175	200	200

<b>Site type</b> <b>110 units flats</b>				
	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
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

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	5
No of units	110 units flats
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
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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	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%

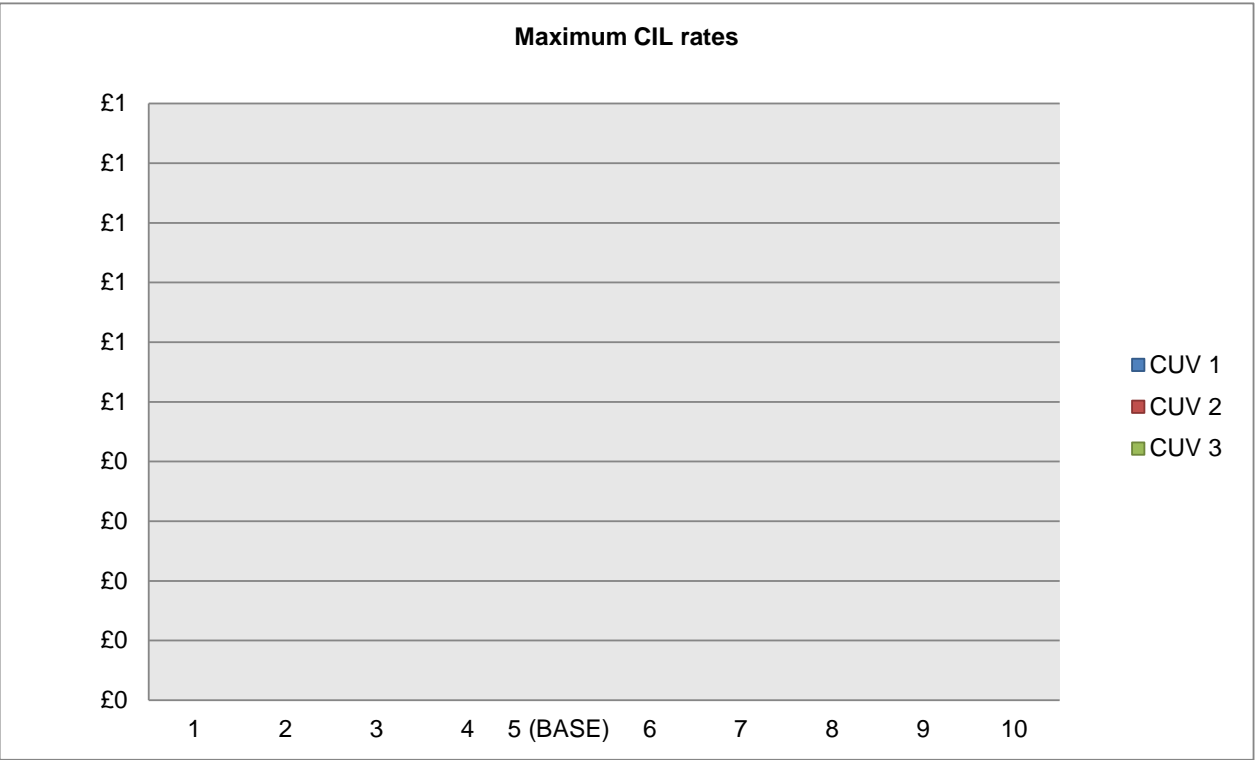
Net off existing floorspace from CIL calculation: n

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



DEVELOPMENT APPRAISAL  
Commercial Development

Use class:	Office
Location:	Whole Borough

DEVELOPMENT VALUE			Common assumptions		Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10	
			£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum
Rental Income	Floor area																							
Rent - area 1	30,000		£15.50	£465,000	£17	£495,000	£17.50	£525,000	£18.50	£555,000	£18.50	£555,000	£18.50	£555,000	£18.50	£555,000	£19.50	£585,000	£20.50	£615,000	£21.50	£645,000	£22.50	£675,000
Rent - area 2			£15.50	£0	£17	£0	£17.50	£0	£18.50	£0	£18.50	£0	£18.50	£0	£18.50	£0	£19.50	£0	£20.50	£0	£21.50	£0	£22.50	£0
Rent - area 3			£15.50	£0	£17	£0	£17.50	£0	£18.50	£0	£18.50	£0	£18.50	£0	£18.50	£0	£19.50	£0	£20.50	£0	£21.50	£0	£22.50	£0
Total floor area / rent	24,000			£465,000		£495,000		£525,000		£555,000		£555,000		£555,000		£555,000		£585,000		£615,000		£645,000		£675,000
Rent free/voids (years)			2.0	0.8817	2.0	0.8817	2.0	0.8817	2.0	0.8775	2.0	0.8817	2.0	0.8817	2.0	0.8858	2.0	0.8817	2.0	0.8817	2.0	0.8817	2.0	0.8817
Yield			6.50%		6.50%		6.50%		6.75%		6.50%		6.50%		6.25%		6.50%		6.50%		6.50%		6.50%	
Capitalised rent				£6,307,255		£6,714,175		£7,121,094		£7,215,284		£7,528,014		£7,866,021		£7,934,934		£7,934,934		£8,341,853		£8,748,773		£9,155,693
GROSS DEVELOPMENT VALUE																								
Purchaser's costs	6.80%			£428,893		£456,564		£484,234		£490,639		£511,905		£534,889		£539,575		£539,575		£567,246		£594,917		£622,587
				£5,878,362		£6,257,611		£6,636,860		£6,724,645		£7,016,109		£7,331,131		£7,395,358		£7,395,358		£7,774,607		£8,153,856		£8,533,105
DEVELOPMENT COSTS																								
Land costs				£2,023,910		£2,023,910		£2,023,910		£2,023,910		£2,023,910		£2,023,910		£2,023,910		£2,023,910		£2,023,910		£2,023,910		£2,023,910
Stamp duty and acquisition costs				-£137,626		-£137,626		-£137,626		-£137,626		-£137,626		-£137,626		-£137,626		-£137,626		-£137,626		-£137,626		-£137,626
Development Costs																								
Existing floor area	50%	12,000																						
Demolition costs	£8 psf			£96,000		£96,000		£96,000		£96,000		£96,000		£96,000		£96,000		£96,000		£96,000		£96,000		£96,000
Building costs	£196 psf			£5,736,585		£5,736,585		£5,736,585		£5,736,585		£5,736,585		£5,736,585		£5,736,585		£5,736,585		£5,736,585		£5,736,585		£5,736,585
Area	82% grs to net	29,268																						
External works & BREEM	15.00%			£860,488		£860,488		£860,488		£860,488		£860,488		£860,488		£860,488		£860,488		£860,488		£860,488		£860,488
Professional fees	10.00%			£669,307		£669,307		£669,307		£669,307		£669,307		£669,307		£669,307		£669,307		£669,307		£669,307		£669,307
Contingency	5.00%			£368,119		£368,119		£368,119		£368,119		£368,119		£368,119		£368,119		£368,119		£368,119		£368,119		£368,119
Residual S106 & Mayoral CIL	£5 psf			£117,119		£117,119		£117,119		£117,119		£117,119		£117,119		£117,119		£117,119		£117,119		£117,119		£117,119
CIL	£s psf	24,000	-£218	-£5,236,431	-£206	-£4,943,226	-£194	-£4,650,018	-£191	-£4,584,455	-£182	-£4,356,810	-£171	-£4,110,766	-£169	-£4,063,603	-£157	-£3,770,395	-£145	-£3,479,163	-£133	-£3,183,880		
Disposal Costs																								
Letting Agent's fee (% of rent )	10.00%			£46,500		£49,500		£52,500		£55,500		£55,500		£55,500		£58,500		£58,500		£61,500		£64,500		£67,500
Agent's fees (on capital value)	1.00%			£63,073		£67,142		£71,211		£72,153		£75,280		£78,660		£79,349		£79,349		£83,419		£87,488		£91,557
Legal fees (% of capital value)	0.75%			£47,304		£47,304		£47,304		£47,304		£47,304		£47,304		£47,304		£47,304		£47,304		£47,304		£47,304
Finance																								
Loan arrangement fee				£0		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0
Interest rate	7.00%																							
Interest	18 months			£244,353		£260,118		£275,882		£279,531		£291,647		£304,742		£307,411		£307,411		£323,176		£338,837		£354,710
Profit on cost				£979,660		£1,042,870		£1,106,077		£1,120,708		£1,169,285		£1,221,788		£1,232,493		£1,232,493		£1,295,701		£1,360,988		£1,422,011
Profit on cost (%)				20.00%		20.00%		20.00%		20.00%		20.00%		20.00%		20.00%		20.00%		20.00%		20.04%		20.00%
Net additional floorspace (sq ft)		12,000		12,000		12,000		12,000		12,000		12,000		12,000		12,000		12,000		12,000		12,000		12,000
Net additional floorspace (sq m)		1,115		1,115		1,115		1,115		1,115		1,115		1,115		1,115		1,115		1,115		1,115		1,115

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%

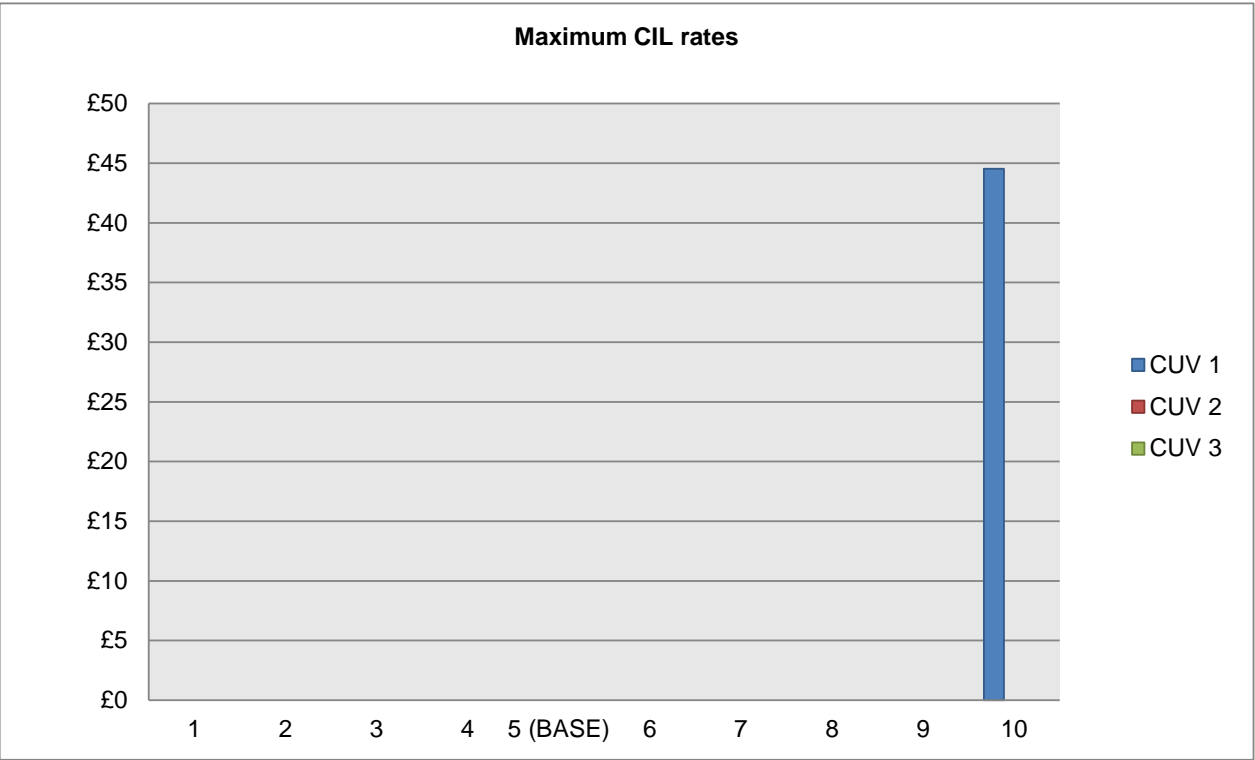
Net off existing floorspace from CIL calculation: n

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



DEVELOPMENT APPRAISAL  
Commercial Development

Use class:	Industrial and Warehousing
Location:	Whole Borough

DEVELOPMENT VALUE			Common assumptions		Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10	
					£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum
Rental Income	Floor area																							
Rent - area 1	36,600		£10.50	£384,300	£11	£402,600	£11.50	£420,900	£12.00	£439,200	£12.00	£439,200	£12.00	£439,200	£12.50	£457,500	£13.00	£475,800	£13.50	£494,100	£14.00	£512,400	£14.00	£512,400
Rent - area 2			£10.50	£0	£11	£0	£11.50	£0	£12.00	£0	£12.00	£0	£12.00	£0	£12.50	£0	£13.00	£0	£13.50	£0	£14.00	£0	£14.00	£0
Rent - area 3			£10.50	£0	£11	£0	£11.50	£0	£12.00	£0	£12.00	£0	£12.00	£0	£12.50	£0	£13.00	£0	£13.50	£0	£14.00	£0	£14.00	£0
Total floor area / rent	36,600			£384,300		£402,600		£420,900		£439,200		£439,200		£439,200		£457,500		£475,800		£494,100		£512,400		£512,400
Rent free/voids (years)			1.5	0.9163	1.5	0.9163	1.5	0.9163	1.5	0.9131	1.5	0.9163	1.5	0.9196	1.5	0.9163	1.5	0.9163	1.5	0.9163	1.5	0.9163	1.5	0.9163
Yield			6.00%		6.00%		6.00%		6.25%		6.00%		5.75%		6.00%		6.00%		6.00%		6.00%		6.00%	
Capitalised rent				£5,868,949		£6,148,423		£6,427,897		£6,416,363		£6,707,370		£7,023,829		£6,986,844		£7,266,318		£7,545,792		£7,825,265		£7,825,265
GROSS DEVELOPMENT VALUE																								
Purchaser's costs	6.80%			£399,089		£418,093		£437,097		£436,313		£456,101		£477,620		£475,105		£494,110		£513,114		£532,118		£532,118
				£5,469,860		£5,730,330		£5,990,800		£5,980,050		£6,251,269		£6,546,209		£6,511,739		£6,772,208		£7,032,678		£7,293,147		£7,293,147
DEVELOPMENT COSTS																								
Land costs				£1,706,499		£1,706,499		£1,706,499		£1,706,499		£1,706,499		£1,706,499		£1,706,499		£1,706,499		£1,706,499		£1,706,499		£1,706,499
Stamp duty and acquisition costs				-£116,042		-£116,042		-£116,042		-£116,042		-£116,042		-£116,042		-£116,042		-£116,042		-£116,042		-£116,042		-£116,042
Development Costs																								
Existing floor area	50%	18,300																						
Demolition costs	£8 psf			£146,400		£146,400		£146,400		£146,400		£146,400		£146,400		£146,400		£146,400		£146,400		£146,400		£146,400
Building costs	£73 psf			£2,968,667		£2,968,667		£2,968,667		£2,968,667		£2,968,667		£2,968,667		£2,968,667		£2,968,667		£2,968,667		£2,968,667		£2,968,667
Area	90% grs to net	40,667																						
External works & BREEAM	15.00%			£445,300		£445,300		£445,300		£445,300		£445,300		£445,300		£445,300		£445,300		£445,300		£445,300		£445,300
Allowance for car parking				£775,000		£775,000		£775,000		£775,000		£775,000		£775,000		£775,000		£775,000		£775,000		£775,000		£775,000
Professional fees	10.00%			£433,537		£433,537		£433,537		£433,537		£433,537		£433,537		£433,537		£433,537		£433,537		£433,537		£433,537
Contingency	5.00%			£238,445		£238,445		£238,445		£238,445		£238,445		£238,445		£238,445		£238,445		£238,445		£238,445		£238,445
Residual S106 & Mayoral CIL	£4 psf			£158,206		£158,206		£158,206		£158,206		£158,206		£158,206		£158,206		£158,206		£158,206		£158,206		£158,206
CIL	£s psf	36,600		-£70	-£2,565,811	-£65	-£2,365,462	-£59	-£2,164,699	-£59	-£2,174,873	-£54	-£1,964,060	-£47	-£1,734,731	-£48	-£1,763,609	-£43	-£1,562,719	-£37	-£1,356,542	-£32	-£1,154,909	
Disposal Costs																								
Letting Agent's fee (% of rent )	10.00%			£38,430		£40,260		£42,090		£43,920		£43,920		£43,920		£45,750		£47,580		£49,410		£51,240		£51,240
Agent's fees (on capital value)	1.00%			£58,689		£61,484		£64,279		£64,164		£67,074		£70,238		£69,868		£72,663		£75,458		£78,253		£78,253
Legal fees (% of capital value)	0.75%			£44,017		£44,017		£44,017		£44,017		£44,017		£44,017		£44,017		£44,017		£44,017		£44,017		£44,017
Finance																								
Loan arrangement fee				£0		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0
Interest rate	7.00%																							
Interest	18 months			£227,395		£238,156		£248,939		£248,495		£259,716		£271,921		£270,482		£281,271		£292,339		£303,167		£303,167
Profit on cost				£911,128		£955,863		£1,000,161		£998,315		£1,044,591		£1,094,831		£1,089,219		£1,133,384		£1,171,985		£1,215,368		£1,215,368
Profit on cost (%)				19.99%		20.02%		20.04%		20.04%		20.06%		20.08%		20.09%		20.10%		20.00%		20.00%		20.00%
Net additional floorspace (sq ft)		18,300		18,300		18,300		18,300		18,300		18,300		18,300		18,300		18,300		18,300		18,300		18,300
Net additional floorspace (sq m)		1,700		1,700		1,700		1,700		1,700		1,700		1,700		1,700		1,700		1,700		1,700		1,700

CURRENT USE VALUE  
Commercial Development

Use class:	Industrial and Warehousing
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	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%

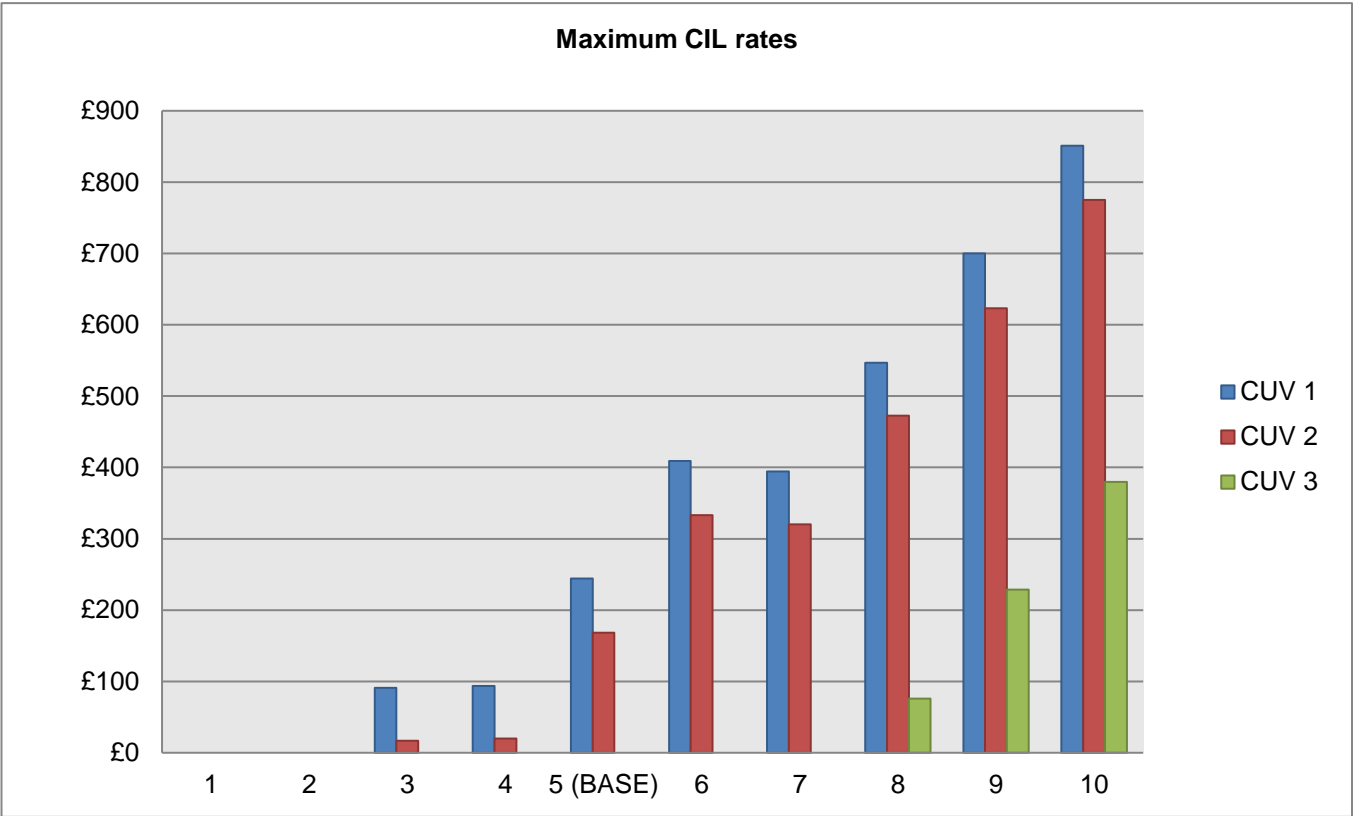
Net off existing floorspace from CIL calculation: N

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





DEVELOPMENT APPRAISAL

Commercial Development

Use class:	ypermarkets and Retail Warehousir
Location:	Whole Borough

DEVELOPMENT VALUE			Common assumptions		Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10	
<u>Rental Income</u>			Floor area		£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum
Rent - area 1			10,753		£17.00	£182,801	£18	£193,554	£19.00	£204,307	£20.00	£215,060	£20.00	£215,060	£20.00	£215,060	£21.00	£225,813	£22.00	£236,566	£23.00	£247,319	£24.00	£258,072
Rent - area 2					£17.00	£0	£18	£0	£19.00	£0	£20.00	£0	£20.00	£0	£20.00	£0	£21.00	£0	£22.00	£0	£23.00	£0	£24.00	£0
Rent - area 3					£17.00	£0	£18	£0	£19.00	£0	£20.00	£0	£20.00	£0	£20.00	£0	£21.00	£0	£22.00	£0	£23.00	£0	£24.00	£0
Total floor area / rent			10,753			£182,801		£193,554		£204,307		£215,060		£215,060		£215,060		£225,813		£236,566		£247,319		£258,072
Rent free/voids (years)					0.5	0.9759	0.5	0.9759	0.5	0.9759	0.5	0.9747	0.5	0.9759	0.5	0.9771	0.5	0.9759	0.5	0.9759	0.5	0.9759	0.5	0.9759
Yield					5.00%		5.00%		5.00%		5.25%		5.00%		4.75%		5.00%		5.00%		5.00%		5.00%	
Capitalised rent						£3,567,910		£3,777,787		£3,987,664		£3,992,908		£4,197,541		£4,423,734		£4,407,418		£4,617,296		£4,827,173		£5,037,050
GROSS DEVELOPMENT VALUE																								
Purchaser's costs			6.80%			£242,618		£256,890		£271,161		£271,518		£285,433		£300,814		£299,704		£313,976		£328,248		£342,519
						£3,325,292		£3,520,898		£3,716,503		£3,721,390		£3,912,109		£4,122,920		£4,107,714		£4,303,319		£4,498,925		£4,694,530
Land costs						£906,796		£906,796		£906,796		£906,796		£906,796		£906,796		£906,796		£906,796		£906,796		£906,796
Stamp duty and acquisition costs						-£61,662		-£61,662		-£61,662		-£61,662		-£61,662		-£61,662		-£61,662		-£61,662		-£61,662		-£61,662
<u>Development Costs</u>																								
Existing floor area			50%	5,377																				
Demolition costs			£8 psf			£43,012		£43,012		£43,012		£43,012		£43,012		£43,012		£43,012		£43,012		£43,012		£43,012
Building costs			£134 psf			£1,695,179		£1,695,179		£1,695,179		£1,695,179		£1,695,179		£1,695,179		£1,695,179		£1,695,179		£1,695,179		£1,695,179
Area			85% grs to net	12,651																				
External works & BREAM			15.00%			£254,277		£254,277		£254,277		£254,277		£254,277		£254,277		£254,277		£254,277		£254,277		£254,277
Professional fees			10.00%			£199,247		£199,247		£199,247		£199,247		£199,247		£199,247		£199,247		£199,247		£199,247		£199,247
Contingency			5.00%			£109,586		£109,586		£109,586		£109,586		£109,586		£109,586		£109,586		£109,586		£109,586		£109,586
Mayoral CIL &Residual S106			£4 psf			£46,480		£46,480		£46,480		£46,480		£46,480		£46,480		£46,480		£46,480		£46,480		£46,480
CIL			£s psf	10,753	-£63	-£681,281	-£49	-£529,816	-£35	-£378,454	-£35	-£376,139	-£21.134	-£227,257	-£6	-£62,486	-£7	-£75,338	£7	£75,642	£21	£228,314	£35	£379,502
<u>Disposal Costs</u>																								
Letting Agent's fee (% of rent )			10.00%			£18,280		£19,355		£20,431		£21,506		£21,506		£21,506		£22,581		£23,657		£24,732		£25,807
Agent's fees (on capital value)			1.00%			£35,679		£37,778		£39,877		£39,929		£41,975		£44,237		£44,074		£46,173		£48,272		£50,370
Legal fees (% of capital value)			0.75%			£26,759		£26,759		£26,759		£26,759		£26,759		£26,759		£26,759		£26,759		£26,759		£26,759
<u>Finance</u>																								
Loan arrangement fee						£0		£0		£0		£0		£0		£0		£0		£0		£0		£0
Interest rate			7.00%																					
Interest			18 months			£180,468		£188,587		£196,700		£196,880		£204,804		£213,573		£212,947		£221,040		£229,222		£237,326
Profit on cost						£552,472		£585,320		£618,277		£619,540		£651,406		£686,416		£683,776		£717,135		£748,712		£781,851
Profit on cost (%)						19.92%		19.94%		19.96%		19.97%		19.98%		19.97%		19.97%		20.00%		19.96%		19.98%
Net additional floorspace (sq ft)				5,377		5,377		5,377		5,377		5,377		5,377		5,377		5,377		5,377		5,377		5,377
Net additional floorspace (sq m)				499		499		499		499		499		499		499		499		499		499		499

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%

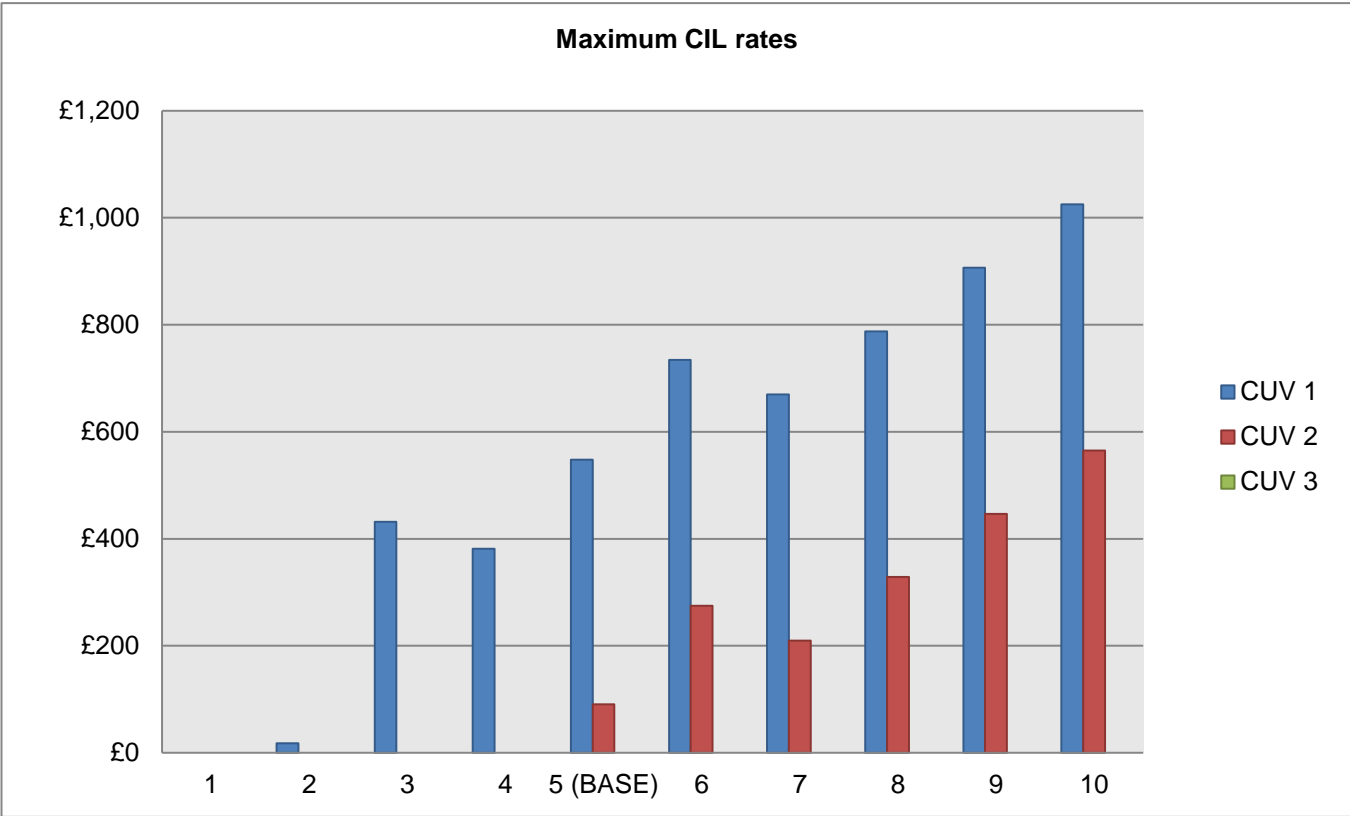
Net off existing floorspace from CIL calculation: N

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



## DEVELOPMENT APPRAISAL

### Commercial Development

<b>Use class:</b>	<b>A1 - A5</b>
<b>Location:</b>	<b>Whole Borough</b>

DEVELOPMENT VALUE		Common assumptions		Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10	
<u>Rental Income</u>	Floor area	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum
Rent - area 1	2,470	£25.00	£61,750	£28	£69,160	£31.50	£77,805	£32.50	£80,275	£32.50	£80,275	£32.50	£80,275	£33.50	£82,745	£34.50	£85,215	£35.50	£87,685	£36.50	£90,155		
Rent - area 2		£25.00	£0	£28	£0	£31.50	£0	£32.50	£0	£32.50	£0	£32.50	£0	£33.50	£0	£34.50	£0	£35.50	£0	£36.50	£0		
Rent - area 3		£25.00	£0	£28	£0	£31.50	£0	£32.50	£0	£32.50	£0	£32.50	£0	£33.50	£0	£34.50	£0	£35.50	£0	£36.50	£0		
Total floor area / rent	2,470		£61,750		£69,160		£77,805		£80,275		£80,275		£80,275		£82,745		£85,215		£87,685		£90,155		
Rent free/voids (years)		1.5	0.9163	1.5	0.9163	1.5	0.9163	1.5	0.9131	1.5	0.9163	1.5	0.9196	1.5	0.9163	1.5	0.9163	1.5	0.9163	1.5	0.9163		
Yield		6.00%		6.00%		6.00%		6.25%		6.00%		5.75%		6.00%		6.00%		6.00%		6.00%			
Capitalised rent			£943,033		£1,056,197		£1,188,222		£1,172,754		£1,225,943		£1,283,784		£1,263,664		£1,301,386		£1,339,107		£1,376,828		
GROSS DEVELOPMENT VALUE																							
Purchaser's costs	6.80%		£64,126		£71,821		£80,799		£79,747		£83,364		£87,297		£85,929		£88,494		£91,059		£93,624		
			£878,907		£984,376		£1,107,423		£1,093,007		£1,142,579		£1,196,487		£1,177,735		£1,212,891		£1,248,048		£1,283,204		
DEVELOPMENT COSTS																							
Land costs			£469,609		£469,609		£469,609		£469,609		£469,609		£469,609		£469,609		£469,609		£469,609		£469,609		
Stamp duty and acquisition costs			-£31,933		-£31,933		-£31,933		-£31,933		-£31,933		-£31,933		-£31,933		-£31,933		-£31,933		-£31,933		
Development Costs																							
Existing floor area	50%	1,235																					
Demolition costs	£8 psf		£9,880		£9,880		£9,880		£9,880		£9,880		£9,880		£9,880		£9,880		£9,880		£9,880		
Building costs	£136 psf		£395,200		£395,200		£395,200		£395,200		£395,200		£395,200		£395,200		£395,200		£395,200		£395,200		
Area	85% grs to net	2,906																					
External works & BREAM	15.00%		£59,280		£59,280		£59,280		£59,280		£59,280		£59,280		£59,280		£59,280		£59,280		£59,280		
Professional fees	10.00%		£46,436		£46,436		£46,436		£46,436		£46,436		£46,436		£46,436		£46,436		£46,436		£46,436		
Contingency	5.00%		£25,540		£25,540		£25,540		£25,540		£25,540		£25,540		£25,540		£25,540		£25,540		£25,540		
Mayoral CIL &Residual S106	£4 psf		£10,677		£10,677		£10,677		£10,677		£10,677		£10,677		£10,677		£10,677		£10,677		£10,677		
CIL	£s psf	2,470	-£135	-£333,229	-£102	-£251,248	-£63	-£155,759	-£68	-£167,763	-£52.302	-£129,187	-£35	-£86,767	-£41	-£101,546	-£30	-£74,664	-£19	-£47,225	-£8	-£20,022	
Disposal Costs																							
Letting Agent's fee (% of rent )	10.00%		£6,175		£6,916		£7,781		£8,028		£8,028		£8,028		£8,275		£8,522		£8,769		£9,016		
Agent's fees (on capital value)	1.00%		£9,430		£10,562		£11,882		£11,728		£12,259		£12,838		£12,637		£13,014		£13,391		£13,768		
Legal fees (% of capital value)	0.75%		£7,073		£7,073		£7,073		£7,073		£7,073		£7,073		£7,073		£7,073		£7,073		£7,073		
Finance																							
Loan arrangement fee			£0		£0		£0		£0		£0		£0		£0		£0		£0		£0		
Interest rate	7.00%																						
Interest	18 months		£58,370		£62,773		£67,900		£67,275		£69,328		£71,586		£70,812		£72,256		£73,729		£75,190		
Profit on cost			£146,399		£163,612		£183,857		£181,978		£190,389		£199,041		£195,797		£202,003		£207,623		£213,491		
Profit on cost (%)			19.99%		19.93%		19.91%		19.98%		19.99%		19.96%		19.94%		19.98%		19.96%		19.96%		
Net additional floorspace (sq ft)	1,235		1,235		1,235		1,235		1,235		1,235		1,235		1,235		1,235		1,235		1,235		
Net additional floorspace (sq m)	115		115		115		115		115		115		115		115		115		115		115		

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%

Net off existing floorspace from CIL calculation: N

Ctrl + y to goal seek max CIL

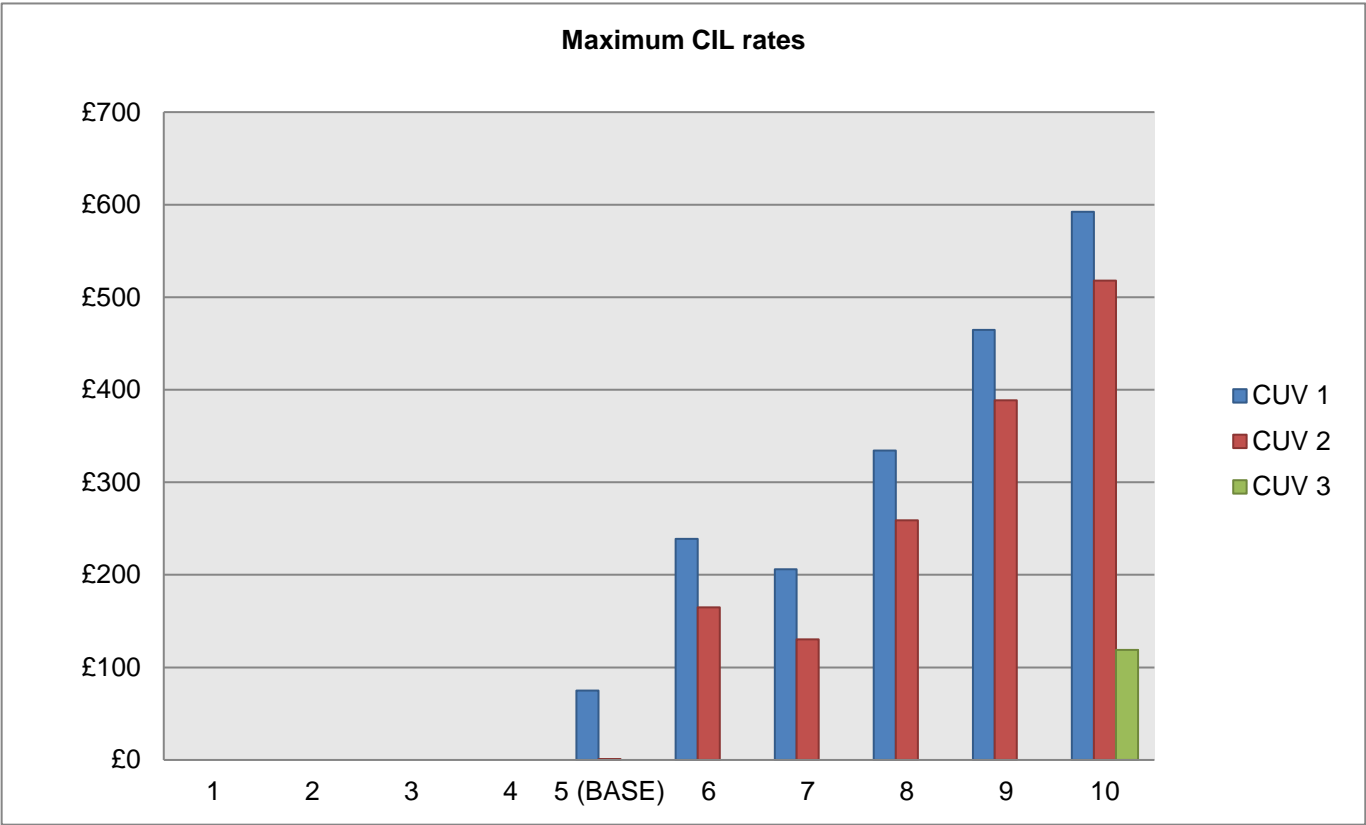
Based key value of £100,000 per room

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

	£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



DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Hotel (Budget)
Location:	Whole Borough

DEVELOPMENT VALUE			Common assumptions		Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10			
<u>Rental Income</u>			Floor area		£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum		
Rent - area 1			30,139		£11.99	£361,244	£13	£382,494	£13.40	£403,745	£14.10	£424,995	£14.10	£424,995	£14.10	£424,995	£14.81	£446,246	£15.51	£467,496	£16.22	£488,746	£16.92	£509,997		
Rent - area 2					£11.99	£0	£13	£0	£13.40	£0	£14.10	£0	£14.10	£0	£14.10	£0	£14.81	£0	£15.51	£0	£16.22	£0	£16.92	£0		
Rent - area 3					£11.99	£0	£13	£0	£13.40	£0	£14.10	£0	£14.10	£0	£14.10	£0	£14.81	£0	£15.51	£0	£16.22	£0	£16.92	£0		
Total floor area / rent			30,139			£361,244	£382,494		£403,745	£424,995		£424,995		£424,995		£446,246	£467,496		£488,746		£509,997					
Rent free/voids (years)					-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000	-	1.0000		
Yield					4.25%		4.25%		4.25%		4.50%		4.25%		4.00%		4.25%		4.25%		4.25%		4.25%			
Capitalised rent						£8,499,857	£8,999,867		£9,499,876	£9,444,336		£9,999,885		£10,624,878		£10,499,894	£10,999,904		£11,499,913		£11,999,922					
GROSS DEVELOPMENT VALUE																										
Purchaser's costs			6.80%			£577,990	£611,991		£645,992	£642,215		£679,992		£722,492		£713,993	£747,993		£781,994		£815,995					
DEVELOPMENT COSTS																										
Land costs							£2,541,626	£2,541,626			£2,541,626	£2,541,626			£2,541,626	£2,541,626			£2,541,626	£2,541,626			£2,541,626	£2,541,626		
Stamp duty and acquisition costs							-£172,831	-£172,831			-£172,831	-£172,831			-£172,831	-£172,831			-£172,831	-£172,831			-£172,831	-£172,831		
<u>Development Costs</u>																										
Existing floor area			15,070																							
Demolition costs							£120,557	£120,557			£120,557	£120,557			£120,557	£120,557			£120,557	£120,557			£120,557	£120,557		
Building costs							£4,159,210	£4,159,210			£4,159,210	£4,159,210			£4,159,210	£4,159,210			£4,159,210	£4,159,210			£4,159,210	£4,159,210		
Area			100% grs to net		30,139																					
External works & BREAM			15.00%				£623,881	£623,881			£623,881	£623,881			£623,881	£623,881			£623,881	£623,881			£623,881	£623,881		
Professional fees			10.00%				£490,365	£490,365			£490,365	£490,365			£490,365	£490,365			£490,365	£490,365			£490,365	£490,365		
Contingency			5.00%				£269,701	£269,701			£269,701	£269,701			£269,701	£269,701			£269,701	£269,701			£269,701	£269,701		
Res S106, Mayoral CIL & Crosrail S106			£4 psf				£130,278	£130,278			£130,278	£130,278			£130,278	£130,278			£130,278	£130,278			£130,278	£130,278		
CIL			£s psf		30,139		-£73	-£2,191,320	-£61	-£1,833,684	-£49	-£1,468,963	-£50	-£1,508,123	-£36.670	-£1,105,199	-£22	-£650,840	-£25	-£744,425	-£13	-£385,401	-£1	-£21,262	£11	£333,277
<u>Disposal Costs</u>																										
Letting Agent's fee (% of rent )			10.00%				£36,124	£38,249			£40,374	£42,500			£42,500	£42,500			£44,625	£46,750			£48,875	£51,000		
Agent's fees (on capital value)			1.00%				£84,999	£89,999			£94,999	£94,443			£99,999	£106,249			£104,999	£109,999			£114,999	£119,999		
Legal fees (% of capital value)			0.75%				£63,749	£63,749			£63,749	£63,749			£63,749	£63,749			£63,749	£63,749			£63,749	£63,749		
<u>Finance</u>																										
Loan arrangement fee					£0		£0		£0		£0		£0		£0		£0		£0		£0		£0			
Interest rate			7.00%																							
Interest			18 months				£447,570	£466,720	£486,241		£484,268		£505,713		£529,895		£525,028		£544,251		£563,742		£582,729			
Profit on cost							£1,317,959	£1,400,056	£1,474,697		£1,462,498		£1,550,344		£1,648,047		£1,629,140		£1,709,776		£1,785,029		£1,870,386			
Profit on cost (%)							19.96%	20.04%	19.98%		19.93%		19.95%		19.97%		19.97%		20.02%		19.98%		20.08%			
Net additional floorspace (sq ft)			15,070		15,070		15,070		15,070		15,070		15,070		15,070		15,070		15,070		15,070		15,070			
Net additional floorspace (sq m)			1,400		1,400		1,400		1,400		1,400		1,400		1,400		1,400		1,400		1,400		1,400			

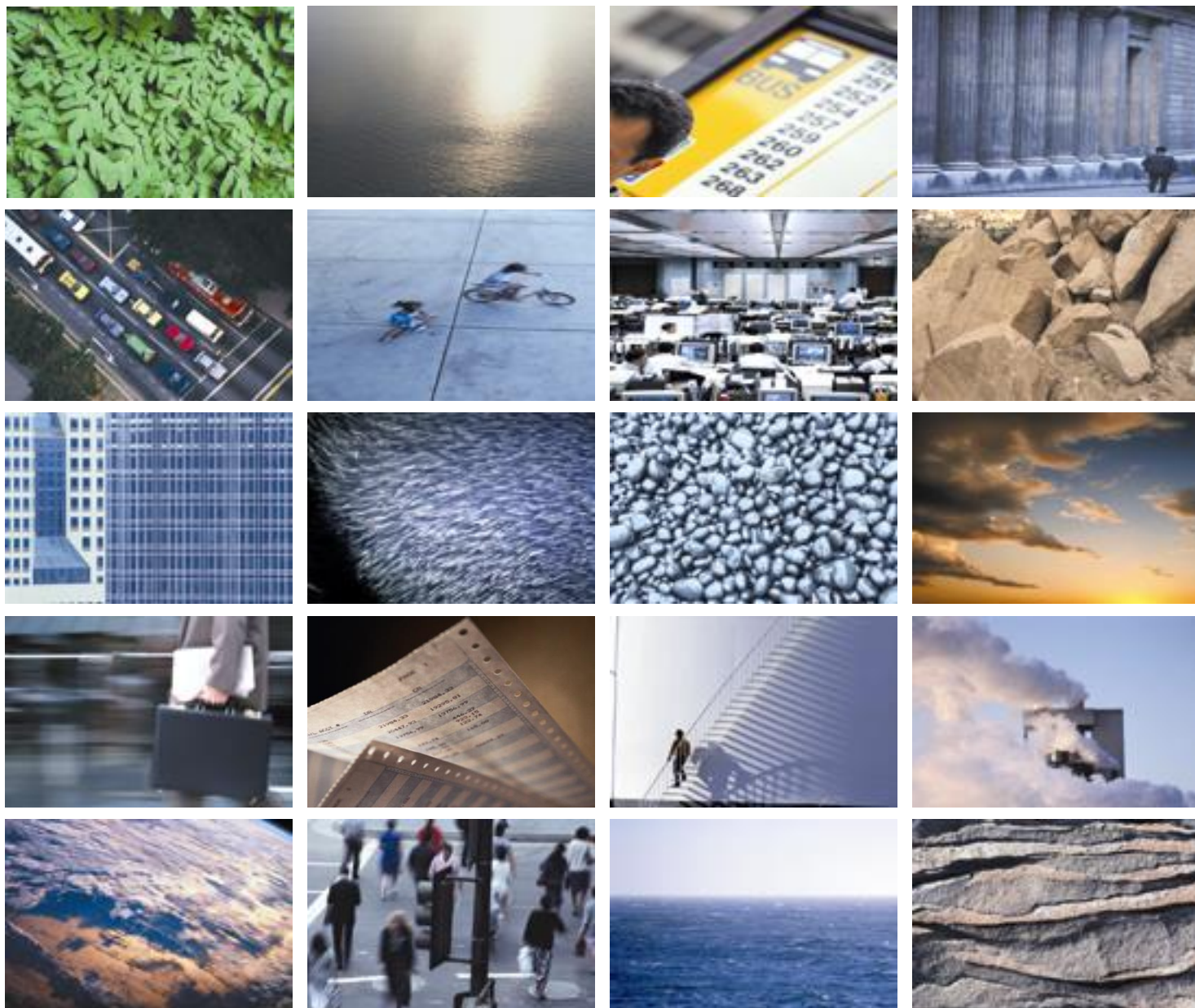
CURRENT USE VALUE  
Commercial Development

Use class:	Hotel (Budget)
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	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	



## Appendix 6



**London Borough of Havering**

## **INFRASTRUCTURE DELIVERY PLAN**

March 2018

Prepared by: ERM



# **LONDON BOROUGH OF HAVERING**

## **INFRASTRUCTURE DELIVERY PLAN**

### **Contents**

#### **EXECUTIVE SUMMARY**

<b>1</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>2</b>	<b>TYPES OF INFRASTRUCTURE</b>	<b>3</b>
<b>3</b>	<b>INFRASTRUCTURE FUNDING</b>	<b>6</b>
<b>4</b>	<b>CO-ORDINATION CHALLENGES TO INFRASTRUCTURE DELIVERY</b>	<b>10</b>
<b>5</b>	<b>DEVELOPMENT QUANTITIES</b>	<b>12</b>
<b>6</b>	<b>FUTURE INFRASTRUCTURE REQUIREMENTS IN HAVERING</b>	<b>16</b>
<b>7</b>	<b>FUTURE INFRASTRUCTURE ITEMS AND COSTS</b>	<b>39</b>

#### **ANNEX A LIST OF CONTACTS**

#### **ANNEX B INFRASTRUCTURE PROVISION AND REQUIREMENTS BY TYPE**

#### **LIST OF ABBREVIATIONS**

## LIST OF TABLES

Table 2.1: Types of Infrastructure for Assessment	3
Table.5.1: Dwelling Numbers in Havering Assuming FALP Housing Targets are met, 2015 to 2030	13
Table.5.2: Population in Havering under GLA 2015 Round SHLAA-based Household Projections, 2015 to 2031	14
Table 6.1(a): Primary School Requirements to 2020/2021	21
Table 6.1(b): Primary School Requirements by Planning Area in 2020/2021	21
Table 6.2: Secondary School Requirements to 2022/2023	22
Table 7.1: Estimated Total Cost of Identified Infrastructure Requirements	39
Table 7.2: Main Infrastructure Projects in Support of the Local Plan	40

## Executive Summary

- 1 The aim of this Infrastructure Delivery Plan (IDP) is to set out the type and scale of infrastructure required to underpin the Local Plan's vision and framework for the future development of Havering. Provision of adequate infrastructure is essential for maintaining the existing quality of life in the area and to support further development to accommodate growth in population and economic activity.
- 2 The IDP presents evidence on the scale and cost of infrastructure that will be required to meet the needs of development in Havering over the Local Plan period to 2032. This is of necessity a broad assessment as there are inevitably considerable uncertainties surrounding projections of development and costs over the medium to long term.
- 3 Infrastructure is planned, provided and funded by a wide range of agencies. The IDP has been compiled in consultation with all the relevant delivery agencies.

### *Types of Infrastructure*

- 4 The IDP assesses the need for infrastructure in the following categories, with the most costly items listed first:
  - Transport;
  - Education;
  - Health and Well-being;
  - Utilities;
  - Flood Protection;
  - Culture & Community;
  - Green Infrastructure;
  - Recreation & Leisure;
  - Emergency Services;
  - Waste;
  - Urban Regeneration; and
  - Environment.

### *Funding Sources*

- 5 There is a wide range of potential sources of funding for the provision of infrastructure. The role and relative contribution of these sources vary through time, according to national economic circumstances, government policy, and as new mechanisms are introduced and older ones phased out. There have been very significant cuts to public expenditure and in particular to local government funding in recent years and these are expected to continue in the immediate future, creating a very challenging environment for infrastructure providers.
- 6 The main funding sources likely to be available to support the Havering IDP comprise:
  - London Borough of Havering capital funding;
  - Greater London Authority/Transport for London;

- developer contributions;
- Central Government allocations;
- lotteries and charities; and
- direct charges for services, as in the case of utility companies.

### *Housing Zones*

- 7 Two proposals for Housing Zones (HZs) in Havering have been agreed with the Mayor of London: Rainham and Beam Park Housing Zone, and Romford Housing Zone. The building of homes in these areas is supported by a range of planning and financial measures. HZ programmes are funded by a combination of local authority funding, Greater London Authority (GLA) direct and recoverable grant, and external funding. HZ finance will be used predominately to deliver physical infrastructure in advance or in parallel to developments, which will significantly increase viability and hence improve Community Infrastructure Levy/section 106 contribution potential. In the Local Plan, each Housing Zone forms the focus for a Strategic Development Area (SDA).

### *Developer Contributions*

- 8 Given the constraints on public sector funding in the coming years, particular emphasis needs to be placed on the potential for developer contributions to raise funds towards investment in essential facilities. The Community Infrastructure Levy (CIL) regulations allow local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development.
- 9 As ‘pooling’ of section 106 (s106) obligations has now been limited to five s106 obligations to pay for a single infrastructure project or type of infrastructure, CIL is now the main mechanism for funding strategic off-site community infrastructure from developer contributions. However, s106 obligations can still be used to deliver affordable housing and certain site-specific infrastructure needs, and mitigation measures. Havering is in the process of developing and implementing its Havering CIL with the objective of this being adopted in 2017 subject to Member approval.

### *Coordination Challenges*

- 10 The London Borough (LB) of Havering is only one of a large number of agencies involved in delivering infrastructure in Havering (see Annex A). All are pursuing the delivery of their particular service and the Local Plan provides a vital framework to guide their actions towards a common goal. However, if the required infrastructure is to be available to serve new developments as and when they come on stream there needs to be substantial joint working between agencies to ensure their individual plans and programmes are designed and funded to bring this about. Challenging issues include bringing together disparate planning processes and cycles, the need to work with neighbouring agencies/authorities, evolving new models for service delivery, and taking advantage of the potential for co-location of facilities and services.

### *Development Quantities*

- 11 In order to assess the amount of infrastructure required to support future development in Havering the quantity of future dwellings and population needs to be established. The housing target for Havering in the Further Alterations to the London Plan, published in 2015, is 11,700 for the period 2015 to 2025. Projecting this rate onwards, the total housing target for Havering for the 15 year plan period March 2016 to April 2031 would therefore be 17,550 dwellings. The total population of the borough is projected to increase by some 31,000, from 252,000 in 2016 to 283,000 in 2032.
- 12 The Rainham and Beam Park SDA and the Romford SDA will each deliver a minimum of 4,000 new dwellings towards that target.

### *Infrastructure Costs*

- 13 Table ES1 sets out the estimated cost of the main infrastructure items identified as required to support the Local Plan, by broad category. The total of £578m, cannot be taken to be a comprehensive estimate of total costs of all infrastructure for the total Local Plan period, 2016 to 2031. This is because in many cases the relevant agencies have only derived costs for a shorter time period, due to their regular capital programming procedures and the uncertainties of longer term forecasts of requirements. In some other cases, such as police and flood protection, the relevant agencies are still in the process of assessing requirements and forms of provision.

**Table ES1: Estimated Total Cost of Identified Infrastructure Requirements**

<b>Sector</b>	<b>Total Cost</b>
Education	£218m
Transport	£115m
Health	£78m
Culture & Community	£32m
Green Infrastructure	£48m
Recreation & Leisure	£63m
Urban Regeneration	£20m
Others	£4m
<b>Total</b>	<b>£578m</b>
Note: Figures may not sum to Total due to rounding.	

- 14 In addition to the currently programmed transport improvements, three major transport interventions are currently under active consideration but have not yet been progressed sufficiently for costs to be estimated for inclusion in Table ES1. These are a new north-south public transport route, and re-configuration of the arrangements at Gallows Corner and also the Ring Road west of Romford Town Centre.

## *Priority Infrastructure*

- 15 This IDP assesses requirements for a wide range of infrastructure types, all of which are important in supporting sustainable communities in that a significant shortfall could limit quality of life in a community and reduce the appeal of Havering to newcomers. However, some infrastructure items have particularly high priority and should be provided within the first five years of the Local Plan. Priority infrastructure comprises:
- infrastructure that would be needed regardless of additional development, ie. to make up existing deficiencies in provision, and
  - critical infrastructure needed to allow early development to proceed, without which it might be unacceptable for development and occupation to take place. This relates mainly to areas designated in the Local Plan as locations for substantial growth in the early phases of the Plan, especially the Rainham and Beam Park SDA and the Romford SDA, each of which is expected to deliver over 4,000 new dwellings.
- 16 Priority projects in the Rainham and Beam Park SDA are as follows:
- Utilities: diversion of electricity cables, sewer and gas main;
  - Transport: new Beam Park Station;
  - Transport: Beam Parkway, improving connectivity along A1306;
  - Education: new and expanded primary and secondary schools;
  - Health: New primary care facilities, one in the Beam Park development and one near Rainham Town Centre; and
  - Flood Protection: opening up culverts and flood storage improvements.
- 17 Priority projects in the Romford SDA are as follows:
- Transport: Crossrail serving Romford;
  - Transport: Romford Station improvements;
  - Transport: East West Link and improved accessibility for walking and cycling;
  - Transport: improved permeability of the Romford Ring Road through TfL's Liveable Neighbourhoods programme;
  - Education: new and expanded primary and secondary schools in Romford; and
  - Health: Primary and community care hub in Romford Town Centre
- 18 Priority projects elsewhere in the borough are as follows:
- Transport: Crossrail serving Gidea Park and Harold Wood;
  - Education: New and expanded primary schools in Harold Hill and South Hornchurch and secondary schools in the Central Area; and
  - New primary care hub in Heaton ward.



19

LB Havering is currently in the early stages of investigating the feasibility of three major new interventions to bring about transport and public realm improvements in the borough, although these are not yet committed or costed:

- provision of public transport modes such as light rail, tram or guided bus to provide a step change in connectivity between the north and south of the borough and linking to Romford, either on existing highways or outside of the established built up area;
- a substantial re-configuration of the arrangement at Gallows Corner, by which the junction of the A12 and A127 would be decked over to create a space above for new development and safe, convenient movement by pedestrians and cyclists; and
- a similar substantial re-configuration of the Ring Road to the west of Romford town centre which would place the road underground, allowing unrestricted movement for pedestrians and cyclists into the town centre from the west and scope for an improved public realm.

## Purpose of Report

- 1.1 The aim of this Infrastructure Delivery Plan (IDP) is to set out the type and scale of infrastructure required to underpin the Local Plan's vision and framework for the future development of Havering. Provision of adequate infrastructure is essential for maintaining the existing quality of life in the area and to support further development to accommodate growth in population and economic activity.
- 1.2 According to paragraph 157 of the National Planning Policy Framework (NPPF), Local Plans should *"plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies (of the NPPF)"*. The NPPF (paragraph 177) stresses the importance of ensuring that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion and states that *"to facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan"*.
- 1.3 Paragraph 162 of the NPPF states that: *"Local planning authorities should work with other authorities and providers to:*
- *assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and*
  - *take account of the need for strategic infrastructure including nationally significant infrastructure within their areas."*
- 1.4 According to paragraph 18 of the Planning Practice Guidance (PPG) on Local Plans: *"the Local Plan should make clear, for at least the first five years, what infrastructure is required, who is going to fund and provide it, and how it relates to the anticipated rate and phasing of development"* (emphasis added). There is a clear requirement to present an assessment of required infrastructure, its location, costs, timing, funding source and implementing agent.
- 1.5 The PPG on Local Plans also states that: *"the detail concerning planned infrastructure provision can be set out in a supporting document such as an infrastructure delivery programme that can be updated regularly"*. The primary purpose of this IDP is to demonstrate that it will be practical to provide sufficient infrastructure to support the quantity of development proposed in the Havering Local Plan.

- 1.6 This IDP presents evidence on the scale and cost of infrastructure that will be required to meet the needs of development in Havering over the Local Plan period to 2031. This is, of necessity, a broad assessment as there are inevitably considerable uncertainties surrounding projections of development and costs over the medium to long term.
- 1.7 The PPG recognises that it is difficult to assess infrastructure requirements for the longer term and requires coverage of “*at least the first five years*”. While the IDP aims to cover the whole Local Plan period to 2031 as far as possible, some of the requirements and costs can only be assessed in relation to needs over a shorter period of up to ten years or so.
- 1.8 The PPG states that: “*early discussion with infrastructure and service providers is particularly important to help understand their investment plans and critical dependencies*”. This IDP has been compiled in consultation with all the relevant delivery agencies. Contact details for these are contained in Annex A, which also notes which agencies have directly provided information for inclusion in this report.

### **Structure of Report**

- 1.9 The report contains four sections after this introduction:
- Section 2 sets out the types of infrastructure covered in the assessment;
  - Section 3 discusses the potential sources of funding of infrastructure investment;
  - Section 4 discusses the challenges of coordinating infrastructure provision;
  - Section 5 sets out the assumptions on development quantities in terms of dwellings, population, and commercial floorspace;
  - Section 6 provides an assessment of the scale of requirements for each type of infrastructure that will be needed to serve the borough’s planned development; and
  - Section 7 presents the main infrastructure items that have been identified and the costs of providing them, to the extent that these can be established at present.

2.1 Paragraph 156 of the NPPF sets out the main types of infrastructure required to promote healthy communities and for which the Local Plan should include strategic delivery policies. These are:

- infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat); and
- health, security, community and cultural infrastructure and other local facilities.

2.2 Also, paragraph 73 of the NPPF requires local authorities to determine requirements for open space, sports and recreational provision.

2.3 Table 2.1 lists the facilities required to support development in Havering and which are covered in this IDP. The last column shows any current plans or strategies which are relevant to the assessment of future requirements.

**Table 2.1: Types of Infrastructure for Assessment**

	Type		Facility	Plans and Strategies
A	Transport	1	Rail Transport	LB Havering Local Plan Transport Topic Paper (2016) Havering Local Implementation Plan, 2014/2015 – 2016/2017, Three Year Delivery Plan Mayor's Transport Strategy
		2	Other Public Transport	
		3	Highways	
		4	Walking & Cycling	
B	Education	1	Primary school	LB Havering: Commissioning Plan for Education Provision in Havering for 2016-2020
		2	Secondary school	
		3	Post-16	
		4	Early Years	
C	Health & Well-being	1	GP Health Centre/ Intermediate Care	Havering CCG: Havering Primary Care Infrastructure Capacity Plan Havering CCG: Transforming Primary Care in Havering, 2016 to 2021
		2	Acute Hospital	
		3	Mental and Community Health Facility	North East London Foundation Trust Estates Strategy, 2014 to 2019 (March 2016)
		4	Adult Social Care Facility/Children Centre	LB Havering: Adult Social Care and Commissioning Service Plan 2015/2016 (April 2015)
D	Utilities	1	Water Supply	Essex and Suffolk Water: Water Resources Management Plan 2015 to 2040 (2014)
		2	Sewerage	Thames Water: Water Resources Management Plan 2015 to 2040 (2014); Sixth Asset Management Plan 2015 to 2020 (2014)
		3	Electricity	National Grid: Electricity Ten Year Statement 2015 to 2035 (2015)
		4	Gas	
		5	Telecommunications/ Broadband	

	Type		Facility	Plans and Strategies
E	Flood Protection	1	Flood Protection	Environment Agency Thames Estuary 2100 (2012)  Havering Local Flood Risk Management Strategy 2015  LB Havering Strategic Flood Risk Assessment Update (Nov 2016)  LB Havering Critical Drainage Areas - Detailed Investigations Report (Jan 2016)
F	Culture & Community	1	Library	LB Havering Draft Library Strategy 2015 – 17
		2	Cultural Facility	Havering Culture Strategy 2012-2014, LB Havering Arts Strategy 2013 to 2015
		3	Heritage	Havering Heritage and History Sub-Strategy (2013-2015)
		4	Community Hall/Youth Centre	
		5	Crematorium & Burial Ground	
G	Green Infrastructure	1	Parks	LB Havering Open Space Strategy Draft Assessment Report (January 2016) and Draft Standards Paper (August 2016)
		2	Children's Play Space	
		3	Allotment	
		4	Other Green Space	LB Havering Green Infrastructure Strategy (2016), LB Havering Open Space Strategy Draft Assessment Report (January 2016) and Draft Standards Paper (August 2016)
H	Recreation & Leisure	1	Sports Complex	LB Havering Indoor Sport and Leisure Facility Assessment Report (January 2016)
		2	Playing Pitch	LB Havering Final Playing Pitch Draft Assessment Report, 2016-2021 (January 2016)
I	Emergency Services	1	Police Station	Mayor's Office for Policing and Crime Estate Strategy: 2013- 2016 (2013)
		2	Fire Station	London Fire Brigade: Fifth London Safety Plan 2013 to 2016 (2013)
		3	Ambulance Station	London Ambulance Service: 5 Year Strategy 2014/2015 – 2019/2020
J	Waste Management	1	Waste Management Facilities	East London Waste Authority: Joint Waste Development Plan Document (2012)
K	Urban Regeneration	1	Public Realm	Transport for London Crossrail Complementary Measures Programme – 2015/2016 to 2018/2019 The Rainham and Beam Park Planning Framework (January 2016) Romford Town Centre Development Framework (June 2015)
		2	Employment & Skills	
L	Environment	1	Air quality improvements	LB Havering Draft Air Quality Management Plan, 2017 - 2022 Mayor's Air Quality Strategy, December 2010)

### Funding Sources

- 3.1 There is a wide range of potential sources of funding for the provision of infrastructure. The role and relative contribution of these sources vary through time, according to national economic circumstances, government policy, and as new mechanisms are introduced and older ones phased out. There have been very significant cuts to public expenditure and in particular to local government funding in recent years and these are expected to continue in the immediate future, creating a very challenging environment for infrastructure providers.
- 3.2 In the light of these funding constraints, the Mayor of London has stated in the London Plan (paragraph 8.7) that he will be exploring *“the scope for innovative funding techniques such as tax increment funding/ accelerated development zones (allowing future tax income in an area to support local infrastructure and regeneration)”*. He will also support *“the development and implementation of innovative forms of funding and partnership across the public, private and community/voluntary sectors to seek to lever more resources to support London priorities, and to ensure maximum cost effectiveness in their delivery”*.
- 3.3 The main funding sources likely to be available to support the Havering IDP are discussed below. They comprise:
- LB Havering capital funding;
  - Greater London Authority/Transport for London;
  - developer contributions;
  - Central Government allocations;
  - lotteries and charities; and
  - direct charges for services, as in the case of utility companies.

### LB Havering Capital Funding

- 3.4 LB Havering capital funding is derived from a number of funding streams, predominantly Capital Receipts and Government Grants. In addition it can divert some revenue funding to fund capital items. Revenue funding includes Government Grant, Council Tax, Business Rates, and income from service providers. Due to changes in the way Revenue Support Grant reductions have been allocated, LB Havering will experience a rapid reduction in its grant settlement over the four year period up to 2019/2020, with a large element of this front loaded in the early years. At present it is not possible to foresee how far into the Local Plan period such financial constraints are likely to continue. They will inevitably place severe restrictions on the resources available for services provided by LB Havering.

## **Greater London Authority (GLA)/Transport for London (TfL)**

### *GLA Housing Zones*

- 3.5 The Mayor introduced Housing Zones (HZs) as a new approach to delivering housing in London. Unlike traditional funding programmes, they are area-focused and bespoke to suit each location to significantly expand and accelerate the number of homes being built. The building of homes in these areas is supported by a range of planning and financial measures.
- 3.6 Two proposals for HZs in Havering have been agreed with the GLA:
- Rainham and Beam Park (R/BPHZ) Housing Zone is within Phase 2 of the Mayor's Housing Zone Programme; and
  - Romford Housing Zone (RHZ) is within Phase 3 of the Programme.
- 3.7 HZ programmes are funded by a combination of local authority funding, GLA direct and recoverable grant, and external funding. The GLA funding can be used flexibly, from financing infrastructure to supporting individual schemes, with the focus on recovery and recycling investment, rather than conventional grant. HZ finance will be used predominately to deliver physical infrastructure in advance or in parallel to developments, which will significantly increase viability and hence improve CIL/s106 contribution potential.
- 3.8 Repayable grant is grant that the GLA would expect to be repaid over time. The GLA is demonstrating significant flexibility over the terms of repayment, for example, linking recovery of grant to meeting certain conditions, rather than it being unconditional – these conditions will be set out in the contracts for individual interventions. LB Havering's mechanism for repayment will be through recouping payments from CIL and the sale/development of land acquired through funding provided by the GLA.
- 3.9 The R/BPHZ programme is funded by a combination of LB Havering funding, GLA direct and recoverable grant and external funding, including £8.8 million contribution from TfL for the new Beam Park Station. The GLA allocation is £30.56m, of which £14.15m is direct grant and £16.41m is repayable grant.
- 3.10 The GLA allocation for the RHZ programme is £34.9m, of which £22.7m is direct grant and £12.2m repayable grant.
- 3.11 Some of the infrastructure required in both HZs will have benefited from forward funding from the GLA in the form of GLA recoverable grant. One proposal under consideration is to ring fence CIL payments and developer contributions from development schemes within the R/BPHZ to establish a series of funding pots to assist in the delivery of infrastructure in the HZ. Developer contributions from s106 and CIL would be used from these funding pots to repay the forward funding.

### *Other GLA/TfL Funding*

- 3.12 The GLA provides funding for the London Fire Brigade. TfL funds most transport provision in Havering through the Local Implementation Plan, although LB Havering funds some road improvements. Each year LB Havering bids to TfL for funding for its transport projects and programmes. It has to spend this money in line with criteria set out by TfL and against a background set out in the Mayor's strategies as well as in accordance with LB Havering's own priorities.
- 3.13 Other GLA funding programmes are undertaken periodically to boost particular types of improvement to the urban environment, such as the Mayor's Air Quality Fund. The London Regeneration Fund, established by the London Enterprise Panel (LEP), aims to help places in London take advantage of opportunities presented by economic and demographic change and of new technology, and help secure the future of the capital's mixed economy. £20m capital funding has been made available, between April 2016 and April 2018, to specifically help London's high streets and places of work by supporting innovative and place-based projects throughout the city.
- 3.14 TfL funds the Crossrail Complementary Measures (CCM) a programme of improvements to public areas and interchanges outside all 18 stations in outer London that will eventually form part of the Elizabeth line. TfL is working with LBs, Crossrail Ltd, Network Rail and Rail for London to develop and deliver the schemes.

### **Developer Contributions**

- 3.15 Given the constraints on public sector funding in the coming years, particular emphasis needs to be placed on the potential for developer contributions to raise funds towards investment in essential facilities.
- 3.16 The Community Infrastructure Levy (CIL) Regulations allow local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes new or safer road schemes, flood defences, schools, hospitals and other health and social care facilities, park improvements, green spaces and leisure centres. LB Havering has not yet introduced a CIL but it has embarked on the preparation of such a scheme. It published a Preliminary Draft Charging Schedule in 2015 and aims to have its CIL adopted in 2017/2018 subject to Member approval.
- 3.17 Before the introduction of the CIL, developer contributions were raised mainly through Section 106 (s106) planning obligations linked to individual planning permissions, which require developers to make payments to make acceptable development which would otherwise be unacceptable in planning terms. LB Havering's Planning Obligations Supplementary Planning Document (SPD), adopted in 2013, provided for a 'standard charge' tariff, to apply to new residential development (only), to ensure that development would contribute appropriately, both financially and in-kind, towards the provision of required infrastructure and services.



3.18 However, since April 2016, it has no longer been permissible for local authorities to 'pool' more than five s106 obligations together to pay for a single infrastructure project or type of infrastructure, LB Havering will therefore be introducing CIL alongside the Local Plan. This will specify those types of infrastructure on which CIL can be spent. Following its adoption by LB Havering, CIL will be the main mechanism for funding strategic off-site community infrastructure from developer contributions..

3.19 It will still be admissible to use s106 obligations to deliver affordable housing and certain site-specific infrastructure needs, and mitigation measures. In addition, agreements under section 278 of the Highways Act will continue to be used to require developers to pay for, and sometimes provide, highway improvements that will mitigate the impact of new development.

### **Central Government Allocations**

3.20 A number of major agencies depend heavily on Central Government allocations for funding infrastructure. These include the National Health Service (NHS), including Hospital Trusts and Clinical Commissioning Groups (CCGs), and the Police and Ambulance Services.

### **Lotteries and Charities**

3.21 There is a wide range of funds arising from lotteries and charities for which for which agencies compete for funds. These include the National Lottery, Veolia Environmental Trust, etc. The National Lottery is a significant potential source of funds for a number of social and community facilities. In the year to March 2016, the National Lottery Distribution Fund, administered by the Department for Culture, Media and Sport, shared the funds as follows: 40% to health, education, environment and charitable causes, 20% to Sports, 20% to Arts and 20% to Heritage.

### **Direct Charges for Services**

3.22 The main example of direct charges for services being used to fund infrastructure provision is the utility companies, which raise funds for investment in infrastructure through user charges (and also borrowing). Electricity, gas and water prices to the customer are regulated by the government regulators, Ofwat and Ofgem, and set at a level which the regulator considers appropriate to permit the levels of investment the companies indicate are necessary to meet future need. In addition developers may wish to make individual arrangements directly with the utility companies to contribute to the provision of their services.

### Introduction

4.1 Ensuring appropriate infrastructure is delivered in the right place at the right time to support ongoing development presents a number of significant challenges apart from the issue of securing sufficient funding. A large number of agencies are involved in delivering infrastructure in Havering, of which LB Havering is only one. The others are listed in Annex A. All are pursuing the delivery of their particular service and the Local Plan provides a vital framework to guide their actions towards a common goal. However, if the required infrastructure is to be available to serve new developments as and when they come on stream there needs to be substantial joint working between agencies to ensure their individual plans and programmes are designed and funded to bring this about.

4.2 Important challenges include:

- disparate planning processes of the agencies involved in infrastructure development and provision;
- working with neighbouring agencies/authorities;
- evolving delivery models; and
- taking advantage of co-location potential.

### Planning Processes of the Agencies Involved in Infrastructure Development and Provision

4.3 Most agencies periodically undertake some form of review of the suitability and adequacy of their facilities to satisfy their required function. These reviews vary considerably in their scope and detail from ad hoc identification of shortcomings of individual facilities to full estate strategies and comprehensive asset assessments. There is even more variation in the extent to which organisations undertake long term planning of their facilities to meet future requirements. In most cases facility planning covers only the short or medium term, often up to five years or so, rather than the 15 years of the Local Plan. Furthermore, at any one time agencies will have reached different stages in their planning processes, while their planning horizons may well not coincide. These disparate planning processes need to be brought in line to ensure proper implementation of the Local Plan and its supporting infrastructure.

### Working with Neighbouring Agencies and Authorities

4.4 Many of the issues addressed in the Local Plan cross administrative boundaries. This is most obviously the case with transport. In many other cases, however, agencies and local authorities are finding it more efficient to plan and undertake their activities by joining together in sub-regional groupings. This is the case for example with health, social care and some police. Therefore, working with neighbouring and sub regional partners will be essential to ensure the effective delivery of Havering's Local Plan, and LB Havering demonstrates the importance of this through meeting its Duty to Cooperate responsibilities.

## **Transforming Delivery Models**

- 4.5 Many agencies are currently engaged in changing the way they deliver their services, often with significant implications for the geographical distribution of their infrastructure and facilities. These changes are prompted partly by the need to economise on scarce financial resources and partly by the recognition that more recent knowledge and technology have demonstrated more effective approaches to meeting the aims of the organisation.
- 4.6 There are two clear and complementary tendencies within the variety of delivery models which are emerging: centralisation and decentralisation. Centralisation is aimed primarily at achieving cost efficiencies, often by cutting back on less viable delivery sites, while decentralisation is aimed at improving the convenience of service received by clients and customers. Most new delivery models involve a combination of these two approaches. For example the Mayor's Office on Policing and Crime is reviewing the scope for disposing of under-utilised front counters while increasing the level of local policing directly serving communities. Similarly, the broad aim in health provision is to increase specialisation at acute hospitals while reducing everyday pressure on them by maximising the care and support that can be provided at or close to the patient's home.
- 4.7 The issue here in terms of ensuring infrastructure delivery is that several important infrastructure agencies are currently still in the process of developing their new delivery models or if they have developed their concept they are still working out how they would be best applied in Havering. A key case here is health and social care. These two areas of service are closely related. Inadequate social care generates greater pressure on the health service, including acute hospitals and Accident and Emergency (A&E) departments. There is now a well-recognised need for close integration of the way the two types of service are delivered to allow them to function seamlessly. The main agencies responsible for these two services, the NHS and LB Havering, are currently jointly engaged in defining coordinated delivery models.

## **Co-location Opportunities**

- 4.8 One of the key approaches to improving efficiency of provision is to identify opportunities for joint provision of services or the use of shared facilities/co-location in meeting future needs. Many agencies can gain from pursuing synergies in facility provision, both because of the potential economies to be made in capital and running costs, and because of the benefits to be gained in terms of the quality and convenience by linking their service provision. A good example of this approach is Children Centres which are designed to offer a seamless service for children, with care, education, health and wellbeing services all provided under one roof.

The Local Plan and IDP aim to assist agencies in engaging further with each other to achieve the benefits of sharing locations and facilities. The first step is for agencies to share information on their emerging future proposals and on the locations where they are seeking to provide facilities so that the requirements of different agencies can be matched through joint provision where possible. The potential is particularly high as many decentralised facilities require only limited floorspace and can be co-located with a range of other public or private sector facilities, for example in libraries, health centres and shopping centres.

### Introduction

- 5.1 Paragraph 156 of the NPPF requires local planning authorities to set out the strategic priorities for their area in the Local Plan, including strategic policies to deliver the homes and jobs needed in the area, and the provision of retail, leisure and other commercial development. In order to assess the amount of infrastructure required to support future development in Havering the quantity of future dwellings and employment floorspace planned to be completed within the relevant appropriate time horizon needs to be established.

### Housing

- 5.2 The minimum housing target for Havering in the Further Alterations to the London Plan<sup>1</sup> (FALP), published in 2015, is 11,700 (an average of 1,170 dwellings pa) for the period 2015 to 2025. This was based on the findings of the GLA's latest 2013 Strategic Housing Land Assessment (Jan 2014). The new Havering Local Plan covers the period 2016 to 2031. The FALP (paragraph 3.24) advises that for Local Development Framework (LDF) purposes its rates should be rolled forward to give an indicative figure for an LDF's 15 year plan period. It is therefore reasonable to assume that the minimum target of 1,170 dwellings per annum for the period 2015 to 2025 should be rolled forward for the period 2025 to 2031 for which there is no specific GLA target. The minimum housing target for Havering for the 15 year plan period 2016 to 2031 would therefore be 17,550 dwellings.
- 5.3 The total number of dwellings in Havering in April 2011, according to the 2011 census, was 99,184. According to the Havering Annual Monitoring Reports for 2011-2012, 2012-2013, 2013-2014 and 2014-2015, a further 2,419 dwellings were completed in those years, bringing the total dwellings in Havering in March 2015 to around 101,600. Assuming the total housing target for the period 2015 to 2031 is met, the number of dwellings in 2031 will therefore be around 120,300. Table 5.1 sets out the number of dwellings projected in Havering from 2015 to 2031.

### Housing Zone Proposals

- 5.4 Two proposals for HZs have been agreed with the GLA:
- the R/BPHZ is within Phase 2 of the Mayor's Housing Zone Programme and is planned to provide around 3,450 new dwellings by 2025 (Rainham and Beam Park Housing Zone. Overarching Legal Agreement [November 2015]); and

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<sup>1</sup> The Mayor of London is currently commencing a Full Review of the London Plan but under the current timetable it will be published for consultation in Autumn 2017, with final publication expected in Autumn 2019.

- the RHZ is within Phase 3 of the Programme and is planned to provide around 3,300 new dwellings by 2026 (Overarching Borough Agreement with the GLA to support the reinvigoration of Romford town centre [June 2016]).

**Table.5.1: Dwelling Numbers in Havering Assuming FALP Housing Targets are met, 2015 to 2030**

Year	Total Dwellings
2015	101,600
2016	102,770
2021	108,620
2026	114,470
2031	120,320
2016 to 2031	17,550

5.5 The R/BPHZ forms a contiguous area in the south of the borough which will require some items of infrastructure specifically to serve it, whereas the RHZ comprises pockets of new housing development within areas of existing development.

5.6 The two HZs form the foci of the Local Plan's two Strategic Development Areas (SDAs): Romford SDA and Rainham and Beam Park SDA. The two HZs themselves do not cover all the housing sites that are planned to be delivered within their respective SDAs. Each SDA is expected to deliver over 4,000 new dwellings over the Local Plan period.

### Population

5.7 Requirements for infrastructure tend to be more directly related to population (and age structure) than to dwelling numbers so it is important to appreciate the changes in population implied by the scale of additional planned housing. The most up-to-date population projections for Havering are those contained in the GLA's 2015 Round Demographic Projections. There are two Strategic Housing Land Availability Assessment (SHLAA) based projections, ie. projections which assume achievement of the FALP housing targets. These differ according to the household size assumptions. One set takes its household size trends from the Department of Communities and Local Government (DCLG) projections. The other caps household size so as not to assume the indefinite continuation of recent short term trends by which population has increased substantially faster than housing supply. The capped version is adopted here.

5.8 The GLA 2015 Round SHLAA-based household projections are based on the additional dwelling numbers from the 2013 GLA SHLAA, for the periods up to and after 2025, rather than assuming a continuation of the annual target for the period 2015 to 2025 as mentioned above. Their population projections do not therefore tie in directly with the Local Plan Housing target of 17,550 dwellings for the period 2016 to 2031. The latter can be estimated to imply a

total private household population in 2031 of 281,750, based on the dwelling total in Table 5.1, the GLA's projected average household size in 2031 of 2.39, and a vacancy rate of 2%, as in 2011.

- 5.9 The GLA's projection (capped household size version) gives a total private household population for Havering in 2031 of 281,000. Given the inevitable imprecision of projections over a fifteen year period this figure is close enough to the housing-based estimate above for it to be reasonable to adopt the GLA's projections as a basis for assessing infrastructure requirements in Havering.
- 5.10 The household and population figures for relevant years are set out in Table 5.2. The total population increase for the Local Plan period of 2016-2031 is given as around 31,000.

**Table.5.2: Population in Havering under GLA 2015 Round SHLAA-based Household Projections, 2015 to 2031**

Year	Households	Private Population	Institutional Population	Total Population
2015	247,235	1,645	248,880	247,235
2016	249,945	1,665	251,611	249,945
2021	263,692	1,755	265,447	263,692
2026	276,254	1,876	278,130	276,254
2031	280,956	2,034	282,990	280,956
2016-31	31,010	369	31,379	31,010

- 5.11 In order to assess infrastructure needs within the two HZs, their potential future population needs to be estimated. Assuming the average household size of 2.39 in 2031 from the GLA's 2015 Round SHLAA-based household projection with capped household size, and a vacancy rate of 2%, the new dwellings planned for each zone will accommodate around 9,400 persons..

#### **Office Floor Space**

- 5.12 The Havering Employment Land Review (April 2015) forecast a net demand for B1 office floorspace of between 10,700 m<sup>2</sup> and 17,100 m<sup>2</sup>, with a medium forecast of 13,900 m<sup>2</sup> between 2014 and 2031. The most suitable location to accommodate demand forecast for B1 office uses is in Romford Town Centre. The review presents a projection of about 2,300 additional office jobs over the period 2013 to 2031.

#### **Industrial Floor Space**

- 5.13 The Havering Employment Land Review (2015) forecasts a reduction in demand for industrial floorspace of between 21,300 m<sup>2</sup> and 25,900 m<sup>2</sup> over the period 2014 to 2031 and projects a decrease of around 2,000 industrial jobs over the same period.

## **Retail Floor Space**

- 5.14 The Havering Retail & Commercial Leisure Needs Assessment (April 2015) proposes that provision should be made for between 16,100 m<sup>2</sup> and 21,500 m<sup>2</sup> net additional comparison goods floorspace in the period to 2021, and indicatively between 49,500 m<sup>2</sup> and 62,000 m<sup>2</sup> net by 2031. The assessment also identified a quantitative need for 7,500 m<sup>2</sup> net additional convenience goods floorspace by 2021, increasing to an indicative requirement of 13,200 m<sup>2</sup> net by 2031, as well as a requirement for 15,100 m<sup>2</sup> of gross food and drink floorspace by 2031.



### Introduction

- 6.1 This section sets out the scale of additional infrastructure that will be required to meet the needs of development in Havering over the Local Plan period to 2032, as far as can be determined based on currently available evidence. Infrastructure types and facilities are numbered as in Table 2.1.
- 6.2 Some infrastructure items have particularly high priority and should be provided within the first five years of the plan. These comprise infrastructure required to make up existing deficiencies in provision together with infrastructure needed to allow early development to proceed. The latter relates mainly to areas designated in the Local Plan as locations for substantial growth in the early phases of the Plan. These are the Rainham and Beam Park SDA and the Romford SDA, each of which is expected to deliver over 4,000 new dwellings. If there were to be a significant shortfall in provision in these areas, it might be unacceptable for development and occupation to take place there. Priority infrastructure items are indicated by a (P) in the paragraphs below.
- 6.3 The Council is aware of a number of key transport infrastructure projects currently under consideration. These encompass projects within Havering as well as projects outside of Havering. Examples of the former include, the proposed remodelling of J28/M25, and examples of the latter include the potential river crossings programme from the London Mayor, and the new Lower Thames Crossing project from Highways England. The Council is working closely with partners responsible for these projects. It has not included these within its assessment of infrastructure needed to support the Local Plan because they are independent of the Plan.
- 6.4 Fuller information on all infrastructure types is presented in tabular form in Annex B, again numbered as in Table 2.1, under the following headings:
- main provider of the infrastructure;
  - level of existing provision;
  - adequacy of the existing provision to meet current needs, both quantitative and qualitative;
  - assessment of infrastructure required to meet planned future development/population levels, with cost estimates where available (excluding land costs);
  - where relevant, basis for estimating costs of required infrastructure; and
  - main potential funding sources.

## **A Transport**

### *A1 Rail*

6.5 Havering is well connected to London and Essex by mainland train services, TfL Rail services, London Overground services and the District Underground line. Several major transport infrastructure improvements are currently planned to meet wider strategic needs as well as serving Havering, as follows:

- Crossrail is a new regional east-west railway line, currently under construction, which will connect Heathrow and Maidenhead in the west with Essex and South London in the east. The northern branch of the eastern section will run from Shenfield in Essex through the three Havering stations of Harold Wood, Gidea Park, and Romford. Crossrail is scheduled to become operational from 2018/2019 (P);
- improvements to the London-Tilbury-Southend (LTS) railway via Rainham and Upminster (c2c Essex Thameside franchise to 2029) will support planned regeneration strategies, and include the provision of 12-car trains on the Tilbury loop and more frequent services (P);
- upgrades to the London Underground District Line are underway to increase peak capacity by 47% by 2018 (P); and
- Upminster Depot, one of the four major depots for London Underground's railway fleet, is being upgraded, with completion planned for early 2017 (P).

6.6 Other proposals are specifically aimed at meeting the future needs of Havering, namely:

- improvements to Romford Station, including potential southern entrance improvements to assist access to all rail services (P) and TfL Crossrail Complementary Measures to enable interchange with Crossrail; and
- a new Beam Park station on the LTS railway line will help maximise the future development potential of the south of the borough and support housing and employment sites at London Riverside (P).

### *A2 Other Public Transport*

6.7 Bus transport in Havering is provided by TfL. New and better north-south bus links are needed to improve connectivity, particularly to Rainham and its railway station and London Riverside Business Improvement District. More frequent services to some more rural parts of the borough would also benefit those in the community who are often dependent on public transport such as young people and the elderly.

6.8 A number of bus-related projects are required to meet future transport needs in the borough:

- a bus bridge over the Beam River on Ford Land will provide a vital link between LB Havering and LB Barking and Dagenham;
- a bus bridge link across Rainham Creek between Ferry Lane and Creek Way will similarly improve connections between Rainham and other employment areas and provide better access to jobs;

- an Orbital Bus service is required to connect Strategic Industrial Locations and Rainham; and
- improving bus stop accessibility in the borough (P).

6.9 In addition, LB Havering is currently in the early stages of considering the feasibility of modes such as light rail, tram or guided bus to provide a step change in connectivity between the north and south of the borough, either on existing highways or outside the established built up area.

#### *A3 & A4 Highways, Walking and Cycling*

6.10 The A12, A13 and A127 provide high quality trunk road access to the M25, which in turn provides access to London and the south east, and the borough is served by a full network of other roads. There is an ongoing need to assess and upgrade highway structures, principal roads, distributor roads and bus route roads to deal with existing and projected increased levels of traffic and to improve safety for all users. There is similarly a need to improve accessibility and safety for pedestrians and cyclists to facilitate safer and more convenient 'active' travel choices. Several improvements to cycling and walking provision are included wider green space and public realm proposals.

6.11 Specific measures include:

#### Borough-wide

- footway improvements borough-wide, including accessibility arrangements for pedestrian dropped kerbs (P);
- upgrades to principal roads, distributor roads and bus route roads (P);
- Highway structure upgrades (P);
- casualty reduction measures (P);
- 20 mph zones (P);

#### Romford SDA

- engineering measures to improve accessibility to Romford Town Centre through TfL's Liveable Neighbourhoods programme (P);
- an east-west link to the rail station from the growing residential areas to the west of the town centre (eg. Waterloo Road, Bridge Close and the former Ice Rink site), including wider improvements along the River Rom (P);
- further key measures for the Town Centre discussed below under 'Public Realm';

#### Rainham & Beam Park SDA

- the Rainham and Beam Park Planning Framework (January 2016), through the TfL Beam Parkway Major Scheme, aims to transform the A1306 in Havering from a traffic dominated road into an attractive green corridor, the Beam Parkway, providing a quality walking and cycling route (P); and
- development of sustainable transport options (walking, cycling, bus, tram) for accessing London Riverside Conservation Park (Wildspace); and
- Rainham Creek cycling/walking bridge.

6.12 In addition, two significant major interventions are under consideration to enhance the public realm, reduce congestion, improve safety for pedestrians and cyclists, improve air quality, and generate development potential. These are:

- a substantial re-configuration of the arrangement at Gallows Corner, by which the junction of the A12 and A127 would be decked over to create a clear space for development and pedestrian movement above; and
- a similar substantial re-configuration of the Ring Road to the west of Romford town centre which would place the road underground, allowing unrestricted pedestrian movement into the town centre from the west and scope for an improved public realm.

#### *Key Implications for the Local Plan*

6.13 The Local Plan should provide for the incorporation into the urban fabric of the significant transport infrastructure projects set out above in such a way as to improve the efficiency and convenience of movement within the borough and the quality of public spaces. Priority projects required for completion or to commence implementation within the first five years of the Local Plan include those supporting Crossrail and the two SDAs, as follows:

- Crossrail Complementary Measures to improve Romford, Harold Wood and Gidea Park stations (P);
- improved East-West connectivity for walking and cycling into Romford Town Centre (P);
- improved permeability of the Romford Ring Road through TfL's Liveable Neighbourhoods programme;
- new Beam Park Station (P); and
- new Beam Parkway, improving connectivity along A1306 (P).

6.14 In addition, the Local Plan will eventually need to make provision for the major transport interventions discussed above, which are currently at an early stage of consideration, once their plans have been fully developed and adopted for implementation. In addition, when reviews of the Local Plan are brought forward after it has been adopted, it will be important to ensure that it is up to date in terms of the progress made with these interventions. The Council is committed to working with its partners and other stakeholders to ensure that every opportunity is taken to ensure their early delivery.

## **B Education**

6.15 Major residential development should only be permitted to go ahead if provision of sufficient educational infrastructure is assured. Local Authorities are under a statutory duty to ensure a sufficiency of school places in their area under section 14 of the Education Act 1996. This applies to all children of compulsory school age resident in the local authority area. Providers come from the private, voluntary, charitable and maintained sectors. LB Havering is the commissioner of education and is also the "provider of last resort" when no other acceptable new provider comes forward.

- 6.16 Section 6 of the Childcare Act 2006 places a duty on Local Authorities to secure sufficient childcare for working parents. In addition, local authorities are required to secure free early education provision for pre-school children of three and four years old and two year olds from lower income families. This Early Years education is primarily delivered by private, voluntary and independent pre-school providers, accredited childminders, and schools with a maintained nursery provision.
- 6.17 LB Havering undertakes annually a comprehensive assessment of future demand for school places in the borough by projecting cohorts within the existing schools, taking account of recent future birth rates, and allowing for the impact of committed and planned housing. Allowance is also made for significant cross border flows both into and out of the borough. The latest long term strategic forecast, contained in the Commissioning Plan for Education Provision (2015/2016 to 2019/2020), covers the ten year period from 2015/2016 to 2025/2026.

*B1 & B2 Primary and Secondary Places*

- 6.18 The number of primary age pupils in Havering schools, including pupils in existing and planned housing, is expected to increase significantly, by 7,815, during the ten year period from 2015/2016 to 2025/2026, and the number of secondary age pupils by 5,182, leading to shortfalls compared with existing school places of 7,689 and 3,626 respectively.
- 6.19 The substantial housing development in the Rainham area will require a new 3-form entry primary school, in addition to 4-forms of entry in expanded schools in the area. Existing secondary schools will also need to be expanded in this area to meet the need for places.
- 6.20 Substantial housing development planned in Romford will require new primary schools and new secondary schools. A three form of entry primary school (630 places) has been approved on the Bridge Close development site and the new school should be sufficient to meet demand for the additional primary places needed over the next five years.
- 6.21 There may be some areas of Havering that will have no available options to expand existing schools if further major housing is brought forward. School place demand arising from such developments will need to be met through new school provision that will require a site to enable delivery.
- 6.22 The figures given below represent the emerging position. The school roll projections are updated on an annual basis and the latest figures are contained in LB Havering's Commissioning Plan for Education Provision.

Primary School Requirements in First Five Years

- 6.23 The Commissioning Plan for Education Provision indicates the need for a total of 1,667 additional primary places to meet demand for places for 2020/2021, as indicated in Table 6.1(a). This is equivalent to an additional 8 Forms of Entry (FE) expansion. 1 FE expansion in primary is equivalent to 210 school places.

**Table 6.1(a): Primary School Requirements to 2020/2021**

Academic Year	Primary NOR	Permanent Primary Places Available	Surplus/Deficit of Places
2015/2016	21,074	21,200	126
2016/2017	22,150	21,836	-314
2017/2018	23,131	22,584	-547
2018/2019	23,990	23,189	-801
2019/2020	24,831	23,652	-1179
2020/2021	25,677	24,010	-1667

- 6.24 The need for additional places is mainly in Harold Hill, Romford and Rainham and South Hornchurch planning areas, as shown in Table 6.1(b).

**Table 6.1(b): Primary School Requirements by Planning Area in 2020/2021**

Planning Area	Projected Primary NOR 2020/21	Permanent Primary Places Available 2020/2021	Surplus/Deficit of Places
Collier Row	3,773	3,825	52
Elm Park	2,838	2,920	82
Harold Hill	4,420	3,900	-520
Hornchurch	5,062	5,040	-22
Rainham & S Hornchurch	2,965	2,370	-595
Romford	3,859	3,510	-349
Upminster	2,759	2,730	-29

- 6.25 Beyond 2020/21 the primary pupil numbers are forecast to increase, due to rising birth rates and the level of housing growth planned.

#### Secondary School Requirements in First Five Years

- 6.26 For secondary schools, the Commissioning Plan similarly indicates a need for a total of 637 additional Year 7 places by 2022/2023. This is equivalent to an additional 21 FE. As indicated in Table 6.2, this demand is concentrated in the Central Area, with lesser demands elsewhere. In most areas the requirement can be met by school expansions but new provision will also be required to meet needs in the Central Area.

**Table 6.2: Secondary School Requirements to 2022/2023**

Education Planning Area	Perm'nt Places 2015-2016	Pupil Roll 2015-2016	Surplus Places 2015-2016	Surplus capacity 2015-2016	Perm'nt places 2022-2023	Pupil roll 2022-2023	Surplus places 2022-2023	Surplus capacity 2022-2023
North East	180	179	1	1%	180	269	-89	-49%
North West	180	162	18	10%	180	221	-41	-23%
Central	1578	1532	46	3%	1624	1990	-366	-23%
East	693	621	72	10%	651	755	-104	-16%
South	617	473	144	23%	617	654	-37	-6%

- 6.27 Beyond 2022/23 the secondary pupil numbers are forecast to increase due to the higher year 6 primary cohort continuing to transfer to year 7 in secondary and the level of housing growth planned.

#### *B3 Post-16 Places*

- 6.28 It is difficult to be definitive about future requirements for post-16 education in the borough. A range of options is available for pupils in this age group, including sixth forms, colleges, and apprenticeships. The situation is further complicated by the fact that post-16 pupils can travel between local authorities and Havering has traditionally been a net importer of learners post-16. Current data for Havering suggests that over the next few years an expected rise in the participation rate to full participation of 16 and 17 year-olds will to a large degree be cancelled out by a fall in numbers of young people aged 16-18. However, in the longer term, the number of 16 and 17 year olds in Havering is projected to increase by around 1,300 between 2016/2017 and 2023/2024.

#### *B4 Early Years*

- 6.29 From September 2017 working families will be entitled to up to 30 hours of childcare per week for 3 and 4 year olds, subject to the eligibility criteria for the additional free entitlement. There is already a need for additional Early Years places; with the additional hours being available this could see a further increase in demand.
- 6.30 The number of two, three and four year olds needing Early Education Entitlement (EEE) places across the borough is expected to increase by over 1,000 between 2015/2016 and 2025/2026, with a deficit of about 300 places for 2, 3 and 4 year olds being projected for the latter date. However, it is not possible to be specific about locations at present. Further details on the future demand for early years places are given in LB Havering's Childcare Sufficiency Report, which is updated on an annual basis.

#### *B5 Special Education Needs and Disabilities (SEND) places*

- 6.31 Havering is experiencing demand on its SEND services due to rising numbers of children and young people in the borough with SEND, as well as a rise in the complexity of needs amongst those with SEND. To meet the increasing demand Havering will be developing new provision through an ongoing

programme to create more Additional Resourced Provision (ARP's), specialist provision in mainstream settings. The Council has been selected by the DfE to commission a new 60 place special free school which will meet the needs of children and young people in the borough. The new school will cater for children and young people aged 3-16 years who have complex or severe autism spectrum disorder (ASD) or social, emotional and mental health difficulties.

#### *Key Implications for the Local Plan*

- 6.32 The Local Plan, through the future Detailed Sites Local Plan, should support expansion plans and identify sites for new primary/ secondary schools required to support additional residential development in the early years of the Local Plan. Additional primary capacity beyond that currently programmed is required especially in Harold Hill, Rainham and Romford. For secondary schools the main additional requirement is around Romford.

### **C Health and Wellbeing**

#### *C1 & C2 Primary and Acute Health Care*

- 6.33 There are 47 GP practices in Havering, with a total of 95 Full Time Equivalent GPs. These currently provide services from around 6,560 m<sup>2</sup> of space to a registered patient population of 255,865. The only acute hospital, operating an Accident & Emergency department, in Havering is Queen's Hospital in Romford, which opened in 2006, and brought together the services previously run at Oldchurch and Harold Wood hospitals.
- 6.34 The average ratio of patients to FTE GPs in the borough is 2,690, well above the London average of 2,100 and somewhat higher than the national average of 2,000. There are no clinically set standards for the ratio of GPs to patients but the primary healthcare default assumption used for capacity planning purposes is a ratio of 1 GP per 1,800 patients.
- 6.35 Existing facilities are currently operating at or near capacity. Based on current Department of Health guidance on primary care space standards, the existing population of Havering would require some c.18,000 m<sup>2</sup> compared with the 7,179 m<sup>2</sup> of space currently provided. Havering has a large number of smaller premises which, by their nature, will have little opportunity for expansion and if feasible, the size of expansion is likely to be relatively small scale. Furthermore, many GP practices are currently using ageing, converted domestic premises, a large number of which are in need of major building works to enable them to comply with required standards.
- 6.36 The CCG's aims for the development of general practice and the wider primary care family are that it should be accessible, coordinated and proactive. There will be a focus on prevention, support for self-care, active management of long-term conditions and the avoidance of unnecessary hospital admissions. Acute hospital care should be reserved for acutely ill patients with the majority of care delivered nearer home.
- 6.37 The present assessment concentrates on the primary healthcare requirements arising solely from new housing developments. The NHS Healthy Urban Development Unit (HUDU) has used their model to calculate the population



yield from new housing and to assess the subsequent healthcare impacts and floorspace requirements. The HUDU model estimates primary care requirements by locality and phase in terms of full time equivalent (FTE) GPs and primary care floor space, to meet the estimated population growths.

- 6.38 New, fit-for-purpose premises are needed to cater for the significant population growth, especially in and around the Romford Town Centre and Rainham and Beam Park SDAs, as well as to facilitate primary care at scale, and enable patient access to a wider range of integrated services.

### *C3 Mental and Community Health*

- 6.39 North East London Foundation Trust (NELFT) provides mental health and community services in Havering. People's health in Havering is changing as more people are living longer and with more complex long term conditions, and so needing more and a wider range of care.
- 6.40 The NELFT strategy is based on the development of 'agile working', a flexible and mobile workforce, to support care closer to home and early intervention. For adult services a model of care based on locality primary care provision is currently being rolled out within Havering, with community health and social care integrated within these hubs. Some teams will be co-located and clustered around three hubs at Harold Wood, Romford and Cranham.
- 6.41 NELFT is holding discussions with LB Havering on integrating primary care, community, mental health and social care under a single management structure. Joint use of provision and premises with Social Services and other Local Authority departments has commenced around older people's services.
- 6.42 Surveys by NELFT in 2015 of all the properties it owns or substantially occupies suggest substantial underuse of both clinical and non-clinical space within a majority of premises. Under the NELFT Estates Strategy 2014 - 2019, the existing estate in Havering will be rationalised to provide new accommodation to meet the needs of new working practices.
- 6.43 The NELFT has embarked on an ambitious drive to reduce estate costs by developing closure plans for up to six Havering premises and relocating their services within the borough. Estate rationalisation will ensure that the retained premises are in the optimum locations for service delivery within the Borough and in good condition. Any future investment can then be directed towards the retained properties. The Trust is working in partnership with other organisations to maximise the use of the public estate to the overall benefit of the local health economy.

### *C4 Social Care*

- 6.44 Havering has the highest proportion of older people of any of the LBs and the significant majority of vulnerable people in the borough with a supported housing need are elderly. However, the current provision of residential care homes is more than sufficient to meet current needs. Throughout 2015/2016, of approximately 1,600 available beds, 250 remained vacant each week.

- 6.45 LB Havering considers that there is no need for more residential or nursing homes within the borough. The policy is to support people in remaining independent and safe at home. However, there is a growing need for supported accommodation within the borough that cannot be entirely met by existing provision. For example, there is currently no supported housing for people with physical disabilities in Havering. The current Housing Strategy recommends converting some existing sheltered schemes to extra care or a retirement village model, due to the high number of asset rich older people in the borough.
- 6.46 LB Havering has identified potential need for up to three purpose-built six person supported housing schemes for people with learning disabilities and potentially for one purpose built six to eight person supported housing scheme for people with physical disabilities (P). The more adaptable the premises the better (ie. can one building be fit for purpose for people with learning disabilities, physical disabilities, autism etc.). With increasing demands, the supply requirement is having to be reviewed on a regular basis.
- 6.47 LB Havering currently runs six Children Centres, offering a range of services and activities in partnership with health and other partner agencies to provide a holistic service. Demand for Children Centres is forecast to increase substantially as the young population increases. LB Havering plans to respond to projected substantial increase in demand from the rising young population by increasing the level of services provided by existing centres and by bringing back into operation a Centre in existing premises in Harold Hill, which has not been functioning for some years (P). The aim is to utilise these centres to enable further co-location with partners in the health service.
- 6.48 As part of the Local Authorities Sufficiency duty there is a need to develop the provision of children's residential care within the borough and semi-independent living accommodation for children, prior to leaving care. The design of these premises could incorporate provision for both, so that move on could be enabled as and when children become more independent.

*Key Implications for the Local Plan*

- 6.49 The Local Plan should support the following additional facilities:

*Romford SDA*

- Primary and community care hub in Romford Town Centre of 4,500 m<sup>2</sup> (P);

*Rainham & Beam Park SDA*

- Two new facilities of 1,500m<sup>2</sup> in the Beam Park development and close to Rainham Town Centre to provide combined capacity for 30,000 patients (P);

*Rest of Borough*

- New primary care hub in Heaton ward of 950 m<sup>2</sup> for around 10,000 patients (P);
- Enhanced GP service of 2,800 m<sup>2</sup> at the proposed St. George's Health & Well-Being Centre for around 30,000 patients (P);
- New primary care hub of 1,850 m<sup>2</sup> to be developed in North Locality for around 30,000 patients;

- New primary care hub of 3,200 m<sup>2</sup> to be developed in Central Locality for around 35,000 patients; and
- Supported housing scheme for people with physical disabilities (P).

## **D Utilities**

### *D1 Water Supply*

6.50 Most of Havering is within the water supply area of Essex and Suffolk Water (ESW), although some small areas are supplied by Thames Water. Havering falls within ESW's Essex Water Resource Zone. Following a significant investment in its expansion, Abberton reservoir in Essex has sufficient water to meet forecast demand until at least 2040. Therefore no major infrastructure is needed to meet the increase in housing numbers or commercial development within Havering during the period of the Local Plan.

6.51 The proposed level of development at various locations within Havering could, depending on the size and location, require some minor water mains enhancement prior to development, but this is part of 'business as usual' and would not delay development.

### *D2 Sewerage*

6.52 Thames Water is the statutory sewerage undertaker for most of Havering. A comprehensive upgrading of the Riverside Sewage Treatment Works at Rainham, which treats wastewater from approximately 400,000 people in Havering and other parts of East London, was completed in 2014 as a part of the London Tideway Improvements scheme. This increased its capacity to meet the predicted increase in flows until 2021.

6.53 The water companies' investment programmes are based on a five year cycle known as the Asset Management Plan (AMP) process. The AMP6 period began on 31st March 2015 and covers the period up to 31st March 2020. As part of its five year business plan Thames Water advises Ofwat on the funding required to accommodate growth in its networks and treatment works.

6.54 Limited information is yet available from Thames Water on the capacity of the local sewerage system to accept the additional loads from HZ development in the borough. However, sewer capacity in the R/BPHZ is limited and Thames Water expects infrastructure upgrades to be required for the level of development proposed. Also, the need has been identified to divert a sewer along the northern frontage at Dovers Corner to allow the site to be developed to its full potential capacity (P).

6.55 During heavy rainfall, the sewerage system in the Ravensbourne Valley, which includes much of Havering, has occasionally become overwhelmed resulting in sewer flooding in some local areas. Studies by Thames Water to identify solutions to this problem will be completed during 2017.

### *D3 Electricity*

- 6.56 National Grid runs the high-voltage electric power transmission network (National Electricity Transmission System (NETS), which connects power stations and major substations and ensures that electricity generated anywhere in Britain can be used to satisfy demand elsewhere. UK Power Networks own and maintain electricity cables and lines across London, the South East and East of England. They maintain and upgrade power equipment, and move and connect new electricity cables.
- 6.57 There is adequate capacity for a generic load growth for at least ten years at most substations in Havering, with probably some local reinforcement needed at a few sites and to the cable network. Future scenarios are modelled on a regular basis to reflect changes within the network but the potential increase in use of electricity for new technology, such as Data Centres, may impact the available capacity sooner than anticipated.
- 6.58 Development in the Rainham and Beam Park SDA will necessitate some diversions/alterations to Low Volt and High Volt cables (P). There may also be a need to undertake alterations to 33kv extra high voltage cables.
- 6.59 The Rainham and Beam Park area has been identified as a target cluster for the deployment of a district heating network in the London Riverside Opportunity Area Rainham & Beam Park Energy Masterplan, 2015. No decision has yet been made on the form of provision.

### *D4 Gas*

- 6.60 Cadent's distribution network serves the whole borough. However, major pipelines passing through the borough can put constraints on development potential in some location, particularly in the R/BPHZ. Capacity requirements for the entire HZ development can be satisfied by the existing Cadent gas infrastructure but the area is traversed by three high pressure gas pipelines. In order to minimise limitations on development potential there is a need for some pipeline diversion at Dovers Corner (P).

### *D5 Communications (Telecommunications/Broadband/Delivery Services)*

- 6.61 Advanced, high quality digital infrastructure is essential for sustainable economic growth, allowing Havering's community enhanced freedom of choice about where and how they work, and how they promote and operate their businesses.
- 6.62 Superfast Broadband in Havering is provided via one of two networks. The Fibre To The Cabinet (FTTC) network is owned by BT and operated by a range of providers, while Virgin Media owns and operates exclusively a Fibre To The Property (FTTP) network. All exchanges within a five mile radius of Havering are owned and maintained by Openreach and have been fibre broadband enabled. Consequently broadband providers who are reliant on Openreach's broadband network infrastructure can provide fibre broadband to homes in this area. Virgin Media fibre broadband is also available to homes within a 5 mile radius of Havering. Some 98% of Havering users can now order a superfast broadband (speed greater than 24Mbps) connection.

- 6.63 The Government's support for further broadband roll-out is largely provided through the Superfast Broadband Programme. In September 2015 BT announced plans for an expansion of high-speed fibre broadband in Havering.
- 6.64 Openreach, BT's local network business, will take the company's total coverage for fibre in the borough to nearly 100,000 premises by 2017. Virgin Media are in year two of an ongoing five year plan for expanding/upgrading their network.
- 6.65 Providing additional infrastructure in the field as well as in the exchange does not present significant issues. By deploying fibre technology to new build sites there is no need for large multiple copper cables to be provided, building large cable frames in telephone exchanges, or even to build completely new telephone exchanges.
- 6.66 Additional floor space will be required for Royal Mail Delivery Offices within Havering. For every 500 new homes, an additional 16 m<sup>2</sup> of Delivery Office floor space will be required. In addition to this one additional postal walk would typically be required.

*Key Implications for the Local Plan*

- 6.67 The Local Plan should include policies to ensure new development is equipped with all necessary utility infrastructure, including facilities to enable the delivery of high-speed broadband and other digital services.

**E Flood Protection**

- 6.68 The Environment Agency (EA) has a strategic overview of all sources of flooding and coastal erosion and is responsible for tidal flood risk management along the Thames Estuary. LB Havering is the Lead Local Flood Authority for Havering, with a strategic role in overseeing the management of local flood risk ie. flood risk from surface water runoff, groundwater and ordinary watercourses such as streams and ditches.
- 6.69 The EA's Thames Estuary 2100 (TE 2100) (2012) is a strategic flood risk management plan for London and the Thames estuary through to 2100. It reviews how tidal flood risk is likely to change in response to future changes in climate and people and property in the floodplain. It found that many of the existing flood walls, embankments and barriers would need to be raised or replaced to manage rising water levels in the long term (by 2050).
- 6.70 The EA's current estimates of the costs of maintaining and improving the flood defence system for Havering for the period to 2050 are as follows:
- fixed flood defences - maintenance and repair: £5m;
  - fixed flood defences - major repairs and replacements: £26m; and
  - flood barriers and outfalls: £5m.

6.71 The Havering Strategic Flood Risk Assessment (SFRA) (Nov 2016) identifies: flood risk zones 1, 2, 3a and 3b (functional floodplain); locations of flood risk from other sources (ordinary watercourses, groundwater, sewers, reservoirs and canals); locations at risk of surface water flooding, termed Havering Critical Drainage Areas (CDA), particularly outside fluvial or tidal risk areas; and areas protected by existing flood defences and that could be at risk should they fail. The SFRA makes recommendations to reduce flood risk but makes no specific infrastructure proposals.

6.72 As part of the Drain London Project, a Draft Surface Water Management Plan (SWMP) was prepared for LB Havering in consultation with key local partners, including Thames Water, the EA and TfL. The Draft SWMP identified the main sources of flood risk in the borough and a number of CDAs. The LB Havering Critical Drainage Areas - Detailed Investigations Report (January 2016) has examined the potential damage from flooding in each CDA, and identified and assessed for viability a set of mitigation options for each.

#### *Romford SDA*

6.73 The SFRA Annex A identifies the land immediately adjacent to the River Rom and Blacks Brook within the SDA as predominantly located within fluvial Flood Zone 2, with small areas designated as Flood Zone 3b. There are no specific proposals for flood defence infrastructure.

#### *Rainham & Beam Park SDA*

6.74 The SFRA Annex A identifies the southern section of the SDA as located within fluvial Flood Zones 3a and 2, with areas designated as Flood Zone 3b adjacent to the River Beam and Ingrebourne. The Rainham and Beam Park Development Framework proposes a number of interventions to reduce flood risk in the area, comprising opening up culverted channels and upgrading flood attenuation storage, but costs have not yet been estimated for these (P).

#### *Key Implications for the Local Plan*

6.75 The Local Plan should include policies to support mitigation measures required to protect key Critical Drainage Areas and to ensure the implementation of interventions that have been identified to reduce flood risk in the Rainham & Beam Park and Romford SDAs.

## **F Culture and Community**

### *F1 Libraries*

6.76 LB Havering is responsible for the management and development of ten libraries, all of which are located in or close to town centres and well served by public transport. Almost all the main residential areas in the borough are included in the catchment area of one of the five most strategically important libraries: Romford, Hornchurch, Rainham, Harold Hill and Upminster. All ten of Havering's libraries have undergone a programme of building refurbishments over the last few years, including new replacement libraries at Rainham (2014) and Harold Hill (2016) provided as part of wider regeneration initiatives led by LB Havering.

- 6.77 Under the Draft Library Strategy 2015 – 2017, future needs will be met using the existing facilities, but adopting a new delivery model by which the five strategically most important libraries (Romford, Hornchurch, Rainham, Harold Hill and Upminster) will be open at least 50 hours a week and the remaining five libraries will open at least 24 hours a week. No requirement has been identified for further library facilities to serve the additional population during the lifetime of the Local Plan.

#### *F2 & F3 Cultural Facilities and Heritage*

- 6.78 The main cultural facilities in Havering are the Queen's Theatre and the Fairkytes Arts Centre, both in Hornchurch, Havering Museum in Romford, which opened in 2010, and the Brookside Theatre in Romford, which opened in 2012.
- 6.79 The Havering Arts Strategy 2013 to 2015 identifies a number of improvements to ensure the borough continues to offer high quality cultural facilities to its increasing population. These include:
- a new high quality visual arts exhibition space at Fairkytes Arts Centre;
  - rehearsal space and a cafe area at Queen's theatre; and
  - on-going repair and maintenance of the Havering Museum.
- 6.80 Havering has a rich and varied range of heritage assets and LB Havering is the owner of three heritage sites: Bretons (house, gardens and adjoining open land), Upminster Windmill, and Upminster Tithe Barn, which houses the Museum of Nostalgia. The Havering Heritage and History Sub-Strategy (2013-2015) identifies the following improvements to ensure they can continue to meet the public's expectations:
- improvements to Bretons to restore the historic buildings and gardens and convert them to alternative uses (P); and
  - improvements to Upminster Tithe Barn to provide public toilets, re-thatch the roof (rolling programme) and to provide interpretative material inside the Barn (P).

#### *F4 Community Halls/Youth Centres*

- 6.81 Community halls and youth centres provide a valuable recreational and educational resource to the local community. LB Havering currently has nine community halls, eight of which it leases to community associations and the other to an Early Years operator. Seven of the halls are in need of upgrading/refurbishing to bring them up to contemporary standards (P).
- 6.82 There are three main youth centres in Havering, located in Harold Wood, Hornchurch and Rainham. This leaves a significant gap at Romford which is in need of provision, particularly in view of the additional population planned there under the Local Plan (P).
- 6.83 The Rainham and Beam Park Development Framework expects that additional social facilities including community halls will be required to serve the additional population in the R/BPHZ but suggests these should be defined according to the expressed needs of the future local population.

## *F5 Crematorium and Burial Grounds*

- 6.84 Crematorium facilities are provided at the South Essex Crematorium in Upminster, which is considered adequate for current needs.
- 6.85 There are currently four cemeteries in Havering run by LB Havering: at Rainham, Hornchurch, Romford and Upminster. In addition, Rainham Jewish cemetery was purchased from the local Jewish community in 2016 by a private company and the burial plots are now multi faith/Interdenominational. Rainham and Hornchurch cemeteries have no new graves available and capacity for reopen burials only.
- 6.86 At Romford Cemetery there are currently sufficient new multi faith/interdenominational graves and graves for Muslim burials available to last 11 and 22 years respectively at recent rates of burial. Following the Phase 1 extension to Upminster cemetery in 2014 there are currently sufficient new graves available there for about seven years.
- 6.87 Assuming recent burial rates, future burial needs for the whole borough can be met by the Phase 2 and 3 expansions of the Upminster Cemetery programmed. Phase 2 will provide burial provision until 2031 at current rates and Phase 3 until 2039. There is therefore expected to be sufficient capacity to accommodate additional demand for multi-faith/interdenominational plots arising from Local Plan population increase in the period to 2032. If required, however, other land is available for possible future Upminster Cemetery extensions, currently used as agricultural tenancy land on lease from the Council. Furthermore, the significant capacity at Rainham Jewish cemetery has not been taken into account within these capacity projections.
- 6.88 LB Havering has recently granted permission for a new Muslim cemetery at Oak Farm, Harold Wood, following an appeal decision by the Secretary of State. This facility will provide for demands for burials meeting specific Muslim requirements arising from the wider North East London, including Havering, when the remaining capacity of the existing Gardens of Peace Muslim Cemetery in Ilford has been exhausted, around 2020/21. The new cemetery is expected to provide capacity to meet the needs of North East London for a further four to five years at recent death rates, i.e. until around 2024.

### *Key Implications for the Local Plan*

- 6.89 The Local Plan should protect existing cultural and community facilities and support the following:
- provision of a new youth centre in Romford (P);
  - protection from other development of land adjacent to Upminster Cemetery to allow possible future expansion of the cemetery if required; and
  - planned improvements to various cultural and heritage facilities identified above (P).



## **G Green Infrastructure**

### *G1 Parks*

- 6.90 The Open Space Strategy Draft Assessment Report (OSSDAR) (January 2016) identifies 24 park and garden sites in Havering, ten of which have Green Flag status. There is generally a good coverage of parks based on a 15 minute walk time, the standard adopted in the OSSDAR. The majority of areas that are densely populated are covered by the walk time catchment. The LB Havering Open Space Study Draft Standards Paper (August 2016) concludes that there is no need for additional park provision on the basis of projected population levels across Havering, the emphasis being on preserving and improving the quality of existing provision.
- 6.91 The following requirements have been identified to ensure the parks fully meet the needs of the existing and future population:
- Creekside Park improvements and extension;
  - London Riverside Conservation Park (Wildspace);
  - Rainham to the River - linking Rainham communities to Thames and marshes;
  - Harrow Lodge Park, second lake dredging;
  - Parks Investment Programme, including parks signage improvements (P);
  - Parks Depot Refurbishment Programme (P); and
  - Linear park (within Beam Parkway) to connect Rainham to Beam Park (P).

### *G2 Children's Play Space*

- 6.92 For communities to thrive it is essential for children to have regular access to free, inclusive, opportunities for local play. Children's play space comprises areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, multi-use games areas (MUGAs), skateboard areas and teenage shelters.
- 6.93 Guidance by Fields in Trust suggests an approximate catchment guideline of an approximate 5-10 minute walk to a play space. On this basis there is generally a good coverage of provision across LB Havering with most areas with a greater population density within walking distance of a form of play provision. However, there are a few gaps in the walk time catchment in the centre and south of the borough and there may be a need for some additional play provision to serve these gaps.
- 6.94 The LB Havering Open Space Study Draft Standards Paper (August 2016) projects a need for additional children and young people's provision totalling approximately 2 ha across the borough to serve the 2031 population. The Rainham and Beam Park Planning Framework identifies the need for a number of children's play areas within a series of local green spaces and pocket parks and in the new Beam Park.

### *G3 Allotments*

- 6.95 There are 27 allotments sites in Havering: totalling more than 36 hectares. All are owned by LB Havering and self-managed by allotment associations. The LB Havering Open Space Standards Paper (August 2016) projects a need for an additional 5.5 ha of allotment space to serve the 2031 population of the borough, based on current provision standards. However, the Paper recommends that future provision should respond to waiting lists rather than be based on applying National Society Allotments and Leisure Gardens (NSALG) or other quantitative standards.

### *G4 Other Green Space*

- 6.96 A number of partnerships are engaged in green space projects in the borough, including:

- Land of the Fanns Partnership - A stage 1 Heritage Lottery Fund (HLF) Landscape Partnership scheme led by Thames Chase Trust and LB Havering, with a programme of access and conservation projects;
- Wildspace - a partnership of landowners and conservation organisations (Royal Society for the Protection of Birds [RSPB], Veolia North, Veolia Environmental Services, Thames Trust, Natural England, LB Havering, Port of London Authority [PLA] and the EA) with the objective of delivering a new London Conservation Park: Wildspace for a World City' on Rainham Marshes and the operational landfill site to the south;
- All London Green Grid (ALGG) - established to provide a pan-London strategy for Green Infrastructure (GI) and to deliver a rolling programme of GI projects; and
- Roding, Beam and Ingrebourne Catchment Partnership - works to improve the water environment of the river basin. Managed jointly by Thames 21 and the Thames Chase Trust.

- 6.97 The Rainham and Beam Park Planning Framework proposes the establishment of a network of green routes and open spaces to connect the strategic open spaces of the London Green Grid on a local level. These will include:

- Beam Parkway - a green and landscaped corridor with pedestrian and cycling facilities and a number of pocket spaces providing amenities for residents and people passing through the area (P);
- Marshway Green Bridge – a green corridor on the eastern side of Marsh Way Bridge providing a strategic cycle and walking connection across the railway to CEME and the River Thames; and
- re-opened Culverts - reopening of the New Havering Sewer and the Drain running beneath the Suttons Industrial site to create a naturalised watercourse. Linear green spaces alongside re-opened and naturalised culverts at the Suttons Industrial site and at Dovers Corner.

- 6.98 The Local Plan should support protection of and improvements to existing parks and other green infrastructure within Havering, and assure provision of children's play space in all new development.

## **H Recreation and Leisure**

### *H1 Sports Complexes*

- 6.99 Access to opportunities for sport and recreation can make an important contribution to the health and well-being of communities. There are 21 sports halls in Havering, and a further new sports pavilion containing a small indoor sports hall is soon to be completed at Broxhill Park. LB Havering's Indoor Sport and Leisure Facility Assessment (ISLFA) (January 2016) found that most residents in Havering have access to a sports hall within one mile of home with the exception of parts of the Rainham area. The existing supply of sports hall accommodation in LB Havering has capacity to meet current demand but LB Havering facilities at Central and at Hornchurch are at capacity during peak times. Furthermore, the quality of the stock is mixed, with Chafford School Sports Complex at the end of its useful life.
- 6.100 There are 14 swimming pools open to the public in Havering, at ten sites. The ISLFA found that Havering is relatively well provided with swimming pools compared with many London boroughs but that significant areas of the borough remain without access to a publicly accessible swimming pool, particularly in the northwest and south of the borough. Furthermore, the age and condition of the pool at the Chafford Sports Complex, the age of the pool at Hornchurch leisure complex and the lack of provision in Rainham will make it increasingly challenging for a modern swimming offer to be provided without significant investment and/or new provision. The relatively small size of the main pools limits flexibility to accommodate different activities.
- 6.101 There is currently no ice rink provision in Havering as the former ice rink in Romford closed in 2013 and has been demolished.
- 6.102 LB Havering's Indoor Sport and Leisure Facility Strategy (ISLFS) (January 2016) indicates a need for the following new facilities in the borough to improve quality of provision and accessibility:
- the new Romford Leisure Centre, to include an 8 lane 25m pool and learner pool, a replacement ice rink, and a health and fitness suite (due to open in 2018) (P);
  - replacement Hornchurch sports complex, to include a 4 court sports hall, fitness suite, four dance/multi-purpose studios, 8 lane 25m pool and a learner/diving pool; and
  - a new sports facility in south Havering (replacing the Chafford Sports Complex), to include a four court sports hall, fitness suite, dance/multi-purpose studios, 5 lane x 25m pool, learner pool, and splash area (P).

- 6.103 The ISLFS also proposes investigating the feasibility of upgrading existing or providing new sports hall accommodation with associated office and changing accommodation to facilitate well managed community use at 11 school sports hall sites.

## *H2 Playing Pitches*

- 6.104 The Playing Pitch Final Strategy and Action Plan 2016-2021 (PPFSAP) (November 2016) identifies significant shortfalls in grass football pitches, third generation synthetic (3G) pitches, cricket pitches and rugby union pitches at present across the borough. These shortfalls will be exacerbated by expected increases in population and participation rates over the period of the Local Plan. However, the PPFSAP finds that if pitch quality, overplay and security of tenure are addressed, and if access to existing pitches is maximised (and no pitches are permanently lost), there would be no requirement for new grass football pitch provision, although there may be isolated areas which generate enough demand for new pitches to be provided in the future.

- 6.105 With regard to the other facilities, the PPFSAP proposes that LB Havering should:

- identify feasible sites to increase provision of 3G pitches in Havering to meet training and competitive demand;
- support Harold Wood Cricket Club (CC) and Noak Hill Taverners CC in developing additional cricket pitches/facilities; and
- identify suitable sites, where possible, to develop mini pitches for clubs with significant mini and junior sections to alleviate pressure on senior pitches.

## *Key Implications for the Local Plan*

- 6.106 The Local Plan should support protection of and improvements to existing sports facilities and playing pitches in the borough, including identifying sites for additional facilities where required as discussed above.

- 6.107 Key projects required to meet expected needs are:

- the new Romford Leisure Centre, which will serve the Romford SDA (P);
- a new sports facility in south Havering to replace the Chafford Sports Complex (P); and
- a replacement Hornchurch sports complex.

## **I Emergency Services**

### *I1 Police*

- 6.108 There are three operational police bases within Havering, and eighteen ward based Safer Neighbourhood Teams. The Mayor's Office for Policing and Crime (MOPAC) Estate Strategy 2013-2016 aims to streamline the extensive police estate in London and make it fit for purpose. Reforms to the local policing estates will be directed at making the police more visible, accountable

and accessible. The implications for Havering have not yet been worked through and the Commander of Havering's Borough Operational Command Unit (BOCU) is exploring the potential for joint working/sharing of resources and a joined-up approach with Commanders at Barking & Dagenham and Redbridge. Future requirements are therefore unknown at present.

## *I2 Fire Services*

- 6.109 Havering falls under the Eastern District Command of the London Fire Brigade (LFB). There are four fire stations in the borough: Romford, Hornchurch, Wennington and Harold Hill, all of which are 'fit for purpose' (Harold Hill Fire Station was opened recently, in 2010) and are sufficient to meet the borough's needs. The LFB's Fifth London Safety Plan 2013 to 2016 (2013) maintains the target attendance time of getting a first fire engine to an emergency within an average six minutes and the second fire engine, when needed, within an average of eight minutes.
- 6.110 The location of the LFB's fire stations is based on modelling of historical data on fires that have occurred to ensure that average attendance times of six minutes for the first appliance and eight for the second can be met, across London. Any new development will meet modern building control standards and will therefore be of a lower risk of fire compared to older buildings. Furthermore, the Fifth London Safety Plan, which includes measures to reduce the number of incidents requiring attendance, projects fewer incidents London-wide in 2031 than in 2010. If, in future years, it is found that fires have increased in particular areas of Havering this will be taken into account in future London Safety Plans. At present LFB do not envisage that the planned new development will require any change in the location of the existing fire stations in Havering.

## *I3 Ambulance Service*

- 6.111 The London Ambulance Service (LAS) provides a service responding to 999 calls across the whole of London. Three of its 70 ambulance stations are in LB Havering at Romford, Becontree, and Hornchurch. The LAS aims to meet the Government response time targets of 75% of Category A (immediately life-threatening) calls within eight minutes, and 95% of such calls within 19 minutes. The London Ambulance Service 5 Year Strategy 2014/2015 – 2019/2020 contains no proposals to increase the number of ambulance stations. However, the LAS is currently reviewing its Strategy and its Estates Strategy and these are likely to be finalised in autumn 2016.

Romford Town Centre Development Framework identifies the need to re-provide an ambulance station currently located in a building offering significant redevelopment potential within the Bridge Close area.

### *Key Implications for the Local Plan*

- 6.112 At present there is no expressed requirement for additional emergency services facilities in the borough, apart from the need to re-provision an ambulance station in Romford. The Local Plan should provide for meeting the needs of emergency services as and when these are defined, with opportunities for co-location and joint provision with other facilities fully explored.

## **J Waste Management**

- 6.113 The East London Waste Authority (ELWA) was established in 1986 and is responsible for waste disposal in Havering as well as the London boroughs of Barking & Dagenham, Newham and Redbridge. In 2002, ELWA signed a 25 year contract with Shanks Plc, a leading waste management company, to deliver an Integrated Waste Management Strategy for the area.
- 6.114 Within Havering the main waste management facilities are: Gerpins Lane Re Use and Recycling Centre, and Frog Island Mechanical and Biological Treatment Facility. The Frog Island waste facility handles household waste and recyclable materials from mainly Barking & Dagenham and Havering.
- 6.115 A Joint Waste Development Plan Document (DPD) was developed in 2010/2011 by the four ELWA London boroughs as part of each borough's LDF and was formally adopted by LB Havering in February 2012. It pools the London Plan's borough level apportionment of municipal solid waste and commercial and industrial waste to be managed for the four boroughs. The DPD sets the sub-regional strategy up to 2021 and aims to ensure adequate provision of waste management facilities in appropriate locations for municipal and commercial and industrial waste.
- 6.116 The Joint Waste DPD identifies three sites in Havering with potential to accommodate additional facilities to meet estimated demand to 2021, through the provision of
- two small scale facilities for biodegradable waste at Ferry Lane North, Havering;
  - medium scale composting facility at Gerpins Lane, Havering; and
  - large scale composting facility at Hall Farm, Havering.

### *Key Implications for the Local Plan*

- 6.117 Policies for providing new waste management facilities to serve the borough are set out in the Joint Waste DPD.

## **K Urban Regeneration**

### *K1 Public Realm*

- 6.118 LB Havering has a number of ongoing regeneration schemes, which are focussed largely on transport and place-making elements, the main ones being Romford Town Centre and Beam Parkway (the latter described above under 'Other Green Space').
- 6.119 The Romford Town Centre scheme will create a better street environment around the Ring Road, with enhanced crossings for pedestrians, and enhance the environment for pedestrians and cyclists by creating designated cycle routes and planting trees, creating new landscapes, and incorporating public art (P). In addition, Romford Market transformation will produce re-imagined public space with the aim of creating a new heart of the town in the Market Place and acting as a catalyst for the town's future growth (P).

6.120 Three station schemes are covered under TfL's Crossrail Complementary Measures programme of improvements to public areas and interchanges outside all stations in outer London that will eventually form part of the Elizabeth line:

- Harold Wood Station Area Scheme (P);
- Gidea Park Station Scheme (P); and
- Romford Station Scheme (P).

*K2 Employment & Skills*

6.121 LB Havering will also support new and existing businesses through an incubator hub, offering affordable accommodation and business support to develop businesses to their next level of growth (P).

*Key Implications for the Local Plan*

6.122 The Local Plan should incorporate the major regeneration schemes in Romford Town Centre, including the Romford Station Scheme and Romford Market transformation, as well as schemes associated with the other Crossrail stations at Harold Wood and Gidea Park. It should also include policies to support the provision of affordable office accommodation within or funded by new commercial and mixed use developments.

**L Environment**

*L1 Air Quality*

6.123 The main source of air pollution in Havering is road traffic vehicle emissions. Significant amounts also come from residential and commercial gas use, industry, construction sites and emissions from outside London. The whole area of the borough was declared an Air Quality Management Area in 2006 due to levels of nitrogen dioxide and particulate matter not meeting air quality objectives in many parts of the borough. Air quality improvement projects have been undertaken in Romford, Hornchurch, Upminster and Rainham.

6.124 The latest Air Quality Action Plan for LB Havering covers the period 2017 to 2022. Current projects to improve air quality in the borough comprise:

- green screens: planting of green screens formed of trees and shrubs to take carbon dioxide, ozone and nitrous oxides out of the air and provide protection against particulate pollution; and
- pocket parks: Provision of small areas of inviting public space where people can enjoy relief from busy city streets.

*Key Implications for the Local Plan*

6.125 The Local Plan should support the provision of interventions aimed at improving air quality, especially for pedestrians and cyclists.

### Introduction

7.1 Table 7.1 lists the main infrastructure items which so far have been identified as being required to support development under the Havering Local Plan. These comprise individual projects or types of project. Table 7.1 can be found at the end of this section. For each infrastructure project or type of infrastructure, the following information is given where available:

- location, which may be an individual district or the whole borough;
- type (eg. community facilities, transport);
- facility (eg. school, highway);
- content of project(s);
- estimated total capital cost of the project(s);
- required timing of implementation of the project in five year tranches;
- delivery agency; and
- expected main funding source(s).

### Estimated Cost by Sector

7.2 Table 7.2 sets out the estimated cost of the main infrastructure items identified in Table 7.1, grouped by sector. The costs total £578m. However, this does not represent a comprehensive estimate of total costs of all infrastructure for the Local Plan period, 2017 to 2032. This is because in many cases the relevant agencies have only derived costs for a shorter time period, due to their regular capital programming procedures and the uncertainties of longer term forecasts of requirements. In some other cases, such as police and flood protection, the relevant agencies are still in the process of assessing requirements and forms of provision.

**Table 7.1: Estimated Total Cost of Identified Infrastructure Requirements**

Sector	Total Cost
Education	£218m
Transport	£115m
Health	£78m
Culture & Community	£32m
Green Infrastructure	£48m
Recreation & Leisure	£63m
Urban Regeneration	£20m
Others	£4m
<b>Total</b>	<b>£578m</b>
Note: Figures may not sum to Total due to rounding.	

7.3 It should be noted that neither Table 7.1 nor Table 7.2 includes three major transport interventions currently under active consideration but which have not yet been progressed sufficiently for costs to be estimated. These are a new north-south public transport route, and re-configuration of the arrangements at Gallows Corner and also the Ring Road west of Romford Town Centre.



**Table 7.2: Main Infrastructure Projects in Support of the Local Plan**

Location	Type	Facility	Project	Total Cost (£000s)	Period			Delivery Agency	Expected Main Funding Source
					2016 - 2021	2021 - 2026	2026 - 2031		
Borough Wide	Culture & Community	Community Halls	Upgrade/Refurbishment of Community Halls	£2,000	P	Yes	Yes	LBH	LBH, dc Lottery, sponsorship, voluntary
Borough Wide	Culture & Community	Libraries	Libraries investment programme	£1,000	Yes	Yes	Yes	LBH	LBH, dc
Borough Wide	Education	Schools	Additional Primary School Places to 2025/2026 (excluding R/BPHZ)	£103,000	P	Yes	Yes	LBH	DfE, LBH, dc
Borough Wide	Education	Schools	Additional Secondary School Places to 2025/2026	£78,000	P	Yes	Yes	LBH	DfE, LBH, dc
Borough Wide	Education	Schools	Additional Post-16 Places to 2025/2026	£9,500	Yes	Yes		LBH	DfE, LBH EFA, dc
Borough Wide	Education	Schools	Additional Early Years Places to 2025/2026	£3,730	Yes	Yes		LBH	LBH, dc
Borough Wide	Environment	Air quality	Green Screens	£38	Yes			LBH	LBH, GLA
Borough Wide	Environment	Air quality	Pocket Parks	£47	Yes			LBH	LBH, GLA
Borough Wide	Green Infrastructure	Allotments	Allotments Infrastructure Improvement Programme	£1,500	Yes			LBH	LBH
Borough Wide	Green Infrastructure	Children's Play Space	NEAPs to 2031	£1,800	Yes	Yes	Yes	LBH	dc
Borough Wide	Green Infrastructure	Children's Play Space	Playground investment programme	£2,000	Yes	Yes	Yes	LBH	LBH
Borough Wide	Green Infrastructure	Other Green Space	Greenways and All London Green Grid	£5,000	Yes			LBH	various
Borough Wide	Green Infrastructure	Parks	Parks Depot Refurbishment Programme	£3,000	P			LBH	LBH
Borough Wide	Green Infrastructure	Parks	Parks Investment programme (including parks signage improvements)	£6,000	P	Yes	Yes	LBH	LBH
Borough Wide	Health & Social Care	Social Care	Supported Housing	£4,200	P			LBH	GLA

Location	Type	Facility	Project	Total Cost (£000s)	Period			Delivery Agency	Expected Main Funding Source
					2016 - 2021	2021 - 2026	2026 - 2031		
Borough Wide	Recreation & Leisure	Playing pitches	Playing pitches to 2037	£6,000	Yes	Yes	Yes	LBH	LBH, voluntary, dc
Borough Wide	Transport	Bus	Bus Stop Accessibility - Supporting borough-wide bus stop accessibility programme.	£300	P	Yes	Yes	LBH	TfL
Borough Wide	Transport	Highway	Casualty reduction measures	£5,000	P	Yes	Yes	LBH	TfL LBH
Borough Wide	Transport	Highway	Highway Structures. Supporting borough-wide highway structures upgrades highlighted through inspections and structural reviews.	£5,000	P	Yes	Yes	LBH	TfL LBH
Borough Wide	Transport	Highway	Implementation of 20 mph zones across the borough	£1,000	P			LBH	TfL LBH
Borough Wide	Transport	Highway	Principal roads, distributor roads and bus route roads: structural review, assessment and improvement.	£25,000	P	Yes	Yes	LBH	TfL LBH
Borough Wide	Transport	Walking & Cycling	Footway improvements, including accessibility arrangements for pedestrian dropped kerbs.	£5,000	P	Yes	Yes	LBH	LBH, TfL, dc
Borough Wide	Urban regeneration	Employment & Skills	Affordable Business and Employment Accommodation	£4,000	P	Yes		LBH	dc
Borough Wide	Urban regeneration	Public Realm	Other Area Schemes not listed here	£1,500	Yes	Yes		LBH	TfL
Romford SDA	Culture & Community	Cultural facility	Havering Museum investment	£200	Yes	Yes	Yes	LBH	HLF
Romford SDA	Recreation & Leisure	Sports complex	New Romford Leisure Centre	£28,600	P			LBH	LBH land sale
Romford SDA	Transport	Rail	Romford Station Improvements (Southern Entrance)	£3,500	P			TfL	TfL
Romford SDA	Transport	Rail	Romford Station TfL Crossrail Complementary Measures (CCM)	£1,800	P			TfL	TfL
Romford SDA	Transport	Walking & Cycling	Romford Liveable Neighbourhoods programme - Engineering measures to improve accessibility into Romford town centre and improve Ring Road	£7,000	P	Yes	Yes	TfL	TfL

Location	Type	Facility	Project	Total Cost (£000s)	Period			Delivery Agency	Expected Main Funding Source
					2016 - 2021	2021 - 2026	2026 - 2031		
			permeability.						
Borough Wide	Transport	Highway	Reconfiguration of Gallows Corner Junction	TBC	P	P		TfL, LBH	TfL, LBH, dc
Borough Wide	Transport	Public Transport	Improved North South Connectivity through Tram/Light Rail link	TBC	P	P		TfL, LBH	TfL, LBH, dc
Borough Wide	Transport	Highway	Romford Ring Road Tunnelling	TBC	P	P		TfL, LBH	TfL, LBH, dc
Romford SDA	Transport	Walking & Cycling	Romford Housing Zone East West Link, including River Rom improvements	£1,500	P			LBH	GLA
Romford SDA	Transport	Bus	Improved access to Queens Hospital	£200				LBH, TfL	TfL
Romford SDA	Urban regeneration	Public Realm	Romford Market Transformation	£2,000	P			LBH	GLA
Romford SDA	Urban regeneration	Public Realm	Romford Town Centre Scheme (Delivery of Romford Public Realm Masterplan)	£10,000	P	Yes		LBH	LBH, TfL
Romford SDA	Health & Wellbeing	Health Centre	New Primary and Community Care Hub	£20,250	P	Yes		CCG	NHS England
Romford SDA	Culture & Community	Youth Centre	Potential Youth Centre in Romford	tbc	P			LBH	LBH
Romford SDA	Education	Schools	New & expanded primary & secondary schools (included in borough-wide)		P				
Rainham & Beam Pk SDA	Education	Schools	Primary school provision for Rainham and Beam Park HZ	£24,000	P	Yes		LBH	DfE, LBH, dc
Rainham & Beam Pk SDA	Health & Wellbeing	Health Centre (Beam Park)	New Primary Care Facility	£7,000	P			CCG	dc
Rainham & Beam Pk SDA	Health & Wellbeing	Health Centre (Rainham)	New Primary Care Facility	£7,000	P			CDG	NHS England
Rainham & Beam Pk SDA	Recreation & Leisure	Sports complex	New leisure centre in south of the Borough (replacement or refurbishment of Chafford Sports Complex.	£8,400	Yes			LBH	BLF, private sector

Location	Type	Facility	Project	Total Cost (£000s)	Period			Delivery Agency	Expected Main Funding Source
					2016 - 2021	2021 - 2026	2026 - 2031		
Rainham & Beam Pk SDA	Transport	Highway	Beam Parkway - Improved connectivity along A1306 and within London Riverside	£12,359	P			LBH	TfL, GLA,
Rainham & Beam Pk SDA	Transport	Rail	Beam Park Station	£19,050	P			TfL	GLA, TfL, LBH
Rainham & Beam Pk SDA	Transport	Walking & Cycling	Rainham Creek cycling/walking bridge	£1,000	Yes			LBH	TfL, dc
Rainham & Beam Pk SDA	Utilities	Electricity	Diversion of main cables	£2,000	P			UKPN	tbc
Rainham & Beam Pk SDA	Utilities	Sewerage/Gas	Diversion of sewer and gas main	£1,500	P			TW, NG	GLA
Rainham & Beam Park SDA	Flood Protection	Flood Protection	Various flood protection schemes	tbc	P			LBH	LBH, EA
Gidea Park	Urban regeneration	Public Realm	Gidea Park Station Crossrail Complementary Measures (CCM)	£1,400	P			TfL	TfL
Harold Wood	Urban regeneration	Public Realm	Harold Wood Station Crossrail Complementary Measures (CCM)	£1,400	P			TfL	TfL
Harold Wood	Health & Wellbeing	Health Centre	New Primary Care Hub in Heaton Ward	£4,275	P			CCG	NHS England
Harold Wood	Health & Wellbeing	Social Care	Re-open Hilldene Children Centre	tbc	Yes			LBH	LBH
Hornchurch	Health & Wellbeing	Health Centre	New Primary Care Hub	£14,400		Yes		CCG	NHS England
Hornchurch	Health & Wellbeing	Health Centre	St George's Health and Well-Being Centre	£12,600	P			CCG	NHS England
Hornchurch	Culture & Community	Cultural facility	Fairkytes Arts Centre investment	£1,000	Yes	Yes		LBH	LBH
Hornchurch	Culture & Community	Cultural facility	Queens Theatre investment	£10,000	Yes	Yes		LBH	Arts Council
Hornchurch	Culture & Community	Heritage	Bretons	£15,000	P			LBH	HLF
Hornchurch	Green Infrastructure	Parks	Harrow Lodge Park, second lake dredging	£300	Yes			LBH	LBH, dc
Hornchurch	Recreation & Leisure	Sports complex	Replacement Sports Complex at Hornchurch	£20,000	Yes	Yes		LBH	LBH, Sport England, dc

Location	Type	Facility	Project	Total Cost (£000s)	Period			Delivery Agency	Expected Main Funding Source
					2016 - 2021	2021 - 2026	2026 - 2031		
London Riverside	Green Infrastructure	Other Green Space	London Riverside Conservation Park (Wildspace)	£15,000	Yes			LBH, RSPB	RSPB, Veolia North Thames Trust, Natural England, LBH, PLA, EA
London Riverside	Green Infrastructure	Parks	Rainham to the River - linking Rainham communities to Thames and marshes	£5,000	Yes			LBH	Veolia North Thames Trust, dc
London Riverside	Green Infrastructure	Parks	Creekside Park improvements and extension	£3,000	Yes			LBH	HLF, dc
London Riverside	Transport	Walking & Cycling	London Riverside Conservation Park (Wildspace) - Development of sustainable transport options (walking, cycling, bus, tram)	£5,000	Yes			LBH	TfL, dc
London Riverside	Transport	Bus	Rainham Creek bus bridge	£10,000	Yes			TfL	TfL
London Riverside	Transport	Bus	Beam River Bus Bridge - linking LB Havering and LB Barking & Dagenham on Ford Land	£10,000	Yes	Yes		TfL	TfL
London Riverside	Transport	Bus	Orbital Bus service connecting SIL and Rainham, revenue support	£2,000	Yes			TfL	TfL
North West Havering	Health & Wellbeing	Health Centre	New Primary Care Hub	£8,325		Yes		CCG	NHS England
Upminster	Green Infrastructure	Other Green Space	Improvements to Thames Chase Community Forest	£5,000	Yes	Yes		Thames Chase Trust	Thames Chase Trust, Forestry Commission
Upminster	Culture & Community	Burial Grounds & Crematoria	Extension of Upminster Cemetery Phases 2 and 3	£2,000	Yes			LBH	LBH
Upminster	Culture & Community	Heritage	Upminster Tithe Barn	£1,000	Yes			LBH	HLF
<b>Total</b>				<b>£577,674</b>					
<b>Note:</b> LBH = LB Havering RSPB = Royal Society for the Protection of Birds PLA = Port of London Authority									

Location	Type	Facility	Project	Total Cost (£000s)	Period			Delivery Agency	Expected Main Funding Source
					2016	2021	2026		
					-	-	-		
2021	2026	2031							
EA = Environment Agency HLF = Heritage Lottery Fund TfL = Transport for London dc = developer contributions tbc = to be confirmed									



Type	Facility	Organisation	Contacted	Provided information	Email address	Position
Education		LB Havering	✓	✓	pooneeta.mahadeo@haverling.gov.uk	School Organisation Manager
Transport		LB Havering	✓	✓	Daniel.douglas@haverling.gov.uk	Transport Planning Team Leader
Culture & Community	Cultural Facilities, Heritage & Libraries	LB Havering	✓	✓	magdalene.royer@haverling.gov.uk	Interim Head of Culture and Leisure Services
	Community Halls/Youth Centres	LB Havering	✓	✓	Guy.Selfe@haverling.co.uk	Health and Wellbeing Manager
Social Care	Social Care facilities	LB Havering	✓	✓	David.mitchell@haverling.gov.uk	ASC Procurement Manager, Joint Commissioning Unit, LB Havering
	Children's Centre	LB Havering	✓	✓	helen.harding@haverling.gov.uk	Early Help Group Manager
Green Infrastructure		LB Havering	✓	✓	James.Rose@haverling.gov.uk	Parks and Open Spaces Manager
Recreation & Leisure		LB Havering	✓	✓	Guy.Selfe@haverling.co.uk	Health and Wellbeing Manager
Burial Ground & Crematorium		LB Havering	✓	✓	Lee.Macey@haverling.gov.uk	Crematorium Manager
Emergency Services	Police Station	MOPAC/Havering Police	✓	✓	Neil.Adams@met.pnn.police.uk	Staff Officer to Chief Superintendent Jason Gwillim
	Fire Station	London Fire Service	✓	✓	martin.corbett2@london-fire.gov.uk	Borough Commander Havering
	Ambulance Station	London Ambulance NHS Trust	✓	✓	Ian.Johns@lond-amb.nhs.uk	Assistant Director of Operations -North East Sector
Health Services	GP Health Centre/Hospitals	NHS Havering CCG	✓	✓	carolyn.botfield@nhs.net	Associate Director of Estates BHR CCGs
	Mental Health Facility	NELFT	✓	✓	Carol.white@nelft.nhs.uk	Integrated Care Director (Interim)
Waste		LB Havering	✓	✓	MarieClaire.Irvine@haverling.gov.uk	Environmental Health Officer
Utilities	Water Supply	Essex and Suffolk Water	✓	✓	Martin.lunn@nwl.co.uk	Head of Technical Strategy & Support



Type	Facility	Organisation	Contacted	Provided information	Email address	Position
	Sewerage	Thames Water	✓	✓	CTBell@savills.com	Senior Planner
	Electricity	National Grid	✓		john.p.elsegood@nationalgrid.com	Head of Community and Regional Relations
		UK Power Networks	✓	✓	Stephen.Bradley@ukpowernetworks.co.uk	Head of Major Connections
	Gas	National Grid	✓		richard.walsh2@nationalgrid.com	Regional Stakeholder Manager
	Telecommunications/ Broadband	BT Openreach	✓	✓	Andrew.kniveton@openreach.co.uk	Developer Relations Manager - New Sites
		Virgin Media	✓	✓	chris.wood3@virginmedia.co.uk	National New Development Officer - London East
Urban Regeneration/Public Realm		LB Havering	✓	✓	suzanne.lansley@haverling.gov.uk	Projects and Programmes Manager (Economic Development)
Flood Protection		LB Havering	✓	✓	Trevor.Meers@haverling.gov.uk	Emergency Planning & Business Continuity Manager
Community energy		LB Havering	✓	✓	Catherine.Culley@haverling.gov.uk	Energy Strategy Projects Officer



<b>A1 Rail Transport</b>	
Main provider	<b>Network Rail/TfL</b>
Existing provision	<p>Connections to local surface level trains are provided by stations at Romford, Harold Wood and Gidea Park on the Liverpool Street-Shenfield-Norwich main line, Upminster and Emerson Park on the Romford to Upminster line, and Rainham on the London-Tilbury-Southend (LTS) line.</p> <p>There is access to Underground services (District Line) at Hornchurch, Upminster Bridge, Elm Park and Upminster.</p>
Adequacy of existing provision	Only the surface line between Romford and Upminster provides a north south rail connection as the other facilities have an east - west routing.
Assessment of future needs	<p>Several major transport infrastructure improvements are currently planned to meet wider strategic needs as well as serving Havering, including:</p> <ul style="list-style-type: none"> <li>• Crossrail – a new regional east-west railway line, currently under construction, will connect Heathrow and Maidenhead in the west with Essex and South London in the east. The eastern branch (north of River Thames) will run from Shenfield in Essex through the three Havering stations of Harold Wood, Gidea Park, and Romford. Crossrail is scheduled to become operational from 2018/2019 at a cost of almost £15 billion;</li> <li>• improvements to LTS railway via Rainham and Upminster (c2c Essex Thameside franchise to 2029) - to support planned regeneration strategies including the provision of 12-car trains on the Tilbury loop and more frequent services;</li> <li>• London Underground District Line – upgrades are underway to increase peak capacity by 47% by 2018. Signal and customer information upgrade of the District Line in 2014; and</li> <li>• Upminster Depot redevelopment – one of the four major depots for London Underground's railway fleet (Metropolitan, Hammersmith &amp; City, Circle and District Lines) to be upgraded, with completion planned for early 2017.</li> </ul> <p>Proposals specifically to meet the future needs of Havering include:</p> <p><i>Romford SDA</i></p> <ul style="list-style-type: none"> <li>• improvements to Romford Station to enable interchange with Crossrail (as part of TfL Crossrail Complementary Measures) and southern entrance improvements (£5.3m); and</li> </ul>

	<i>Rainham &amp; Beam Park SDA</i> <ul style="list-style-type: none"> <li>a new Beam Park station on the LTS railway line to maximise the future development potential of the south of the borough and to support the housing and employment sites at London Riverside; which is expected to be open by 2020. (£19m)</li> </ul>
Main funding sources	TfL, Local Implementation Plan (LIP), DfT, Mayoral CIL (minor contribution to Crossrail), developer contributions.

<b>A2 Other Public Transport</b>	
Main provider	<b>TfL</b>
Existing provision	Bus routes in Havering form part of the London bus network. Bus routes serve the various residential, employment, education and leisure activities and key destinations. Romford is the major destination and most routes provide good links to its railway station in the town centre. Other services connect to Hornchurch and Upminster.
Adequacy of existing provision	<p>New and better north-south public transport links are needed in Havering (particularly to Rainham and its railway station and London Riverside Business Improvement District) to improve connectivity. LB Havering is working with TfL to explore the opportunities for this. More frequent bus services to some more rural parts of the borough (such as Havering-Atte-Bower) would also benefit those in the community who are often dependent on public transport such as young people and the elderly.</p> <p>Reconfiguration of Queens Hospital in Havering and King Georges Hospital in Redbridge has resulted in several key services, including A&amp;E and maternity units, being relocated from King Georges to Queens. This has led to an increase in the numbers of patients at and visits to Queens Hospital. Efforts have been made in recent years to improve bus access to Queens but there are still some pockets of the borough and wider region which would benefit from direct bus access to Queens. This includes access from areas within Havering such as Cranham and Upminster as well as parts of the neighbouring LB of Barking and Dagenham where passengers travelling by bus to Queens need to make one, if not, two bus changes.</p>
Assessment of future needs	<p>The existing problem of a lack of connectivity between the south of the Borough and Romford, including Queens Hospital, and further north to Harold Hill is likely to become an even greater challenge over the next decade given demands arising from the two Housing Zones planned for Romford and Rainham. LB Havering is currently in the early stages of considering the feasibility of modes such as light rail, tram or guided bus to provide a step change in connectivity between the north and south of the borough, either on existing highways or outside of the established built up area.</p> <p>The following bus-related projects are currently identified as required in the borough:</p> <p><i>Borough-wide</i></p> <ul style="list-style-type: none"> <li>improving bus stop accessibility in the borough under TfL Programme (£300k).</li> </ul>

A2 Other Public Transport	
	<p><i>Romford SDA</i></p> <ul style="list-style-type: none"> <li>• improved bus stop provision at Queens Hospital bus interchange to increase capacity (£200k)</li> </ul> <p><i>Rainham &amp; Beam Park SDA</i></p> <ul style="list-style-type: none"> <li>• Beam River bus bridge - linking LB Havering and LB Barking &amp; Dagenham on Ford Land (£10m);</li> <li>• Rainham Creek bus bridge (£10m); and</li> <li>• revenue support for orbital bus service connecting Strategic Industrial Locations and Rainham (£2m).</li> </ul>
Main funding sources	TfL, developer contributions.

<b>A3 Highways</b>	
Main provider	<b>LB Havering</b> (principal, distributor and minor roads), <b>TfL</b> (strategic roads), and <b>Highways England</b> (motorways)
Existing provision	The A12, A13 and A127 provide high quality trunk road access to the M25, which in turn provides access to London and the south east. The borough is served by a full network of other roads.
Adequacy of existing provision	<p>There is a continuing need to assess and upgrade highway structures, principal roads, distributor roads and bus route roads.</p> <p>Gallows Corner, a five arm junction linking the A127 with the A12, suffers from delay due to congestion and is an accident 'hotspot' in the borough.</p>
Assessment of future needs	<p>LB Havering is currently exploring the feasibility of sinking the Gallows Corner road junction underground in order to generate development potential for mixed uses at ground level across the site and to reduce accident rates.</p> <p>LB Havering is working with TfL, Essex County Council and neighbouring District and Unitary Authorities looking at the A127 Corridor in its entirety to see what measures need to be delivered in order to accommodate future growth.</p> <p>LB Havering has been allocated funding from TfL through the Liveable Neighbourhoods programme to undertake detailed design work looking at improving permeability of the Romford Ring Road and therefore looking to provide better access into Romford town centre.</p> <p>LB Havering is also currently considering the possibility of placing the western part of the Romford Ring Road beneath ground so that residential areas to the west of Romford Town Centre (eg. Waterloo Road, Bridge Close and the former Ice Rink site)) can be better integrated and connected with the town centre for cycling and walking, and creating development potential for more new homes.</p> <p>The above projects are at an early stage of consideration and their feasibility has not yet been demonstrated. Future highway improvements that have been firmly identified include:</p> <p><i>Borough-wide</i></p> <ul style="list-style-type: none"> <li>• upgrades to principal roads, distributor roads and bus route roads (£25m);</li> <li>• Highway structure upgrades (£5m);</li> <li>• casualty reduction measures (£5m);</li> <li>• 20 mph zones (£1m); and</li> </ul>

A3 Highways	
	<i>Rainham &amp; Beam Park SDA</i> <ul style="list-style-type: none"> <li>Road, carriageway and major junction improvements and cycle ways on the A 1306 (£12.39m).</li> </ul>
Main funding sources	TfL, LB Havering, developer contributions.



<b>A4 Walking and Cycling</b>	
Main provider	<b>LB Havering</b>
Existing provision	<p>Most of Havering's residential areas have a network of well-lit footways providing safe and convenient access to local facilities and services, to parks and open spaces, and to public transport connections. LB Havering has developed a series of Heritage Walks around the borough.</p> <p>Havering also has an extensive network of quiet traffic-free routes suitable for cycling, including National Cycle Network route 136, but they are less well connected, with main roads, railways and rivers presenting significant barriers.</p>
Adequacy of existing provision	<p>There is a continuing need to improve accessibility and safety for pedestrians and cyclists.</p> <p>The Ring Road forms a substantial barrier to pedestrian and cycle access to /Romford Town Centre and additional crossing points are required to reduce severance and facilitate active travel.</p>
Assessment of future needs	<p>Numerous improvements to cycling and walking provision are included within highway improvements and wider green space and public realm proposals. Some more specific measures required include:</p> <p><i>Borough-wide</i></p> <ul style="list-style-type: none"> <li>• footway improvements, including accessibility arrangements for pedestrian dropped kerbs (£5m);</li> </ul> <p><i>Romford SDA</i></p> <ul style="list-style-type: none"> <li>• engineering measures to improve access to Romford town centre (£7m);</li> <li>• east-west link, including wider improvements along the River Rom (£1.5m);</li> </ul> <p><i>Rainham &amp; Beam Park SDA</i></p> <ul style="list-style-type: none"> <li>• The Rainham and Beam Park Planning Framework (January 2016) aims to transform the A1306 in Havering from a traffic dominated road into an attractive green corridor, the Beam Parkway (scheme under Other Green Space below), providing a quality walking and cycling route, and a series of pocket parks, which will transform the image of the area;</li> <li>• the Planning Framework proposes to create a network of walking and cycling routes to connect new local green spaces with the surrounding Marshes and Country Parks;</li> <li>• Rainham Creek cycling/walking bridge (£1m); and</li> </ul>

A4 Walking and Cycling	
	<i>Elsewhere in Borough</i> <ul style="list-style-type: none"> <li>development of sustainable transport options (walking, cycling, bus, tram) for London Riverside Conservation Park (Wildspace) (£5m).</li> </ul>
Main funding sources	TfL, LB Havering, GLA, developer contributions.

<b>B Education (Primary, Secondary, Post-16 and Early Years)</b>	
Main provider	<p>Local authorities are under a statutory duty to ensure the sufficiency of school places in their area under section 14 of the Education Act 1996. This applies to all children of compulsory school age resident in the local authority area. Providers come from the private, voluntary, charitable and maintained sectors. LB Havering is the commissioner of education and is also the “provider of last resort” when no other acceptable new provider comes forward.</p> <p>Section 6 of the Childcare Act places a duty on local authorities to secure sufficient childcare for working parents. In addition, regulations under the Childcare Act 2006 place duties on all local authorities to secure free early education provision for pre-school children of three and four years old and two year olds from lower income families. This Early Years education is primarily delivered by private, voluntary and independent pre-school providers, accredited childminders, and schools with a maintained nursery provision.</p>
Existing provision	<p>As at 2015/16 state school provision in Havering comprises 60 primary schools (YrR – Yr6), offering 21,200 places, 18 secondary schools (Yr7 – Yr11), offering 16,140 places, and three special schools, offering 266 places.</p> <p>Post-16 education is currently offered at six secondary schools, Havering College of Further &amp; Higher Education and the Havering Sixth Form College. Havering College of Further &amp; Higher Education has three campuses: Ardleigh Green Campus, Hornchurch, Quarles Campus, Harold Hill, and Rainham Campus Construction Centre.</p> <p>As at April 2016, 448 providers in Havering were offering 7,167 early years and childcare places for statutory and non- statutory school aged children. Of these, 1,058 places are nursery classes within maintained schools and academies.</p>
Adequacy of existing provision	<p>In 2015/2016 there were 21,200 primary school places in Havering, and 21,074 primary pupils, leaving a total of 126 surplus spaces (0.6% of the total). The equivalent figures for secondary schools were 16,140 secondary school places and 14,594 secondary pupils in 2015/16, leaving a total of 1,546 surplus spaces, or around 10% of capacity.</p> <p>For 16 to 18 year olds, there were 1,990 places and 1,457 pupils in state school sixth forms in 2015/2016, leaving a total of 533 surplus places. There were additionally 6,701 Education Funding Agency (EFA) funded places at other colleges and academies, including 2,711 at Havering Sixth Form College and 2,268 at Havering</p>

<b>B Education (Primary, Secondary, Post-16 and Early Years)</b>	
	<p>College of Further and Higher Education.</p> <p>The Havering Childcare Sufficiency report indicates that there are sufficient Early Education Entitlement (EEE) places in most of the wards in the borough. However, as of July 2016, there are potential shortfalls of places in the Gooshays, Harold Wood, Mawney, Rainham &amp; Wennington, South Hornchurch and Upminster wards, although this situation may change as new providers open and existing providers may close.</p> <p>There are approximately 1,000 children who have a statement of Special Educational Need (SEN) that live in Havering. Since September 2014, any requests received for an assessment and agreed could lead to an Education Health Care Plan (EHCP). The majority of these children attend mainstream school where they receive additional support. Some will attend Additionally Resourced Provision units (ARPs) within mainstream schools and the remaining children attend Special schools both within and out of borough.</p>
Assessment of future needs	<p>Planning for school places is a complex process and the future need for school places can be impacted by changes to the key data used to produce school roll projections. Changes to housing delivery in terms of overall numbers and phasing can impact on the demand and timing of school places required. Low birth projections or a sudden increase in the birth rate can also lead to an increase in the number of school places needed. Changes to patterns of movement and migration in and out of the borough can also cause fluctuations in demand for school places. Havering carefully monitors all of the above factors to try and mitigate the impact any changes may have on our ability to plan school places effectively, so far as possible. The Local Authority is unable to open new schools. Instead proposers need to be invited to open new schools. However the Local Authority may not be successful in attracting suitable sponsors to open new schools. This may impact on the Local Authority's ability to deliver new schools places on time.</p> <p>LB Havering undertakes annually a comprehensive assessment of future demand for school places in the borough by projecting cohorts within the existing schools, taking account of recent future birth rates, and allowing for the impact of committed and planned housing. Allowance is also made for significant cross border flows both into and out of the borough. The latest long term strategic forecast, contained in the Commissioning Plan for Education Provision (2015/2016 to 2019/2020), covers the ten year period from 2015/2016 to 2025/2026.</p> <p><i>Primary and Secondary Places</i></p>

## B Education (Primary, Secondary, Post-16 and Early Years)

The number of primary age pupils in Havering schools, including pupils in existing and planned housing, is expected to increase significantly from 21,074 in 2015/2016 to 28,889 by 2025/2026, and the number of secondary age pupils from 14,584 to 19,766 over the same periods. These represent increases in demand for school places of 7,815 at primary level and 5,182 at secondary level over the ten year period, leading to shortfalls compared with existing school places of 7,689 and 3,626 respectively.

The Local Authority will take action to reduce surplus capacity where this exceeds 10%, and will seek to exert a downward pressure on levels of surplus capacity where these are forecast to remain significantly above 5% throughout the forecast period.

The demand for special school places is in line with the overall growing demand for school places with the complexity of the needs of the children increasing and changing over time. Work is ongoing to refine the forecast figure for pupil who have a special education need and will require schools places over the next 10 years. To meet the increasing demand Havering will be developing new provision through an ongoing programme to create more Additional Resourced Provision (ARP's), specialist provision in mainstream settings. The Council has been selected by the DfE to commission a new 60 place special free school which will meet the needs of children and young people in the borough. The new school will cater for children and young people aged 3-16 years who have complex or severe autism spectrum disorder (ASD) or social, emotional and mental health difficulties.

There may be some areas of Havering that will have no available options to expand existing schools if further major housing is brought forward. School place demand arising from such developments will need to be met through new school provision that will require a site to enable delivery.

### *Rainham & Beam Park SDA*

The Rainham housing zone bid has been approved, with an expected delivery of 3,360 units. The expectation is that 4FE of the need will be met by expansion of existing schools in the Rainham and South Hornchurch Primary Planning area (subject to statutory process). A new 3FE- school will be needed from 2020/21. A site within the housing development has been identified and reserved for the new school and discussions are ongoing between the developer and the potential sponsor. The need for secondary school places for Rainham Housing Zone is 4 FE (600 places). This could be delivered by expanding secondary schools in the planning area as we are not projecting a deficit in year 7 places in that area until 2022/23.

## B Education (Primary, Secondary, Post-16 and Early Years)

### *Romford SDA*

The Romford Framework Delivery bid has been approved, with an expected delivery of over 3,304 units and there is also a regeneration programme of over 2,500 units of which the majority of units are within Romford. In the long term, this is likely to result in an increase in the projected pupil numbers and need for additional school places. In order to meet the need for primary school places in the Romford area eight FE will need to be delivered through new schools. A six/eight form entry secondary school in the second phase of the Plan period (5-10 years) will be needed. Both the new primary and secondary schools will need sites in order to deliver the required school places. A three form of entry primary school (630 places) has been approved on the Bridge Close development site and the new school should be sufficient to meet demand for the additional primary places needed over the next five years.

### *Borough-wide Primary School Requirements to 2020/2021*

The Commissioning Plan for Education Provision indicates the need for a total of 3,840 additional primary places by 2020/2021 in addition to those already available in 2016/2017. As indicated in the table, this demand is concentrated in Romford, Harold Hill, and Rainham & South Hornchurch.

### **Primary School Requirements by 2020/2021**

Planning Area	Capacity 2015-2016	Pupil Roll 2015-2016	Surplus Places 2015-2016	Surplus Capacity 2015-2016	Capacity 2020-2021	Pupil Roll 2020-2021	Surplus Places 2020-2021	Surplus Capacity 2020-2021
Collier Row	3525	3387	138	4%	3825	3773	52	1%
Elm Park	2330	2242	88	4%	2920	2838	82	3%
Harold Hill	3435	3395	40	1%	3900	4420	-520	-13%
Hornchurch	4860	4641	219	5%	5040	5062	-22	0%
Rainham and South Hornchurch	2295	2167	128	6%	2370	2965	-595	-25%
Romford	2745	2692	53	2%	3510	3859	-349	-10%
Upminster and Cranham	2572	2550	22	1%	2730	2759	-29	-1%

## B Education (Primary, Secondary, Post-16 and Early Years)

Beyond 2020/21 the primary pupil numbers are forecast to increase, due to rising birth rates and the level of housing growth planned.

### *Borough-wide Secondary School Requirements to 2020/2021*

For secondary schools, the Commissioning Plan similarly indicates a need for a total of 637 additional Year 7 places by 2022/2023. This is equivalent to an additional 21 FE. As indicated in the table, this demand is concentrated in the Central Planning Area, with lesser demands elsewhere. In most areas the requirement can be met by school expansions but new provision will also be required to meet needs in the Central Area and the North East area.

### **Secondary School Requirements by 2020/2021**

Planning Area	Permanent Places 2015-2016	Pupil Roll 2015-2016	Surplus places 2015-2016	Surplus Capacity 2015-2016	Permanent Places 2022-2023	Pupil Roll 2022-2023	Surplus Places 2022-2023	Surplus Capacity 2022-2023
North East	180	179	1	1%	180	269	-89	-49%
North West	180	162	18	10%	180	221	-41	-23%
Central	1578	1532	46	3%	1624	1990	-366	-23%
East	693	621	72	10%	651	755	-104	-16%
South	617	473	144	23%	617	654	-37	-6%

Beyond 2022/23 the secondary pupil numbers are forecast to increase due to the higher year 6 primary cohort continuing to transfer to year 7 in secondary and the level of housing growth planned.

### *Borough-wide Post-16 Places*

Current data for Havering suggests that an expected rise in the participation rate to full participation of 16 and

<b>B Education (Primary, Secondary, Post-16 and Early Years)</b>	
	<p>17 year-olds from 2015 will to a large degree be cancelled out by a fall in numbers of young people aged 16 to 18 in the next few years. However, in the longer term, the number of 16 and 17 year olds in Havering is projected to increase, from 9,043 in 2016/2017 to 10,318 in 2023/2024. There is a range of options for pupils in this age group, including sixth forms, colleges, and apprenticeships, to which would be pupils can travel from anywhere in the borough. Numbers on roll at Havering College of Further and Higher Education and Havering Sixth Form College are projected to increase by around 200 and 240 over this period, respectively.</p> <p>The situation is complicated by the fact that post-16 pupils can travel between local authorities and Havering has traditionally been a net importer of learners post-16. The number of 16 to 19 year-olds in East London and the Thames Gateway is forecast to increase significantly in the coming years, which is also the case in Greater London but at the same time there is a potential increase in the number of 16 to 19 providers in the surrounding area, such as the recently established University Technical College (ELUTEC) in Dagenham. It is therefore difficult to be definitive about future requirements.</p> <p><i>Borough-wide Early Years Places</i></p> <p>From September 2017 working families will be entitled to up to 30 hours of childcare per week for 3 and 4 year olds, subject to the eligibility criteria for the additional free entitlement. There is already a need for additional Early Years places; with the additional hours being available this could see a further increase in demand. The number of two, three and four year olds needing EEE places across the borough is expected to increase from 5819 in 2015/16 to 6857 in 2025/26. A deficit of about 300 places for 2, 3 and 4 year olds is projected over that period although it is not possible to be specific about locations at present. Further details on the future demand for early years places are given in LB Havering's Childcare Sufficiency Report, which is updated on an annual basis.</p>
Costs	<p>The DfE is currently funding the Local Authority at the rates of £16.5k per primary pupil and £21.5k per secondary pupil.</p> <p>At these rates the total cost of school places to meet pupil numbers to 2025/2026 will be at least £127m for primary and £78m for secondary, excluding any allowance for providing surplus places to provide flexibility. Assuming post-16 pupils are funded at the same rate as secondary pupils, the equivalent cost of additional places for this age group to 2023/2024 would total around £9.5m.</p> <p>The total cost of Early Years places to meet pupil numbers to 2025/2026 will be of the order of £3.73m</p>



<b>B Education (Primary, Secondary, Post-16 and Early Years)</b>	
Main funding sources	<p>Department for Education (DfE), LB Havering, Education Funding Agency, developer contributions.</p> <p>LB Havering receives Basic Need Funding Allocation from the DfE to create additional school places to meet demand arising from increases in births and net in- migration into the borough. However, there is no guarantee of the level of future Basic Need allocation that Havering may receive and the allocation has been significantly reduced in recent years. No grant is allocated to meet demand for places arising from new housing developments. Other sources, including developer contributions, will be needed to provide such places.</p> <p>The Education Funding Agency (EFA) is responsible for managing the Government's 16-19 Demographic Growth Capital Fund, which supports the creation of accommodation for new learners aged 16-19. This demand may arise from either population growth, the increase in participation by young people who are not in education, employment or training, or new learners with learning difficulties and/or disabilities who require provision.</p> <p>Free School provision has been used across the country to meet some of the demand for additional school places. Havering has two new Primary Free Schools. If there are further opportunities to apply for free schools in future waves, Havering will do so. However it is not certain if the Free Schools waves will continue to be used a method of providing additional school places in the future. The Local Authority will need to provide sites for any new school needed in the future.</p> <p>In the case of Free schools/new schools and expansion works, there is an element of risk around the delivery of the school places and whether they can be delivered on time to accommodate the need for additional school places.</p>

<b>C1 &amp; C2 Primary and Acute Health Care</b>	
Main provider	<b>Havering Clinical Commissioning Group (CCG) and NHS England commission healthcare services. Barking, Havering and Redbridge University Trust provide acute hospital services</b>
Existing provision	<p>There are 47 GP practices in Havering, with a total of 95 Full Time Equivalent GPs. These currently provide services from around 6,560 m<sup>2</sup> of space to a registered patient population of 255,865.</p> <p>A new Harold Wood Polyclinic of 2,500 m<sup>2</sup> was opened at Harold Hill in 2010, at a construction cost of £4.6m.</p> <p>The only acute hospital, operating an Accident &amp; Emergency department, in Havering is Queen's Hospital in Romford, which opened in 2006, and brought together the services previously run at Oldchurch and Harold Wood hospitals.</p>
Adequacy of existing provision	<p>The average ratio of patients to FTE GPs in the borough is 2,690, well above the London average of 2,100 and somewhat higher than the national average of 2,000. There are no clinically set standards for the ratio of GPs to patients but the primary healthcare default assumption used for capacity planning purposes is set at a ratio of 1 GP per 1,800 patients based on guidance from the Royal College of General Practitioners.</p> <p>The primary care estate data base (SHAPE) indicates that existing facilities are currently operating at or near capacity. Based on current Department of Health guidance on primary care space standards, the existing population of Havering (around 250,000) would require some c.18,000 m<sup>2</sup> compared with the 7,179 m<sup>2</sup> of space currently provided. Havering has a large number of smaller premises which, by their nature, will have little opportunity for expansion and if feasible, the size of expansion is likely to be relatively small scale. Furthermore, many GP practices are currently using ageing, converted domestic premises, a large number of which are in need of major building works to enable them to comply with required standards.</p>
Assessment of future needs	<p>The CCG has worked together with the Council to prepare the Havering Primary Care Infrastructure Capacity Plan. The purpose of this plan is to give an indication of additional primary care infrastructure requirements up to 2026. Continued working between the CCG and the Council is required to monitor and update the information in the plan.</p> <p>The CCG's aims for the development of general practice and wider primary care are that it should be accessible, coordinated and proactive. There will be a focus on prevention, support for self-care, active management of long-term conditions and the avoidance of unnecessary hospital admissions. Acute hospital care should be reserved for acutely ill patients with the majority of care delivered nearer home.</p>

## C1 & C2 Primary and Acute Health Care

Havering is divided into three healthcare regions, termed “localities”:

- North (including Harold Wood)
- Central (including Romford Town)
- South (including Rainham and South Hornchurch)

This assessment concentrates on the primary healthcare requirements arising solely from new housing developments. The NHS Healthy Urban Development Unit (HUDU) has used their model to calculate the population yield from new housing and to assess the subsequent healthcare impacts and floorspace requirements. The model produces the following population growth for each locality over the two phases of the development:

Locality	Phase 1 2016/17-2020/21	Phase 2 2020/21-2025/26	Total
North	1,310	402	2,071
Central	4,665	8,025	15,804
South	3,379	4,617	8,510
<b>Total</b>	<b>9,354</b>	<b>13,044</b>	<b>26,385</b>

This shows that the Central and South localities will need to absorb the majority of the population increase, receiving 60% and 32% of the growth respectively.

The HUDU model estimates primary care requirements by locality and phase in terms of full time equivalent (FTE) GPs and primary care floor space, to meet the estimated population growths. The floor space requirement assumption is derived by HUDU from example schedules of accommodation in Health Building Note 11-01: *Facilities for primary and community care services* (2013), which also includes space for wider primary and community care services. The requirements are as follows:

**C1 & C2 Primary and Acute Health Care**

Locality	Phase 1 2016/17-2020/21		Phase 2 2020/21-2025/26		Total	
	FTE GPs	Primary Care m <sup>2</sup>	FTE GPs	Primary Care m <sup>2</sup>	FTE GPs	Primary Care m <sup>2</sup>
North	0.7	118	0.2	36	0.9	159
Central	2.6	426	4.5	735	7.0	1196
South	1.9	309	2.6	422	4.4	753
<b>Total</b>	<b>5.2</b>	<b>853</b>	<b>7.2</b>	<b>1,193</b>	<b>12.4</b>	<b>2108</b>

The CCG has undertaken a preliminary desktop review of current facilities and development sites on offer to determine which might be the most suitable sites to be allocated for health and in which time period they will be required. New, fit-for-purpose premises are needed to cater for the significant population growth, to facilitate primary care at scale, and enable patient access to a wider range of integrated services. In summary, the additional requirements for new facilities could be:

*Romford SDA*

- Primary and community care hub in Romford Town centre of 4,500 m<sup>2</sup> (£20.3m);

*Rainham & Beam Park SDA*

- two new facilities of 1,500 m<sup>2</sup> in the Beam Park development and close to Rainham Town Centre to provide combined capacity for 30,000 patients (£14m);

*Rest of Borough*

- new primary care hub in Heaton ward of 950 m<sup>2</sup> for around 10,000 patients (£4.3m);
- enhanced GP service of 2,800 m<sup>2</sup> at the proposed St. George's Health & Well-Being Centre for around 30,000 patients (£12.6m);
- new primary care hub of 1,850 m<sup>2</sup> to be developed in North Locality for around 30,000 patients (£8.3m); and
- new primary care hub of 3,200 m<sup>2</sup> to be developed in Central Locality for around 35,000 patients (£14.4m).

In addition, Harold Hill Health Centre and Harold Wood Polyclinic would be combined into a joint hub and the

<b>C1 &amp; C2 Primary and Acute Health Care</b>	
	<p>utilisation of South Hornchurch and Cranham Health centres would be maximised.</p> <p>It should be noted that these proposals reflect the need to provide additional services and space for population increase only. Other pressures may impact these proposals, such as:</p> <ul style="list-style-type: none"> <li>• the CCG forward vision and future estate rationalisation plans (identified through the 'Transforming Primary Care in Havering' strategy 2016-2021) ;</li> <li>• re-providing ageing GP practice buildings that may be struggling to meet fit for purpose criteria; and</li> <li>• health and social care integration by creating larger multi use 'hub' facilities.</li> </ul>
Costs	The CCG is currently assuming a build cost for primary care facilities of £4,500 per sq m. The costs of individual projects given in Table 7.2 are calculated using this assumption.

<b>C3 Mental and Community Health</b>	
Main provider	<b>North East London Foundation Trust (NELFT)</b> provides mental health and community services in Havering.
Existing provision	<p>The NELFT estate in Havering comprises 18 premises.</p> <p>Adult Services in Havering, including Mental Health Services, are organised around 6 GP clusters while Children's Services are organised around three clusters. The NELFT opened the Acorn Centre, a Child Development Centre, in London Road, Havering in February 2015 as a hub facility allowing Child and Adolescent Mental Health Services from various locations within Havering to provide an integrated service to the Borough.</p>
Adequacy of existing provision	NELFT commissioned surveys in 2015 of all properties the Trust owns or substantially occupies. The results suggest substantial underuse of both clinical and non-clinical space within the majority of premises.
Assessment of future needs	<p>People's health in Havering is changing as more people are living longer and with more complex long term conditions, and so needing more and a wider range of care. Future plans will largely be based on demographic information, age, population growth and areas of deprivation.</p> <p>The NELFT strategy is based on the development of 'agile working', a flexible and mobile workforce, to support care closer to home and early intervention. For adult services a model of care based on locality primary care provision is currently being rolled out within Havering, with community health and social care integrated within these hubs. Some teams will be co-located and clustered around three hubs at: Harold Wood, Romford and Cranham. Discussions are taking place with LB Havering on integrating primary care, community, mental health and social care under a single management structure. Joint use of provision and premises with Social Services and other LA departments has commenced around older people's services.</p> <p>Under the NELFT Estates Strategy 2014- 2019, the existing estate in Havering will be rationalised to provide new accommodation to meet the needs of new working practices. The NELFT has embarked on an ambitious drive to reduce estates costs by developing closure plans for up to six Havering premises and relocating their services within the borough. Estate rationalisation will ensure that the retained premises are in the optimum locations for service delivery within the Borough and in good condition. Any future investment can then be directed towards the retained properties. The Trust is working in partnership with other organisations to maximise the use of the public estate to the overall benefit of the local health economy.</p> <p>Crisis teams will be aligned to hospital A&amp;E and other urgent and emergency care hubs while intermediate care services for Havering are being relocated to the King George's Hospital site in Ilford, Redbridge, which provides</p>

C3 Mental and Community Health	
	cohesive patient care and estate rationalisation opportunities.
Main funding sources	NELFT. The Trust has a five year Investment and disposal plan which addresses the operational and strategic expenditure required to accommodate its plans.

<b>C4 Social Care</b>	
Main provider	<b>LB Havering (and commissioned external private providers)</b>
Existing provision	<p>There are 39 care homes in Havering (21 residential and 18 with the facility to provide nursing care for older people and people with physical and sensory disabilities). LB Havering purchases approximately a third of the beds.</p> <p>Three commissioned extra care housing schemes for older people are located in Harold Wood, Gidea Park and Harold Hill.</p> <p>There are ten day opportunity services in Havering, located mostly in the north of the borough, and one day centre for people with learning disabilities in Rainham.</p> <p>Adult Social Care statutory and non-statutory functions are largely based in offices in Romford town centre, with adult social work teams co-located with community health services located in Romford, Cranham, Elm Park and Harold Hill.</p> <p>LB Havering currently runs six Children Centres, in Collier Row, Elm Park, Harold Hill, Noak Hill, Rainham and Romford. These centres offer a range of services and activities including family sessions, parenting programmes. In addition, the Children Centres work in partnership with health and other partner agencies to provide a holistic service covering midwifery, child health clinics, foster carers support groups, one to one and group counselling, etc.</p> <p>Children's and Adult Social Care Services are currently working with health and other partners on developing locality based models of care and support, including improving access to prevention and early intervention. The localities will be a mixture of co-located and virtual integrated services.</p>
Adequacy of existing provision	<p>LB Havering's Joint Strategic Needs Assessment (2016) provides a high-level description of population growth, prevalence and pattern of risk factors for ill health, status of health and wellbeing and the patterns of demand for health and social care services in Havering.</p> <p>Havering has the highest proportion of older people of any LB and the significant majority of vulnerable people in the borough with a supported housing need are elderly. However, the current provision of residential care homes is more than sufficient to meet current needs. Throughout 2015/2016, of approximately 1600 available beds, 250 remained vacant each week.</p>



C4 Social Care	
	There is currently no supported housing for people with physical disabilities in Havering.
Assessment of future needs	<p>LB Havering is clear that there is no need for more residential or nursing homes within the borough. The policy is to support people in remaining independent and safe at home. However, there is a growing need for supported accommodation within the borough that cannot be entirely met by existing provision. However, detailed knowledge of residents' supported housing needs is required in order to encourage private sector providers and housing associations to build suitable properties and schemes in the borough.</p> <p>Rising pressures on LB Havering to provide suitable housing options for older people means that a specific Older Persons Housing Sub-strategy has been developed to set out to address the issues. The current Housing Strategy recommends converting some existing sheltered schemes to extra care or a retirement village model, due to the high number of asset rich older people in the borough.</p> <p><i>Borough-wide</i></p> <ul style="list-style-type: none"> <li>• LB Havering has identified a current need for up to three purpose-built six person supported housing schemes for people with learning disabilities and for one purpose built six to eight person supported housing scheme for people with physical disabilities (combined cost £4.2m);</li> <li>• Demand for Children Centres is forecast to increase substantially as the young population increases. LB Havering plans to respond to this demand by increasing the level of services provided by the existing centres and by bringing back into operation Hildene Children Centre in existing premises in Harold Hill, which has not been functioning for some years; and</li> <li>• Children's Services have also identified the need for the development of borough based residential care facilities for vulnerable children and young people, as well as semi-independent living schemes to support young people leaving care become independent as they move into adulthood.</li> </ul>
Main funding sources	LB Havering, GLA.

<b>D1 Water supply</b>	
Main provider	Most of Havering is within the water supply area of <b>Essex and Suffolk Water</b> (ESW), although some small areas are supplied by <b>Thames Water</b> .
Adequacy of existing provision	ESW and Thames Water infrastructure is sufficient to supply the water needs of Havering.
Assessment of future need	<p>All water companies must prepare a Water Resource Management Plan (WRMP) every five years at the same time as they prepare their business plan. A WRMP forecasts water demand over a 25 year planning horizon, taking into account reductions in per capita consumption due to water efficiency activity and the uptake of meters. It then documents how demand will be met over this period. ESW's current Water Resources Management Plan (2014) covers the 25 year period from 2015 to 2040.</p> <p>Havering falls within ESW's Essex Water Resource Zone. Following a significant investment in the expansion of Abberton reservoir, Essex, has sufficient water to meet forecast demand until at least 2040. As such no major infrastructure is needed to meet the increase in housing numbers or commercial development within Havering during the period of their delivery plan.</p> <p>ESW has confirmed that the proposed level of development, depending on the size and location, could require some minor infrastructure (water mains) enhancement prior to development, but this is part of Business as Usual and would not delay development. In particular, the existing water network in the Rainham &amp; Beam Park SDA can provide the required capacity to accept a new mains to serve the HZ development.</p>
Main funding sources	Essex and Suffolk Water and Thames Water are private utility companies.

<b>D2 Sewerage</b>	
Main provider	<b>Thames Water</b> is the statutory sewerage undertaker for most of LB Havering.
Existing provision	Thames Water's Riverside Sewage Treatment Works at Rainham treats wastewater from approximately 400,000 people in Havering and other parts of East London.
Adequacy of existing provision	<p>A comprehensive upgrading of the Rainham works was completed in 2014 as a part of the London Tideway Improvements scheme. This increased its capacity to meet the predicted increase in flows until 2021, in addition to the construction of a new sludge digestion plant equipped to turn solid waste, left behind after treatment, into enough renewable energy to power the entire site.</p> <p>During heavy rainfall, the sewerage system in the Ravensbourne Valley, which includes much of Havering, has occasionally become overwhelmed, and has been associated with sewer flooding in some local areas.</p>
Assessment of future need	<p>The water companies' investment programmes are based on a five year cycle known as the Asset Management Plan (AMP) process. The AMP6 period began on 31st March 2015 and covers the period up to 31st March 2020. As part of its five year business plan Thames Water advise Ofwat on the funding required to accommodate growth in its networks and treatment works. Thames Water bases its investment programmes on development plan allocations, which form the clearest picture of the shape of the community. Where the infrastructure is not available they may require up to three-year lead in time for provision of extra capacity to drain new development sites. If any large engineering works are needed to upgrade infrastructure the lead-in time could be up to five years. Implementing new technologies and the construction of new treatment works could take up to ten years.</p> <p><i>Romford SDA</i></p> <ul style="list-style-type: none"> <li>Thames Water has no concerns from a wastewater treatment perspective, but no information is yet available on the capacity of the local sewerage system to accept the additional loads from HZ development.</li> </ul> <p><i>Rainham &amp; Beam Park SDA</i></p> <ul style="list-style-type: none"> <li>A series of significantly large gravity sewers passing through this area Under the HZ agreement, a GLA grant of £1.5m is allocated to diverting a sewer and high pressure gas main along the northern frontage at Dovers Corner to allow the site to be developed to its full potential capacity; and</li> <li>Sewer capacity in this area is limited and Thames Water expect infrastructure upgrades to be required for the level of development proposed. Thames Water has not quantified the scale and likely cost of these upgrades.</li> </ul>
Main funding sources	Thames Water is a private utility company.

<b>D3 Electricity</b>	
Main provider	<p><b>National Grid</b> runs the high-voltage electric power transmission network (National Electricity Transmission System (NETS), which connects power stations and major substations and ensures that electricity generated anywhere in Britain can be used to satisfy demand elsewhere.</p> <p><b>UK Power Networks</b> own and maintain electricity cables and lines across London, the South East and East of England. They maintain and upgrade power equipment, and move and connect new electricity cables.</p>
Existing provision	<p>Havering falls within Boundary 14 (London) of the NETS. The majority of this transmission network is a 275kV route, with the main London feeders being at 400kV. Electricity infrastructure in Havering comprises overhead transmission lines and underground cables and no other major National Grid facilities.</p> <p>UK Power Networks has 18 major substations within Havering.</p>
Adequacy of existing provision	There is ample capacity within major substations to supply Havering.
Assessment of future need	<p>According to the National Grid's "Electricity Ten Year Statement" (2015), high demand in London and interconnector exports drive power through north London and the Thames Estuary, causing heavy circuit loading and voltage depressions. With more interconnectors expected over the next 10 years, an increased draw of power could be seen through the major Midlands to South routes and through London when the interconnectors export, putting these major transmission routes and the circuits connecting the Greater London area close to the thermal capacity limits. The network will have to be developed in order to improve its utilisation or to create new capacity.</p> <p>There is adequate capacity for a generic load growth for at least ten years at most substations in Havering, with probably some local reinforcement needed at a few sites and to the cable network. Future scenarios are modelled on a regular basis to reflect changes within the network but the potential increase in use of electricity for new technology may impact the available capacity sooner than anticipated. For example, localised one-off loads for commercial developments such as Data Centres can adversely impact the infrastructure network and may require substantial reinforcement to enable their connection, and may change the configuration of the higher voltage networks. This may change the available capacities to other future connections.</p> <p><i>Rainham &amp; Beam Park SDA</i></p> <ul style="list-style-type: none"> <li>the new development will require diversions/alterations to Low Volt and High Volt cables. There may also be a need to undertake alterations to 33kv extra high voltage cables. The total cost indication budget figure</li> </ul>

	<p>provided by UKPN for all required diversionary works within the HZ development is £2.0m, although this is a worst case scenario under which large scale diversion is required; and</p> <ul style="list-style-type: none"> <li>the Rainham and Beam Park area has been identified as a target cluster for the deployment of a district heating network in the London Riverside Opportunity Area Rainham &amp; Beam Park Energy Masterplan, 2015. No decision has yet been made on the form of provision.</li> </ul>
Main funding sources	National Grid and UK Power Networks are privatised utility companies operating commercially within a regulated framework.

<b>D4 Gas</b>	
Main provider	<b>Cadent</b> (previously National Grid) is the sole owner and operator of gas transmission infrastructure in the UK. Gas producers supply gas to its National Transmission System (NTS) through reception terminals. Gas is transported from the National Transmission System (NTS) through eight regional distribution networks for final delivery to consumers. The regional distribution network for North London, including Havering, is run by Cadent.
Existing provision	Cadent's gas distribution network serves the whole borough. However, major pipelines passing through the borough can put constraints on development potential in some locations. This is particularly important in the Rainham/Beam Park SDA (see below).
Adequacy of existing provision and assessment of future need	<p>Cadent has confirmed that there is sufficient capacity on the MP/IP (Medium Pressure/Intermediate Pressure) Gas Distribution system to accommodate potential developments within Havering and the surrounding areas. However, Cadent's connections process works on a first come first serve basis. Cadent can therefore not guarantee if capacity is available at the time an official connections request is sent in.</p> <p><i>Rainham &amp; Beam Park SDA</i></p> <ul style="list-style-type: none"> <li>• capacity requirements for the entire SDA development can be satisfied by the existing National Grid gas infrastructure. However, the area is traversed by three high pressure gas pipelines which are aligned predominately east to west. The nature of the pipelines affects how the land near them can be developed. A pipeline study has established that the impact of the pipelines on development can be minimised by locating development carefully. Other potential mitigation measures may include pipeline diversion; and</li> <li>• under the HZ agreement, a GLA grant of £1.5m is allocated to diverting a sewer and high pressure gas main along the northern frontage at Dovers Corner to allow the site to be developed to its full potential capacity.</li> </ul>
Main funding sources	Cadent is a privatised utility company operating commercially within a regulated framework.

<b>D5 Communications (Telecommunications/Broadband/Delivery Services)</b>	
Main provider	<b>BT Openreach, Virgin Media</b>
Existing provision	Superfast Broadband in Havering is provided via one of two networks. The Fibre To The Cabinet (FTTC) network is owned by BT and operated by a range of providers, while Virgin Media owns and operates exclusively a Fibre To The Property (FTTP) network. All exchanges within a five mile radius of Havering are owned and maintained by Openreach and have been fibre broadband enabled. Consequently broadband providers who are reliant on Openreach's broadband network infrastructure (BT, Plusnet, Sky, TalkTalk, etc.) can provide fibre broadband to homes in this area. Virgin Media fibre broadband is also available to homes within a five mile radius of Havering.
Adequacy of existing provision	Some 98% of Havering users can now order a superfast broadband (speed greater than 24Mbps) connection, (although the actual guaranteed minimum contracted speed maybe far less than the speeds quoted).
Assessment of future need	<p><i>Borough-wide</i></p> <p>Advanced, high quality digital infrastructure is essential for sustainable economic growth, allowing Havering's community enhanced freedom of choice about where and how they work, and how they promote and operate their businesses. The Local Plan therefore expects new development to future-proof developments to accommodate high speed broadband infrastructure.</p> <p>The Government's support for further broadband roll-out is largely provided through the Superfast Broadband Programme. A London-wide programme will increase fibre coverage in every LB.</p> <p>Providing additional infrastructure in the field as well as in the exchange does not present significant issues. By deploying Fibre technology to new build sites there is no need for large multiple copper cables to be provided, building large cable frames in telephone exchanges, or even to build completely new telephone exchanges.</p> <p>In September 2015 BT announced plans for an expansion of high-speed fibre broadband in Havering. Openreach, BT's local network business, will take the company's total coverage for fibre in the borough to nearly 100,000 premises by 2017. The recent Ofcom judgement that BT and Openreach have to formally separate may delay progress of technology delivery. It may also open up the market to other providers. At present Openreach delivery is still FTTC and not FTTP as desired.</p> <p>Virgin Media is in year two of an ongoing five year plan for expanding/upgrading its network. Additional floor space will be required for Royal Mail Delivery Offices within Havering. For every 500 new homes, an additional 16 m<sup>2</sup> of Delivery Office floorspace will be required. In addition to this one additional postal walk</p>

	<p>would typically be required.</p> <p><i>Rainham and Beam Park SDA</i></p> <p>To ensure an enriched environment LB Havering will provide suitable infrastructure ducting that will be utilised to deliver digital connectivity services. The aim will be to provide FTTD for all properties and locations as a default and wireless provision will also be provided to commercial areas such as the new railway station.</p>
Main funding sources	UK Government, BT and Virgin Media, Mobile network providers



<b>E Flood Protection</b>	
Main provider	<p><b>LB Havering, Environment Agency (EA)</b></p> <p>The EA has a strategic overview of all sources of flooding and coastal erosion. It is also responsible for tidal flood risk management along the Thames Estuary. LB Havering is the Lead Local Flood Authority for Havering, with a strategic role in overseeing the management of local flood risk i.e. flood risk from surface water runoff, groundwater and ordinary watercourses such as streams and ditches.</p>
Existing provision	<p>The Havering Strategic Flood Risk Assessment (SFRA) (November 2016) identifies formal flood management assets (features or structures built and maintained specifically for the purpose of flood risk management) in Havering.</p>
Assessment of future needs	<p>The EA's Thames Estuary 2100 (TE 2100) (2012) is a strategic flood risk management plan for London and the Thames estuary through to 2100. It reviews how tidal flood risk is likely to change in response to future changes in climate and people and property in the floodplain. It found that many of the existing flood walls, embankments and barriers would need to be raised or replaced to manage rising water levels in the long term (by 2050).</p> <p>TEAM2100 is the Environment Agency's 10-year programme to refurbish and replace tidal flood defences in London and the Thames estuary. TEAM2100 will improve tidal flood defences in London, Kent and Essex from 2015 to 2025. The EA's current estimates of the costs of maintaining and improving the flood defence system for Havering for the period to 2050 are as follows:</p> <ul style="list-style-type: none"> <li>• fixed flood defences - maintenance and repair: £5m;</li> <li>• fixed flood defences - major repairs and replacements: £26m; and</li> <li>• flood barriers and outfalls: £5m.</li> </ul> <p>The SFRA identifies: flood risk zones 1, 2, 3a and 3b (functional floodplain); locations of flood risk from other sources (ordinary watercourses, groundwater, sewers, reservoirs and canals); locations at risk of surface water flooding, termed Havering Critical Drainage Areas or HCDA, particularly outside fluvial or tidal risk areas; and areas protected by existing flood defences and that could be at risk should they fail. The SFRA makes recommendations to reduce flood risk but makes no specific infrastructure proposals.</p> <p>As part of the Drain London Project, a Draft Surface Water Management Plan (SWMP) has been prepared for LB Havering in consultation with key local partners, including Thames Water, the EA and Transport for London. The Draft SWMP identifies the main sources of flood risk in the borough and a number of Critical Drainage Areas</p>

E Flood Protection	
	<p>(CDAs).</p> <p><i>Borough-wide</i></p> <p>The LB Havering Critical Drainage Areas - Detailed Investigations Report (Jan 2016) has examined the potential damage from flooding in each (CDA), and identified and assessed for viability a set of mitigation options for each. However, schemes for implementation have not yet been selected nor costs estimated.</p> <p><i>Romford SDA</i></p> <p>The SFRA Annex A identifies the land immediately adjacent to the River Rom and Blacks Brook within the SDA as predominantly located within fluvial Flood Zone 2, with small areas designated as Flood Zone 3b. There are no specific proposals for flood defence infrastructure.</p> <p><i>Rainham &amp; Beam Park SDA</i></p> <p>The SFRA Annex A identifies the southern section of the SDA as located within fluvial Flood Zones 3a and 2, with areas designated as Flood Zone 3b adjacent to the River Beam and Ingrebourne. The Rainham and Beam Park Development Framework proposes a number of interventions to reduce flood risk in the area, but costs have not yet been estimated for these:</p> <ul style="list-style-type: none"> <li>• Dovers Corner / Havering College: open up the culverted section of the Havering New Sewer which flows through the Dovers Corner site, and provide an open channel with a width of 5m;</li> <li>• Suttons Industrial Park: open up the culvert in the Sutton Industrial Park site and provide an open channel with a width of 5m; and</li> <li>• Beam Park: Upgrading the existing Washlands Flood Attenuation Storage to reduce the risk from flooding at the Beam Park site.</li> </ul>
Main funding sources	<p>LB Havering, EA's Flood Defence Grant in Aid, developer contributions.</p> <p>Any financial investment in Havering's flood defences throughout the TE2100 plan will be subject to the Department for Environment, Food &amp; Rural Affairs (Defra) flood and coastal resilience partnership funding policy statement. Under these terms financial contributions will be required from partners (including EA, LB Havering, landowners and other key stakeholders) to attract the maximum amount of Flood Defence Grant in Aid funding.</p>

<b>F1 Libraries</b>	
Main provider	<b>LB Havering</b>
Existing provision	LB Havering is responsible for the management and development of ten libraries: Collier Row, Elm Park, Harold Hill, Hornchurch, Gidea Park, Harold Wood, Rainham, Romford, South Hornchurch and Upminster.
Adequacy of existing provision	<p>Almost all the main residential areas in the borough are included in the catchment area of one of the five most strategically important libraries: Romford, Hornchurch, Rainham, Harold Hill and Upminster. All ten libraries are located in or close to town centres and are well served by public transport.</p> <p>LB Havering libraries have undergone a programme of building refurbishments over the last few years. A new library has also been built in Rainham (opened July 2014) replacing the old Rainham Library and a new library opened at Harold Hill in September 2016 as a replacement for the existing library. The latter was financed by the sale of Council-owned land at Gooshays.</p>
Assessment of future needs	<p>Under the Draft Library Strategy 2015 – 2017, future needs will be met using the existing facilities, but adopting a new delivery model by which the five strategically most important libraries ( Romford, Hornchurch, Rainham, Harold Hill and Upminster) will be open at least 50 hours a week and the remaining five libraries will open at least 24 hours a week. No requirement has been identified for additional library provision to serve the additional population under the Local Plan.</p> <p><i>Borough-wide</i></p> <ul style="list-style-type: none"> <li>• under the Library Strategy 2015-2017 there is an ongoing programme of decoration, repairs and maintenance (£1m);and</li> </ul> <p><i>Rainham &amp; Beam Park SDA</i></p> <ul style="list-style-type: none"> <li>• there is no requirement for additional library facilities in the SDAs as Romford Library and the new Rainham Library have sufficient capacity to serve the new population in the HZs in addition to their current users.</li> </ul>
Main funding sources	LB Havering, developer contributions.

<b>F2 &amp; F3 Cultural Facilities and Heritage</b>	
Main provider	<b>LB Havering</b>
Existing provision	<p>The main cultural facilities in Havering are the Queen's Theatre and the Fairkytes Arts Centre, both in Hornchurch, Havering Museum in Romford, which opened in May 2010 with funding from the Heritage Lottery Fund, and the Brookside Theatre in Romford, which opened in 2012.</p> <p>Havering has a rich and varied range of heritage assets, including 140 Listed Buildings of Special Architectural or Historic Interest; three Scheduled Ancient Monument sites, 11 conservation areas and a registered historic garden.</p> <p>LB Havering is the owner of three heritage sites: Bretons (house and gardens), Upminster Windmill, and Upminster Tithe Barn, which houses the Museum of Nostalgia.</p>
Adequacy of existing provision	<p>Refurbishment of the Fairkytes Arts Centre has recently been completed, including the opening of the Fairkytes Live music venue.</p> <p>Queen's theatre is in need of rehearsal space.</p>
Assessment of future needs	<p><i>Romford SDA</i></p> <ul style="list-style-type: none"> <li>there is an ongoing requirement for repair and maintenance of the Havering Museum (£0.2m);</li> </ul> <p><i>Elsewhere in Borough</i></p> <ul style="list-style-type: none"> <li>The Havering Arts Strategy 2013 to 2015 identifies a need for new high quality visual arts exhibition space at Fairkytes Arts Centre (£1m);</li> <li>Queen's theatre is in need of rehearsal space and a cafe area (£10m);</li> <li>Improvements to Upminster Tithe Barn are needed to provide public toilets, re-thatch the roof and to provide interpretative material inside the Barn (£1m); and</li> <li>Improvements to Bretons are required to restore the historic buildings and convert them to alternative uses (to be determined but could include a wedding venue) (£10m).</li> </ul>
Main funding sources	LB Havering, Arts Council, Heritage Lottery Fund, developer contributions.

<b>F4 Community Halls and Youth Centres</b>	
Main provider	<b>LB Havering</b>
Existing provision	<p>LB Havering currently has nine community halls, eight of which it leases to community associations and the other to an Early Years operator. The Halls provide a valuable recreational and educational resource to the local community.</p> <p>There are three main youth centres in Havering. Myplace in Harold Wood and Robert Beard in Hornchurch are run by LB Havering, and Rainham Royals in Rainham is run by the voluntary sector. Myplace was opened in 2012 and Robert Beard in the 1960s, while Rainham Royals was refurbished and extended in 2015.</p>
Adequacy of existing provision	<p>Of the nine halls, seven are in need of some repair and improvement works to bring them up to contemporary standards.</p> <p>The distribution of youth centres in Havering leaves a significant gap at Romford.</p>
Assessment of future needs	<p><i>Borough-wide</i></p> <ul style="list-style-type: none"> <li>all community halls require upgrading/refurbishing (£2m);</li> </ul> <p><i>Romford SDA</i></p> <ul style="list-style-type: none"> <li>due to changing demographics as a result of new development it is anticipated that Youth Centre provision will be required in Romford, although a specific need has not yet been identified.</li> </ul> <p><i>Rainham &amp; Beam Park SDA</i></p> <ul style="list-style-type: none"> <li>The Rainham and Beam Park Development Framework expects that additional social facilities including community halls will be required, but they should be defined according to the expressed needs of the future local population. As the nearest social hall is on the former Mardyke estate a new hall will most likely be required. The recently improved and extended Rainham Royals Youth Centre lies within the area.</li> </ul>
Main funding sources	LB Havering, Lottery, local sponsorship, developer contributions, and in-kind contributions from volunteers.

<b>F5 Crematorium and Burial Grounds</b>	
Main provider	<b>LB Havering</b>
Existing provision	<p>Crematorium facilities are provided at the South Essex Crematorium in Upminster.</p> <p>There are currently four cemeteries in Havering run by the Borough Council: at Rainham, Hornchurch, Romford and Upminster. In addition, Rainham Jewish cemetery was purchased from the local Jewish community in 2016 by a private company and the burial plots are now multi faith/Interdenominational.</p>
Adequacy of existing provision	<p>The South Essex Crematorium is adequate for current needs.</p> <p>There are currently 295 new multi faith/interdenominational graves available at Romford cemetery and 44 new graves for Muslim burials. At recent burial rates this equates to 11 years and 22 years respectively.</p> <p>Following the Phase 1 extension to Upminster cemetery in 2014 there are currently 925 new graves available there (seven or so years at recent rates of burial).</p> <p>Rainham and Hornchurch cemeteries have no new graves available and capacity for reopen burials only.</p> <p>The significant capacity at Rainham Jewish cemetery is not taken into account within the capacity projections given above.</p>
Assessment of future needs	<p>There is no identified requirement for additional crematorium facilities.</p> <p>Assuming recent burial rates, future burial needs for the whole borough can be met by the Phase 2 and 3 expansions of the Upminster cemetery programmed (£2m). Phase 2 of the Upminster cemetery expansion has a preliminary opening date of 2019 and will provide burial provision for 2350 graves, providing burial provision until 2031, at current rates. Phase 3 has a preliminary opening date of 2025 and will provide provision for 2730 graves, providing burial provision until 2039, at current rates. There is therefore expected to be sufficient capacity to accommodate additional demand for multi-faith/interdenominational plots arising from Local Plan population increase in the period to 2032. If required, however, other land is available for possible future Upminster cemetery extensions, currently used as agricultural tenancy land on lease from the Council.</p> <p>LB Havering has recently granted permission for a new Muslim cemetery at Oak Farm, Harold Wood, following an appeal decision by the Secretary of State. This facility will provide for demands for burials meeting specific Muslim requirements arising from the wider North East London, including Havering, when the remaining capacity of the existing Gardens of Peace Muslim Cemetery in Ilford has been exhausted, around 2020/2021. The new cemetery is expected to provide capacity to meet the needs of North East London for a further 4 to 5 years at recent death</p>

	<p>rates, i.e. until around 2024.</p> <p>Rainham Cemetery has no additional capacity except for re-opened graves. However, the SDA's needs will be served by provision at Upminster Cemetery.</p>
Main funding sources	LB Havering

<b>G1 Parks</b>	
Main provider	<b>LB Havering</b>
Existing provision	<p>According to the LB Havering Open Space Assessment Report (OSAR) (April 2016), there are 24 open space sites classified as parks and gardens in Havering, covering 641 hectares. The largest parks are: Dagnam Park (128 ha), Bedford's Park (86 ha), and Havering Country Park (68 hectares) in the north, Harrow Lodge Park (53 ha) in the centre, and Hornchurch Country Park (119 ha) and Belhus Woods Country Park (57 ha) in the south. The latter is an Essex County Council owned site straddling the boundary with Thurrock.</p>
Adequacy of existing provision	<p>Of the 24 park and garden sites in Havering 22 rate above the quality threshold adopted in the OSAR. Ten Parks have Green Flag status: Bedford's Park, Belhus Wood Country Park, Cottons Park, Harold Wood Park, Hylands Park, Lawns Park, Lodge Farm Park, St Andrews Park, Upminster Park and Raphael's Park.</p> <p>There is generally a good coverage of parks based on a 15 minute walk time, the standard adopted in the OSAR. The majority of areas that are densely populated are covered by the walk time catchment. Although there are catchment gaps to the east of the centre and in the south west of the borough, new forms of park provision are not thought to be required to improve accessibility. The OSAR did not identify any issues with regard to deficiency in the amount of parks and gardens either through consultation or via its Communities Survey.</p>
Assessment of future needs	<p>The LB Havering Open Space Study Draft Standards Paper (August 2016) concludes that there is no need for additional park provision on the basis of projected population levels across Havering, the emphasis being on preserving and improving the quality of existing provision.</p> <p>The following requirements have been identified:</p> <p><i>Borough-wide</i></p> <ul style="list-style-type: none"> <li>• Parks Investment Programme (including parks signage improvements) (£6m);</li> <li>• Parks Depot Refurbishment Programme (£3m);</li> </ul> <p><i>Rainham &amp; Beam Park SDA</i></p> <ul style="list-style-type: none"> <li>• Linear park to connect Rainham to Beam Park (£1.7m);</li> <li>• Rainham to the River - linking Rainham communities to Thames and marshes (£5m);</li> <li>• Rainham and Beam Park Planning Framework identifies the need for a new multi-functional community park at Beam Park to serve the western part of the neighbourhood;</li> </ul>



G1 Parks	
	<i>Elsewhere in Borough</i> <ul style="list-style-type: none"> <li>• Creekside Park improvements and extension (£0.3m);</li> <li>• London Riverside Conservation Park (Wildspace) (£15m); and</li> <li>• Harrow Lodge Park, second lake dredging (£0.3m).</li> </ul>
Main funding sources	LB Havering, Heritage Lottery Fund, developer contributions.

<b>G2 Children's Play Space</b>	
Main provider	<b>LB Havering</b>
Existing provision	<p>Provision comprises areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, multi-use games areas (MUGAs), skateboard areas and teenage shelters. The 2016 Open Space Strategy Draft Assessment Report identifies 40 sites in Havering with some kind of children's play provision, totalling 6.42 ha with a current standard of 0.03 ha per 1,000 population. 22 sites contain facilities for older age ranges and 14 sites are equipped with outdoor gym equipment.</p> <p>A children's play area is included in the committed Broxhill Park improvement which is due to open in late 2016/2017.</p>
Adequacy of existing provision	Guidance by Fields in Trust suggests an approximate catchment guideline of an approximate 5-10 minute walk. On this basis there is generally a good coverage of provision across LB Havering with most areas with a greater population density within walking distance of a form of play provision. However, there are a few gaps in the walk time catchment in the centre and south of the borough and there may be a need for some additional play provision to serve these gaps.
Assessment of future needs	<p><i>Borough-wide</i></p> <ul style="list-style-type: none"> <li>• The LB Havering Open Space Study Draft Standards Paper (August 2016) projects a need for additional children and young people's provision in all parts of the borough and totalling approximately 2 ha to serve the 2031 population (£1.8m see below); and</li> <li>• LB Havering has a programme of investment in children's playgrounds but this does not cover requirements to serve new development in the longer term.</li> </ul>
Costs	It is assumed that Local Equipped Areas of Play (LEAPs) will be provided directly by developers as part of achieving a good standard of development. Neighbourhood Equipped Areas of Play (NEAPs) serve more substantial populations and would be appropriate for funding by developer contributions. Assuming half of the total new requirements will be NEAPs (on the basis that typically the standards of provision for LEAPs and NEAPs per head of population are similar) and taking the Sport England estimated MUGA cost of £180 per square metre (April 2016), the additional 1 ha requirement will cost around £1.8m.
Main funding sources	LB Havering, developer provision and contributions

<b>G3 Allotments</b>	
Main provider	<b>LB Havering</b>
Existing provision	There are 27 allotments sites in LB Havering: totalling more than 36 hectares. All are owned by LB Havering and self-managed by allotment associations.
Adequacy of existing provision	Current provision (0.15 hectares per 1,000 population) is below the National Society of Allotment and Leisure Gardeners recommended standard of 0.25 hectares per 1,000 population, although most meet quality standards. There are waiting lists for allotments across the borough, suggesting that demand for allotments is not currently being met by supply.
Assessment of future needs	<p>The LB Havering Open Space Draft Standards Paper (August 2016) projects a need for an additional 5.5 ha of allotment space to serve the 2031 population of the borough, based on current provision standards. However, the Paper recommends that future provision should respond to waiting lists rather than be based on applying NSALG or other quantitative standards.</p> <p><i>Borough-wide</i></p> <ul style="list-style-type: none"> <li>• LB Havering currently has an Allotments Infrastructure Improvement Programme (£1.5m).</li> </ul>
Main funding sources	LB Havering

<b>G4 Other Green Space</b>	
Main provider	<b>LB Havering, the Thames Chase Trust and the Forestry Commission</b>
Existing provision	<p>According to the GLA's 'All London Green Grid SPG', Green Infrastructure (GI) refers to the multifunctional, interdependent network of open and green spaces and green features (e.g. green roofs). Green and open spaces of all sizes can be part of GI provided they contribute to the functioning of the network as a whole.</p> <p>The LB Havering Open Space Assessment Report (OSAR) (April 2016), identifies 22 sites comprising natural and semi-natural greenspace, including woodland, scrub, grassland, heath or moor, wetlands, wastelands, bare rock habitat, and commons. Their areas total over 441 hectares of provision, excluding sites below 0.2 hectares. The largest site is the Thames Chase Community Forest - 158.3 ha of new community woodlands have been planted by the Forestry Commission, increasing woodland coverage in Havering by more than 40%.</p> <p>The OSAR also identifies 54 amenity greenspace sites, equivalent to over 129 hectares of provision. Sites are mostly found within areas of housing and function as informal recreation space or open space along highways to provide a visual amenity. A number of recreation grounds and playing fields are also classified as amenity greenspace.</p>
Adequacy of existing provision	The OSAR adopts a 30 minute drive time accessibility standard, which shows no shortfalls, and a 10 minute walk time standard, for which there are some gaps in the densely populated areas. However, these areas contain other forms of open space; particularly amenity greenspace and parks and gardens with features associated with natural and semi-natural greenspace so new natural sites are not considered to be required.
Assessment of future needs	<p><i>Borough-wide</i></p> <p>A number of partnerships are engaged in green space projects in the borough, including:</p> <ul style="list-style-type: none"> <li>• Land of the Fanns Partnership - A stage 1 Heritage Lottery Fund Landscape Partnership scheme led by Thames Chase Trust and LB Havering, with a programme of access and conservation projects. (£5m);</li> <li>• Wildspace - a partnership of landowners and conservation organisations (RSPB, Veolia North, Veolia Environmental Services, Thames Trust, Natural England, LB Havering, PLA and the EA) with the objective of delivering a new London Conservation Park: Wildspace for a World City' on Rainham Marshes and the operational landfill site to the south. The project is active, but timescales are delayed by the extension of the operational life of the landfill, (£15m);</li> <li>• All London Green Grid (ALGG) - established to provide a pan-London strategy for GI and to deliver a rolling programme of GI projects. The partnership is no longer funded but the GLA is promoting GI delivery by other stakeholders (£5m);and</li> <li>• Roding, Beam and Ingrebourne Catchment Partnership - works to improve the water environment of the river basin. Managed jointly by Thames 21 and the Thames Chase Trust.</li> </ul>

G4 Other Green Space	
	<p><i>Rainham &amp; Beam Park SDA</i></p> <p>The Rainham and Beam Park Planning Framework proposes the establishment of a network of green routes and open spaces to connect the strategic open spaces of the London Green Grid on a local level. These will include:</p> <ul style="list-style-type: none"> <li>• Beam Parkway - a green and landscaped corridor along a two mile section of the A1306 between Dovers Corner roundabout and the Marsh Way junction. This will be achieved by downgrading the road and re-allocating two- way traffic to the northern carriageway, while opening up the southern carriageway as a green space with pedestrian and cycling routes, and “pocket parks” (£1.7m);</li> <li>• Marshway Green Bridge – a green corridor on the eastern side of Marsh Way Bridge providing a strategic cycle and walking connection across the railway to CEME and the River Thames; and</li> <li>• re-opened culverts - reopening of the New Havering Sewer and the Drain running beneath the Suttons Industrial site to create a naturalised watercourse. Linear green spaces alongside re-opened and naturalised culverts at the Suttons Industrial site and at Dovers Corner.</li> </ul>
Main funding sources	LB Havering, Heritage Lottery Fund, TfL, Veolia North Thames Trust, Defra, RSPB, developer contributions.

<b>H1 Sports Complexes</b>	
Main provider	<b>LB Havering</b>
Existing provision	<p>There are 21 sports halls in Havering. A new sports pavilion containing a small indoor sports hall and changing rooms for a range of sports are included in the soon to be completed Broxhill Park improvement.</p> <p>There are 14 swimming pools open to the public in LB Havering, at ten sites. Only two (Hornchurch Sports Complex and Central Park Leisure Complex) have pools of at least 25m in length. Five locations are school site based and two are private health clubs. A new eight lane 25m pool with a learner pool is currently being developed in the new Romford Leisure Centre.</p>
Adequacy of existing provision	<p>LB Havering's Indoor Sport and Leisure Facility Assessment (ISLFA) (January 2016) found that most residents in Havering have access to a sports hall within one mile of home with the exception of parts of the Rainham area.</p> <p>The existing supply of sports hall accommodation in LB Havering has capacity to meet current demand but LB Havering facilities at Central and at Hornchurch are at capacity during peak times.</p> <p>The quality of the stock on school sites is mixed. Chafford School Sports Complex is clearly at the end of its useful life.</p> <p>The ISLFA found that Havering is relatively well provided with swimming pools compared with many London boroughs but that significant areas of the borough remain without access to a publicly accessible swimming pool, particularly in the northwest and south of the borough. Furthermore, the age and condition of the pool at the Chafford Sports Complex, the age of the pool at Hornchurch leisure complex and the lack of provision in Rainham will make it increasingly challenging for a modern swimming offer to be provided without significant investment and/or new provision. The relatively small size of the main pools limits flexibility to accommodate different activities.</p> <p>There is currently no ice rink provision in Havering as the former ice rink in Romford closed in 2013 and has been demolished.</p>
Assessment of future needs	<p>The LB Havering's Indoor Sport and Leisure Facility Strategy (ISLFS) (January 2016) indicates a need for the following new facilities in the borough to improve quality of provision and accessibility:</p> <p><i>Romford SDA</i></p> <ul style="list-style-type: none"> <li>the new Romford Leisure Centre, due to open in April 2018, to include: eight lane 25m pool and learner, a 56m x 26m replacement ice rink, and 100 station health and fitness suite. (£28.6m);</li> </ul>

H1 Sports Complexes	
	<p><i>Rainham &amp; Beam Park SDA</i></p> <ul style="list-style-type: none"> <li>a new sports facility in south Havering (replacing the Chafford Sports Complex), to include: four court sports hall, 100 station fitness suite, dance/multi-purpose studios, five lane 25m pool, 10m x 20m learner pool, and splash area (£8.4m). The Chafford School has aspirations to replace both its main building and its sports facilities via pursuit of external funding sources so this need may possibly be met by a refurbished Chafford Sports Complex;</li> </ul> <p><i>Elsewhere in Borough</i></p> <ul style="list-style-type: none"> <li>replacement Hornchurch sports complex, to include: four court sports hall, 150 station fitness suite, four dance/multi-purpose studios, eight lane 25m pool and 10m x 20m learner/diving pool (around £20m); and</li> <li>the ISLFS also proposes investigating the feasibility of upgrading existing or providing new sports hall accommodation with associated office and changing accommodation to facilitate well managed community use at 11 school sports hall sites.</li> </ul>
Costs	The above cost for facilities at south Havering is derived from Sport England who have assessed the cost for the 2nd Quarter 2016 for the development of a facility offering four court hall, 100 station health and fitness gym plus two studios and a six lane pool, which is broadly similar to that proposed for south Havering in the Strategy at £8.4m.
Main funding sources	LB Havering, Sport England, developer contributions, charitable funding organisations, commercial investment.

<b>H2 Playing Pitches</b>	
Main provider	<b>LB Havering</b>
Existing provision	<p>The LB Havering Playing Pitch Strategy Assessment Report (April 2016) identifies current totals of:</p> <ul style="list-style-type: none"> <li>• 170 grass football pitches across 63 sites, of which 151 pitches are available for community use across 48 sites;</li> <li>• 31 rugby union pitches across 16 sites, (although no World Rugby compliant Artificial Grass Pitches), of which 23 senior and eight mini pitches, with only two pitches unavailable for community use;</li> <li>• 16 grass wicket cricket pitches, all of which are available for community use. However, Upminster Hall Playing Fields will no longer be used from next season as the cricket pitch is to be replaced by rugby pitches; and</li> <li>• seven full size sand based artificial grass pitches for hockey.</li> </ul> <p>Although there are currently no full size third generation turf (3g) artificial grass pitches within Havering, one is under development at Broxhill Sports Centre. The latter will also include two grass pitches, a multi-use games area including four new tennis courts, basketball and football facilities.</p>
Adequacy of existing provision	<p>The LB Havering Final Playing Pitch Strategy and Action Plan 2016-2021 (PPFSAP) (November 2016) identifies the following shortfalls in pitches at present across the borough:</p> <ul style="list-style-type: none"> <li>• football grass pitches: adult - 3.25, youth 11v11 - 0.25, 9v9 - 3.5, 7v7 - 0.25, 5v5 - 1.0;</li> <li>• nine 3G pitches (after provision of Broxhill 3G pitch);</li> <li>• 0.6 cricket pitches (in the centre and south of the borough); and</li> <li>• 3.5 rugby union pitches.</li> </ul> <p>Existing supply of hockey pitches is adequate to accommodate current demand.</p>
Assessment of future needs	<p>The PPFSAP projects the following future shortfalls (if current shortfalls are not made up), taking account of participation increases and population forecasts to 2037:</p> <ul style="list-style-type: none"> <li>• football grass pitches: adult - 5.75, youth 11v11 - 3.0, 9v9 - 8.0, 7v7 - 1.75, 5v5 - 1.25;</li> <li>• ten 3G pitches (after provision of Broxhill 3G pitch);</li> <li>• 3.6 cricket pitches; and</li> <li>• 3.5 rugby union pitches.</li> </ul>



H2 Playing Pitches	
	<p>Existing supply of pitches for other sports is adequate to accommodate future demand.</p> <p>With regard to grass football pitches, the PPFSAP finds that if pitch quality, overplay and security of tenure are addressed, and if access to existing pitches is maximised (and no pitches are permanently lost), there would be no requirement for new grass football pitch provision, although there may be isolated areas which generate enough demand for new pitches to be provided in the future. However, the Plan does not make specific proposals for such provision.</p> <p>With regard to the other facilities, the PPFSAP proposes that LB Havering:</p> <ul style="list-style-type: none"> <li>• identifies feasible sites to increase provision of 3G pitches in Havering to meet training and competitive demand;</li> <li>• supports Harold Wood CC and Noak Hill Taverners CC in developing additional cricket pitches/facilities; and</li> <li>• identifies suitable sites, where possible, to develop mini pitches for clubs with significant mini and junior sections to alleviate pressure on senior pitches.</li> </ul>
Costs	<p>Sport England estimate the unit cost of pitches as follows (Second Quarter 2016):</p> <ul style="list-style-type: none"> <li>• football grass: adult - £85k, youth 11v11 and 9v9 – £70k, 7v7 and 5v5 £20k;</li> <li>• football 3G - £900k;</li> <li>• cricket (natural turf) - £265k; and</li> <li>• Rugby Union grass - £115k.</li> </ul> <p>Total cost of forecast demand above at these rates is £12.0m but it would be reasonable to suppose that if the recommendations of the PPFSAP set out above were adopted only 50% of this cost would be required, giving a total of £6.0m.</p>
Main funding sources	LB Havering, Mayor's Sports Facilities Fund, Sport England, developer contributions.

<b>I1 Police</b>	
Main provider	<b>Mayor's Office for Policing And Crime (MOPAC); Metropolitan Police, Havering Borough Operational Command Unit</b>
Existing provision	There are three operational police bases within Havering, and eighteen ward based Safer Neighbourhood Teams. The police stations are: Romford Police Station, Hornchurch Police Station and Romford Patrol Base in Harold Hill. There are Contact Points at Collier Row Road, Rainham Police Office, Tadworth Parade (Hornchurch), Upminster Police Office, St George's Church (Harold Hill), and Hornchurch Police Station.
Adequacy of existing provision and assessment of future needs	The MOPAC Estate Strategy 2013-16 set out MOPAC's intention to ensure their vast and expensive estate is streamlined and made fit for purpose. Reforms to the local policing estate will be part of making the police more visible, accountable and accessible. The implications for Havering have not yet been worked through and the BOCU Commander of Havering is exploring the potential for joint working/sharing of resources and a joined-up approach with Commanders at Barking & Dagenham and Redbridge.
Main funding sources	Central Government grant to MOPAC.

<b>I2 Fire Services</b>	
Main provider	<b>London Fire Brigade (LFB)</b> . Havering falls under the Eastern District Command of the LFB.
Existing provision	There are four fire stations in Havering: Romford, Hornchurch, Wennington and Harold Hill.
Adequacy of existing provision	The existing fire stations are all fit for purpose (Harold Hill Fire Station was opened recently, in 2010) and are sufficient to meet the borough's needs. The LFB's Fifth London Safety Plan 2013 to 2016 (2013) maintains the target attendance time of getting a first fire engine to an emergency within an average six minutes and the second fire engine, when needed, within an average of eight minutes. In Havering, the latest statistics, for 2013/14, show that this target was achieved, with an average first pump attendance time of 344 seconds. 65% of first pumps arrived at the incident within six minutes and 98% within 12 minutes.
Assessment of future needs	The location of the London Fire Brigade's fire stations is based on modelling of historical data on fires that have occurred to ensure that average attendance times of 6 minutes for the first appliance and 8 for the second can be met, across London. Any new development will meet modern building control standards and will therefore be of a lower risk of fire compared to older buildings. Furthermore, the LFB's Fifth London Safety Plan 2013 to 2016 (2013), which includes measures to reduce the number of incidents requiring attendance, projects fewer incidents London-wide in 2031 than in 2010. If, in future years, it is found that fires have increased in particular areas of Havering this will be taken into account in future London Safety Plans. At present LFB does not envisage that the planned new development will require any change in the location of the existing fire stations in Havering.
Main funding sources	GLA

<b>I3 Ambulance Service</b>	
Main provider	<b>London Ambulance Service NHS Trust</b>
Existing provision	The London Ambulance Service (LAS) provides a service responding to 999 calls across the whole of London. Three of its 70 ambulance stations are in LB Havering at Romford, Becontree, and Hornchurch.
Adequacy of existing provision	The LAS aims to meet the Government response time targets of 75% of Category A (immediately life-threatening) calls within eight minutes, and 95% of such calls within 19 minutes. The latest figures for Havering CCG show monthly percentages of Category A calls meeting the eight minute response time ranging between 58% and 70% between March and August 2016.
Assessment of future needs	<p>The London Ambulance Service 5 Year Strategy 2014/2015 – 2019/2020 contains no proposals to increase the number of ambulance stations. However, the LAS is currently reviewing its Strategy and its Estates Strategy and these are is likely to be finalised in autumn 2016.</p> <p>Romford Town Centre Development Framework identifies the need to re-provision an ambulance station currently located in a building offering significant redevelopment potential.</p>
Main funding sources	Direct Government funding

<b>J Waste Management</b>	
Main provider	<b>East London Waste Authority (ELWA).</b> The ELWA was established in 1986 and is responsible for waste disposal in Havering as well as the LBs of Barking & Dagenham, Newham and Redbridge. In 2002, ELWA signed a 25 year contract with Shanks Plc, a leading waste management company, to deliver an Integrated Waste Management Strategy for the area.
Existing provision	<p>ELWA arranges for the recycling, recovery and disposal over 440,000 tonnes of waste each year in the four boroughs.</p> <p>Within Havering the main waste management facilities are: Gerpins Lane Re Use and Recycling Centre, and Frog Island Mechanical and Biological Treatment Facility. The Frog Island waste facility handles household waste and recyclable materials from mainly Barking &amp; Dagenham and Havering.</p>
Assessment of future needs	<p>A Joint Waste Development Plan Document (DPD) was developed in 2010/11 by the four ELWA London boroughs as part of each borough's LDF and was formally adopted by LB Havering in February 2012. It pools the London Plan's borough level apportionment of municipal solid waste and commercial and industrial waste to be managed for the four boroughs.</p> <p>The DPD sets the sub-regional strategy up to 2021 and aims to ensure adequate provision of waste management facilities in appropriate locations for municipal and commercial and industrial waste.</p> <p>The Joint Waste DPD identifies three sites in Havering with potential to accommodate additional facilities to meet estimated demand to 2021 through the provision of:</p> <ul style="list-style-type: none"> <li>• two small scale facilities for biodegradable waste at Ferry Lane North, Havering;</li> <li>• medium scale composting facility at Gerpins Lane, Havering; and</li> <li>• large scale composting facility at Hall Farm, Havering.</li> </ul> <p>Sites for other facilities needed to serve the ELWA boroughs are identified in Barking &amp; Dagenham and Newham.</p>
Costs	Over the course of its contract with ELWA, Shanks will invest over £100 million in new and improved facilities.
Main funding sources	LBs of Havering, Barking & Dagenham, Newham and Redbridge

K Urban Regeneration	
Main provider	<b>LB Havering</b>
Future needs	<p><u>Public Realm</u></p> <p>LB Havering has a number of ongoing regeneration schemes, which are focussed largely on transport and place-making elements, the main one being Romford Town Centre. Three station schemes (Romford, Gidea Park and Harold Wood ) are covered under TfL's Crossrail Complementary Measures programme of improvements to public areas and interchanges outside all 18 stations in outer London that will eventually form part of the Elizabeth line (see section A1 Rail).</p> <p><i>Romford SDA</i></p> <ul style="list-style-type: none"> <li>• The Romford Town Centre scheme will create a better street environment around the Ring Road, with enhanced crossings for pedestrians, and enhance the environment for pedestrians and cyclists by creating designated cycle routes and planting trees, creating new landscapes, and incorporating public art. (£10m);</li> <li>• Romford Market. The transformation proposal is to transform the Market Place into a high quality civic space, (£2m);</li> <li>• Romford Station Scheme (Crossrail Complementary Measures - see section A1 Rail);</li> </ul> <p><i>Rainham &amp; Beam Park SDA</i></p> <ul style="list-style-type: none"> <li>• Beam Parkway, described above under 'Other Green Space', will improve connectivity along the A1306 and within London Riverside.</li> </ul> <p><u>Employment &amp; Skills</u></p> <p><i>Borough-wide</i></p> <ul style="list-style-type: none"> <li>• LB Havering will support new and existing businesses through an incubator hub, offering affordable accommodation and business support to develop businesses to their next level of growth (£4m).</li> </ul>
Main funding sources	TfL, LB Havering, developer contributions.

<b>L Air Quality</b>	
Main provider	<b>LB Havering</b>
Existing provision	As discussed in the LB Havering Air Quality Action Plan, 2017- 2022, the main source of air pollution in Havering is road traffic vehicle emissions. Significant amounts also come from residential and commercial gas use, industry, construction sites and emissions from outside London. The whole borough was declared an Air Quality Management Area in 2006 due to levels of nitrogen dioxide and particulate matter not meeting air quality objectives in many parts of the borough. Air quality improvement projects have been undertaken in Romford, Hornchurch, Upminster and Rainham.
Assessment of future needs	<p>The Air Quality Action Plan includes a range of proposals to help control and reduce air pollution within the borough, including the introduction of low emission zones, encouraging walking and cycling, and traffic management. Two infrastructure projects are currently being implemented supported by the Mayor's Air Quality Fund:</p> <ul style="list-style-type: none"> <li>• green screens: planting of green screens formed of trees and shrubs to take carbon dioxide, ozone and nitrous oxides out of the air and provide protection against particulate pollution (£38k); and</li> <li>• pocket parks: provision of small areas of inviting public space where people can enjoy relief from busy city streets (£38k).</li> </ul>
Main funding sources	Mayor's Air Quality Fund

## LIST OF ABBREVIATIONS

3G	Third Generation synthetic pitch
A&E	Accident & Emergency
ALGG	All London Green Grid
AMP	Asset Management Plan
ARP	Additional Resourced Provision
ASP	Autism Spectrum Disorder
BOCU	Borough Operational Command Unit
CC	Cricket Club
CCG	Clinical Commissioning Group
CCM	Crossrail complementary measures
CDA	Critical Drainage Area
CIL	Community Infrastructure Levy
DCLG	Department of Communities and Local Government
Defra	Department for Environment, Food & Rural Affairs
DfE	Department for Education
DPD	Development Plan Document
EA	Environment Agency
EEE	Early Education Entitlement
EFA	Education Funding Agency
ELWA	East London Waste Authority
ESW	Essex and Suffolk Water
FALP	Further Alterations to the London Plan
FE	Forms of Entry
FTTC	Fibre To The Cabinet
FTTP	Fibre To The Property
GI	Green Infrastructure
GLA	Greater London Authority
GP	General Practitioner
HLF	Heritage Lottery Fund
HZ	Housing Zone
IDP	Infrastructure Delivery Plan
ISLFA	Indoor Sport and Leisure Facility Assessment
ISLFS	Indoor Sport and Leisure Facility Strategy
LAS	London Ambulance Service
LB	London Borough
LDF	Local Development Framework
LEP	London Enterprise Panel
LEAP	Local Equipped Area of Play
LFB	London Fire Brigade
LIP	Local Implementation Plan
LTS	London-Tilbury-Southend rail line
MOPAC	Mayor's Office for Policing and Crime
MUGA	Multi Use Games Area
NEAP	Neighbourhood Equipped Area of Play



NELFT	North East London Foundation Trust
NETS	(National Electricity Transmission System
NHS	National Health Service
NPPF	National Planning Policy Framework
NSALG	National Society Allotment and Leisure Gardens
NTS	National Transmission System
OSAR	Open Space Assessment Report
P	Priority Infrastructure Item
PLA	Port of London Authority
PPFSAP	Playing Pitch Final Strategy and Action Plan
PPG	Planning Practice Guidance
R/BPHZ	Rainham and Beam Park Housing Zone
RHZ	Romford Housing Zone
RSPB	Royal Society for the Protection of Birds
S106	Section 106
SDA	Strategic Development Area
SFRAU	Strategic Flood Risk Assessment Update
SEND	Special Needs and Disability
SHLAA	Strategic Housing Land Availability Assessment
SPD	Supplementary Planning Document
SWMP	Surface Water Management Plan
TE 2100	Thames Estuary 2100
TfL	Transport for London
WRMP	Water Resource Management Plan
YrR	Reception Year
Yr1	Year 1 of school

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