

Appendix A

Residential CIL Viability Results - 15% Affordable Housing

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

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

Site type 30 uph

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

Site type 50 uph

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

Site type 80 uph

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

Site type 110 uph

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

Site type 150 uph

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

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

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

Site type 275 uph

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

Site type 325 uph

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

Site type 375 uph

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

Site type 435 uph

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

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

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

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

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1

Private values £2680 psm

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

Maximum CIL rates (per square metre)

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

Value 2

Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£958,965	958,965	-691,035	-416,035	-141,035	133,965
10	923,909	923,909	-726,091	-451,091	-176,091	98,909
20	905,346	905,346	-744,654	-469,654	-194,654	80,346
30	886,783	886,783	-763,217	-488,217	-213,217	61,783
40	868,220	868,220	-781,780	-506,780	-231,780	43,220
50	849,657	849,657	-800,343	-525,343	-250,343	24,657
60	831,094	831,094	-818,906	-543,906	-269,906	6,094
70	812,531	812,531	-837,469	-562,469	-289,469	-12,469
80	793,968	793,968	-856,032	-581,032	-308,032	-31,032
90	775,404	775,404	-874,596	-599,596	-327,596	-49,596
100	756,841	756,841	-893,159	-618,159	-347,159	-68,159
110	738,278	738,278	-911,722	-636,722	-367,722	-86,722
120	719,715	719,715	-930,285	-655,285	-387,285	-105,285
130	701,152	701,152	-948,848	-673,848	-406,848	-123,848
140	682,589	682,589	-967,411	-692,411	-426,411	-142,411
150	664,026	664,026	-985,974	-710,974	-445,974	-160,974

Maximum CIL rates (per square metre)

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

Value 3

Private values £3154 psm

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

Maximum CIL rates (per square metre)

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

Value 4

Private values £3416 psm

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

Maximum CIL rates (per square metre)

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

Site type 1

Value 5 Private values £3678 psm

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

Maximum CIL rates (per square metre)

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

Value 6 Private values £3940 psm

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

Maximum CIL rates (per square metre)

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

Value 7 Private values £4202 psm

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

Maximum CIL rates (per square metre)

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

Value 8 Private values £4300 psm

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

Maximum CIL rates (per square metre)

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

Value 9 Private values £4400 psm

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

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

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

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

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,047,496	1,047,496	-602,504	-327,504	-52,504	222,496
10	998,541	998,541	-651,459	-376,459	-101,459	173,541
20	967,603	967,603	-682,397	-407,397	-132,397	142,603
30	936,665	936,665	-713,335	-438,335	-163,335	111,665
40	905,725	905,725	-744,275	-469,275	-194,275	80,725
50	874,787	874,787	-775,213	-500,213	-225,213	49,787
60	843,849	843,849	-806,151	-531,151	-256,151	18,849
70	812,910	812,910	-837,090	-562,090	-287,090	-12,910
80	781,972	781,972	-868,028	-593,028	-318,028	-43,028
90	751,034	751,034	-898,966	-623,966	-348,966	-73,966
100	720,096	720,096	-929,904	-654,904	-379,904	-104,904
110	689,157	689,157	-960,843	-685,843	-410,843	-135,843
120	658,219	658,219	-991,781	-716,781	-441,781	-166,781
130	627,281	627,281	-1,022,719	-747,719	-472,719	-197,719
140	596,342	596,342	-1,053,658	-778,658	-503,658	-228,658
150	565,403	565,403	-1,084,597	-809,597	-534,597	-259,597

Maximum CIL rates (per square metre)

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

Value 2 Private values £2892 psm

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

Maximum CIL rates (per square metre)

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

Value 3 Private values £3154 psm

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

Maximum CIL rates (per square metre)

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

Value 4 Private values £3416 psm

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

Maximum CIL rates (per square metre)

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

Site type 2

Value 5 Private values £3678 psm

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

Maximum CIL rates (per square metre)

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

Value 6 Private values £3940 psm

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

Maximum CIL rates (per square metre)

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

Value 7 Private values £4202 psm

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

Maximum CIL rates (per square metre)

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

Value 8 Private values £4300 psm

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

Maximum CIL rates (per square metre)

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

Value 9 Private values £4400 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,479,381	5,479,381	3,829,381	4,104,381	4,379,381	4,654,381
10	5,354,700	5,354,700	3,704,700	3,979,700	4,254,700	4,529,700
20	5,324,260	5,324,260	3,674,260	3,949,260	4,224,260	4,499,260
30	5,293,820	5,293,820	3,643,820	3,918,820	4,193,820	4,468,820
40	5,263,379	5,263,379	3,613,379	3,888,379	4,163,379	4,438,379
50	5,232,938	5,232,938	3,582,938	3,857,938	4,132,938	4,407,938
60	5,202,497	5,202,497	3,552,497	3,827,497	4,102,497	4,377,497
70	5,172,056	5,172,056	3,522,056	3,797,056	4,072,056	4,347,056
80	5,141,615	5,141,615	3,491,615	3,766,615	4,041,615	4,316,615
90	5,111,174	5,111,174	3,461,174	3,736,174	4,011,174	4,286,174
100	5,080,733	5,080,733	3,430,733	3,705,733	3,980,733	4,255,733
110	5,050,292	5,050,292	3,400,292	3,675,292	3,950,292	4,225,292
120	5,019,851	5,019,851	3,369,851	3,644,851	3,919,851	4,194,851
130	4,989,410	4,989,410	3,339,410	3,614,410	3,889,410	4,164,410
140	4,958,969	4,958,969	3,308,969	3,583,969	3,858,969	4,133,969
150	4,928,528	4,928,528	3,278,528	3,553,528	3,828,528	4,103,528

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Borough of Havering

Benchmark Land Values (per gross ha)

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

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

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1

Private values £2680 psm

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

Maximum CIL rates (per square metre)

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

Value 2

Private values £2892 psm

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

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

Value 3

Private values £3154 psm

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

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£40	£90	£140	£150

Value 4

Private values £3416 psm

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

Maximum CIL rates (per square metre)

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

Site type 3

Value 5 Private values £3678 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,008,033	4,008,033	2,358,033	2,633,033	2,908,033	3,183,033
10	3,886,557	3,886,557	2,238,557	2,513,557	2,788,557	3,063,557
20	3,838,015	3,838,015	2,188,015	2,463,015	2,738,015	3,013,015
30	3,787,474	3,787,474	2,137,474	2,412,474	2,687,474	2,962,474
40	3,736,932	3,736,932	2,086,932	2,361,932	2,636,932	2,911,932
50	3,686,390	3,686,390	2,036,390	2,311,390	2,586,390	2,861,390
60	3,635,849	3,635,849	1,985,849	2,260,849	2,535,849	2,810,849
70	3,585,307	3,585,307	1,935,307	2,210,307	2,485,307	2,760,307
80	3,534,765	3,534,765	1,884,765	2,159,765	2,434,765	2,709,765
90	3,484,223	3,484,223	1,834,223	2,109,223	2,384,223	2,659,223
100	3,433,681	3,433,681	1,783,681	2,058,681	2,333,681	2,608,681
110	3,383,139	3,383,139	1,733,139	2,008,139	2,283,139	2,558,139
120	3,332,598	3,332,598	1,682,598	1,957,598	2,232,598	2,507,598
130	3,282,056	3,282,056	1,632,056	1,907,056	2,182,056	2,457,056
140	3,231,514	3,231,514	1,581,514	1,856,514	2,131,514	2,406,514
150	3,180,973	3,180,973	1,530,973	1,805,973	2,080,973	2,355,973

Maximum CIL rates (per square metre)

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

Value 6 Private values £3940 psm

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

Maximum CIL rates (per square metre)

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

Value 7 Private values £4202 psm

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

Maximum CIL rates (per square metre)

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

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,500,806	6,500,806	4,850,806	5,125,806	5,400,806	5,675,806
10	6,339,270	6,339,270	4,689,270	4,964,270	5,239,270	5,514,270
20	6,289,542	6,289,542	4,639,542	4,914,542	5,189,542	5,464,542
30	6,239,814	6,239,814	4,589,814	4,864,814	5,139,814	5,414,814
40	6,190,085	6,190,085	4,540,085	4,815,085	5,090,085	5,365,085
50	6,140,356	6,140,356	4,490,356	4,765,356	5,040,356	5,315,356
60	6,090,628	6,090,628	4,440,628	4,715,628	4,990,628	5,265,628
70	6,040,899	6,040,899	4,390,899	4,665,899	4,940,899	5,215,899
80	5,991,171	5,991,171	4,341,171	4,616,171	4,891,171	5,166,171
90	5,941,443	5,941,443	4,291,443	4,566,443	4,841,443	5,116,443
100	5,891,715	5,891,715	4,241,715	4,516,715	4,791,715	5,066,715
110	5,841,986	5,841,986	4,191,986	4,466,986	4,741,986	5,016,986
120	5,792,257	5,792,257	4,142,257	4,417,257	4,692,257	4,967,257
130	5,742,529	5,742,529	4,092,529	4,367,529	4,642,529	4,917,529
140	5,692,800	5,692,800	4,042,800	4,317,800	4,592,800	4,867,800
150	5,643,072	5,643,072	3,993,072	4,268,072	4,543,072	4,818,072

Maximum CIL rates (per square metre)

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

Value 9 Private values £4400 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,901,063	6,901,063	5,251,063	5,526,063	5,801,063	6,076,063
10	6,732,643	6,732,643	5,082,643	5,357,643	5,632,643	5,907,643
20	6,682,914	6,682,914	5,032,914	5,307,914	5,582,914	5,857,914
30	6,633,186	6,633,186	4,983,186	5,258,186	5,533,186	5,808,186
40	6,583,458	6,583,458	4,933,458	5,208,458	5,483,458	5,758,458
50	6,533,729	6,533,729	4,883,729	5,158,729	5,433,729	5,708,729
60	6,484,001	6,484,001	4,834,001	5,109,001	5,384,001	5,659,001
70	6,434,273	6,434,273	4,784,273	5,059,273	5,334,273	5,609,273
80	6,384,544	6,384,544	4,734,544	5,009,544	5,284,544	5,559,544
90	6,334,815	6,334,815	4,684,815	4,959,815	5,234,815	5,509,815
100	6,285,087	6,285,087	4,635,087	4,910,087	5,185,087	5,460,087
110	6,235,359	6,235,359	4,585,359	4,860,359	5,135,359	5,410,359
120	6,185,630	6,185,630	4,535,630	4,810,630	5,085,630	5,360,630
130	6,135,902	6,135,902	4,485,902	4,760,902	5,035,902	5,310,902
140	6,086,173	6,086,173	4,436,173	4,711,173	4,986,173	5,261,173
150	6,036,445	6,036,445	4,386,445	4,661,445	4,936,445	5,211,445

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

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

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

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

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

Maximum CIL rates (per square metre)

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

Value 2 Private values £2892 psm

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

Maximum CIL rates (per square metre)

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

Value 3 Private values £3154 psm

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

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£10	£50

Value 4 Private values £3416 psm

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

Maximum CIL rates (per square metre)

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

Site type 4

Value 5 Private values £3678 psm

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

Maximum CIL rates (per square metre)

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

Value 6 Private values £3940 psm

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

Maximum CIL rates (per square metre)

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

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,700,389	6,700,389	5,050,389	5,325,389	5,600,389	5,875,389
10	6,517,448	6,517,448	4,867,448	5,142,448	5,417,448	5,692,448
20	6,449,749	6,449,749	4,799,749	5,074,749	5,349,749	5,624,749
30	6,382,048	6,382,048	4,732,048	5,007,048	5,282,048	5,557,048
40	6,314,348	6,314,348	4,664,348	4,939,348	5,214,348	5,489,348
50	6,246,648	6,246,648	4,596,648	4,871,648	5,146,648	5,421,648
60	6,178,947	6,178,947	4,528,947	4,803,947	5,078,947	5,353,947
70	6,111,248	6,111,248	4,461,248	4,736,248	5,011,248	5,286,248
80	6,043,547	6,043,547	4,393,547	4,668,547	4,943,547	5,218,547
90	5,975,847	5,975,847	4,325,847	4,600,847	4,875,847	5,150,847
100	5,908,146	5,908,146	4,258,146	4,533,146	4,808,146	5,082,146
110	5,840,445	5,840,445	4,190,445	4,465,445	4,740,445	5,014,445
120	5,772,744	5,772,744	4,122,744	4,397,744	4,672,744	4,946,744
130	5,705,043	5,705,043	4,055,043	4,330,043	4,605,043	4,878,744
140	5,637,342	5,637,342	3,987,342	4,262,342	4,537,342	4,810,744
150	5,569,641	5,569,641	3,919,641	4,194,641	4,469,641	4,742,744

Maximum CIL rates (per square metre)

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

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,207,849	7,207,849	5,557,849	5,832,849	6,107,849	6,382,849
10	7,016,181	7,016,181	5,366,181	5,641,181	5,916,181	6,191,181
20	6,948,480	6,948,480	5,298,480	5,573,480	5,848,480	6,123,480
30	6,880,781	6,880,781	5,230,781	5,505,781	5,780,781	6,055,781
40	6,813,080	6,813,080	5,163,080	5,438,080	5,713,080	5,988,080
50	6,745,380	6,745,380	5,095,380	5,370,380	5,645,380	5,920,380
60	6,677,680	6,677,680	5,027,680	5,302,680	5,577,680	5,852,680
70	6,609,979	6,609,979	4,959,979	5,234,979	5,509,979	5,784,979
80	6,542,280	6,542,280	4,892,280	5,167,280	5,442,280	5,717,280
90	6,474,579	6,474,579	4,824,579	5,099,579	5,374,579	5,649,579
100	6,406,879	6,406,879	4,756,879	5,031,879	5,306,879	5,581,879
110	6,339,179	6,339,179	4,689,179	4,964,179	5,239,179	5,514,179
120	6,271,478	6,271,478	4,621,478	4,896,478	5,171,478	5,446,478
130	6,203,778	6,203,778	4,553,778	4,828,778	5,103,778	5,378,778
140	6,136,078	6,136,078	4,486,078	4,761,078	5,036,078	5,310,778
150	6,068,378	6,068,378	4,418,378	4,693,378	4,968,378	5,242,778

Maximum CIL rates (per square metre)

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

Value 9 Private values £4400 psm

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

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

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

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

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

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

Maximum CIL rates (per square metre)

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

Value 2 Private values £2892 psm

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

Maximum CIL rates (per square metre)

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

Value 3 Private values £3154 psm

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

Maximum CIL rates (per square metre)

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

Value 4 Private values £3416 psm

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

Maximum CIL rates (per square metre)

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

Site type 5

Value 5 Private values £3678 psm

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

Maximum CIL rates (per square metre)

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

Value 6 Private values £3940 psm

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

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£50	£80	£110

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,610,660	3,610,660	1,960,660	2,235,660	2,510,660	2,785,660
10	3,458,094	3,458,094	1,808,094	2,083,094	2,358,094	2,633,094
20	3,367,628	3,367,628	1,717,628	1,992,628	2,267,628	2,542,628
30	3,277,162	3,277,162	1,627,162	1,902,162	2,177,162	2,452,162
40	3,186,697	3,186,697	1,536,697	1,811,697	2,086,697	2,361,697
50	3,096,232	3,096,232	1,446,232	1,721,232	1,996,232	2,271,232
60	3,005,766	3,005,766	1,355,766	1,630,766	1,905,766	2,180,766
70	2,915,301	2,915,301	1,265,301	1,540,301	1,815,301	2,090,301
80	2,824,835	2,824,835	1,174,835	1,449,835	1,724,835	1,999,835
90	2,734,369	2,734,369	1,084,369	1,359,369	1,634,369	1,909,369
100	2,643,904	2,643,904	993,904	1,268,904	1,543,904	1,818,904
110	2,553,438	2,553,438	903,438	1,178,438	1,453,438	1,728,438
120	2,462,973	2,462,973	812,973	1,087,973	1,362,973	1,637,973
130	2,372,507	2,372,507	722,507	997,507	1,272,507	1,547,507
140	2,282,042	2,282,042	632,042	907,042	1,182,042	1,457,042
150	2,191,576	2,191,576	541,576	816,576	1,091,576	1,366,576

Maximum CIL rates (per square metre)

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

Value 8 Private values £4300 psm

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

Maximum CIL rates (per square metre)

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

Value 9 Private values £4400 psm

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

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

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

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

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

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

Maximum CIL rates (per square metre)

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

Value 2 Private values £2892 psm

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

Maximum CIL rates (per square metre)

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

Value 3 Private values £3154 psm

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

Maximum CIL rates (per square metre)

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

Value 4 Private values £3416 psm

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

Maximum CIL rates (per square metre)

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

Site type 6

Value 5

Private values £3678 psm

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

Maximum CIL rates (per square metre)

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

Value 6

Private values £3940 psm

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

Maximum CIL rates (per square metre)

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

Value 7

Private values £4202 psm

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

Maximum CIL rates (per square metre)

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

Value 8

Private values £4300 psm

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

Maximum CIL rates (per square metre)

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

Value 9

Private values £4400 psm

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

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

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

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

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1

Private values £2680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-26,505,427	-26,505,427	-28,155,427	-27,880,427	-27,605,427	-27,330,427
10	-26,269,422	-26,269,422	-27,919,422	-27,644,422	-27,369,422	-27,094,422
20	-26,033,417	-26,033,417	-27,683,417	-27,408,417	-27,133,417	-26,858,417
30	-25,797,412	-25,797,412	-27,447,412	-27,167,412	-26,892,412	-26,622,412
40	-25,561,407	-25,561,407	-27,206,407	-26,926,407	-26,651,407	-26,386,407
50	-25,325,402	-25,325,402	-26,965,402	-26,665,402	-26,390,402	-26,150,402
60	-25,089,397	-25,089,397	-26,704,397	-26,404,397	-26,129,397	-25,914,397
70	-24,853,392	-24,853,392	-26,443,392	-26,143,392	-25,868,392	-25,678,392
80	-24,617,387	-24,617,387	-26,182,387	-25,882,387	-25,607,387	-25,442,387
90	-24,381,382	-24,381,382	-25,921,382	-25,621,382	-25,346,382	-25,206,382
100	-24,145,377	-24,145,377	-25,660,377	-25,360,377	-25,085,377	-24,970,377
110	-23,909,372	-23,909,372	-25,399,372	-25,099,372	-24,824,372	-24,734,372
120	-23,673,367	-23,673,367	-25,138,367	-24,838,367	-24,563,367	-24,498,367
130	-23,437,362	-23,437,362	-24,877,362	-24,577,362	-24,302,362	-24,262,362
140	-23,201,357	-23,201,357	-24,616,357	-24,316,357	-24,041,357	-24,026,357
150	-22,965,352	-22,965,352	-24,355,352	-24,055,352	-23,780,352	-23,790,352

Maximum CIL rates (per square metre)

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

Value 2

Private values £2892 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,592,988	-23,592,988	-25,242,988	-24,967,988	-24,692,988	-24,417,988
10	-23,356,983	-23,356,983	-24,981,983	-24,706,983	-24,431,983	-24,156,983
20	-23,120,978	-23,120,978	-24,716,978	-24,441,978	-24,171,978	-23,901,978
30	-22,884,973	-22,884,973	-24,451,973	-24,181,973	-23,911,973	-23,641,973
40	-22,648,968	-22,648,968	-24,191,968	-23,921,968	-23,651,968	-23,381,968
50	-22,412,963	-22,412,963	-23,931,963	-23,661,963	-23,391,963	-23,121,963
60	-22,176,958	-22,176,958	-23,671,958	-23,401,958	-23,131,958	-22,861,958
70	-21,940,953	-21,940,953	-23,411,953	-23,141,953	-22,871,953	-22,601,953
80	-21,704,948	-21,704,948	-23,151,948	-22,881,948	-22,611,948	-22,341,948
90	-21,468,943	-21,468,943	-22,891,943	-22,621,943	-22,351,943	-22,081,943
100	-21,232,938	-21,232,938	-22,631,938	-22,361,938	-22,091,938	-21,821,938
110	-21,000,933	-21,000,933	-22,371,933	-22,101,933	-21,831,933	-21,561,933
120	-20,764,928	-20,764,928	-22,111,928	-21,841,928	-21,571,928	-21,301,928
130	-20,528,923	-20,528,923	-21,851,923	-21,581,923	-21,311,923	-21,041,923
140	-20,292,918	-20,292,918	-21,591,918	-21,321,918	-21,051,918	-20,781,918
150	-20,056,913	-20,056,913	-21,331,913	-21,061,913	-20,791,913	-20,521,913

Maximum CIL rates (per square metre)

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

Value 3

Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,993,653	-19,993,653	-21,643,653	-21,368,653	-21,093,653	-20,818,653
10	-19,757,648	-19,757,648	-21,383,648	-21,103,648	-20,828,648	-20,558,648
20	-19,521,643	-19,521,643	-21,118,643	-20,838,643	-20,563,643	-20,303,643
30	-19,285,638	-19,285,638	-20,863,638	-20,573,638	-20,298,638	-20,043,638
40	-19,049,633	-19,049,633	-20,598,633	-20,308,633	-20,033,633	-19,783,633
50	-18,813,628	-18,813,628	-20,333,628	-20,043,628	-19,768,628	-19,523,628
60	-18,577,623	-18,577,623	-20,068,623	-19,778,623	-19,503,623	-19,263,623
70	-18,341,618	-18,341,618	-19,803,618	-19,513,618	-19,238,618	-19,003,618
80	-18,105,613	-18,105,613	-19,538,613	-19,248,613	-18,973,613	-18,743,613
90	-17,869,608	-17,869,608	-19,273,608	-18,983,608	-18,708,608	-18,483,608
100	-17,633,603	-17,633,603	-19,008,603	-18,718,603	-18,443,603	-18,223,603
110	-17,397,598	-17,397,598	-18,743,598	-18,453,598	-18,178,598	-17,963,598
120	-17,161,593	-17,161,593	-18,478,593	-18,188,593	-17,913,593	-17,703,593
130	-16,925,588	-16,925,588	-18,213,588	-17,923,588	-17,648,588	-17,443,588
140	-16,689,583	-16,689,583	-17,948,583	-17,658,583	-17,383,583	-17,183,583
150	-16,453,578	-16,453,578	-17,683,578	-17,393,578	-17,118,578	-16,923,578

Maximum CIL rates (per square metre)

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

Value 4

Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,394,318	-16,394,318	-18,044,318	-17,769,318	-17,494,318	-17,219,318
10	-16,158,313	-16,158,313	-17,779,313	-17,504,313	-17,229,313	-16,959,313
20	-15,922,308	-15,922,308	-17,514,308	-17,239,308	-16,964,308	-16,704,308
30	-15,686,303	-15,686,303	-17,249,303	-16,974,303	-16,704,303	-16,449,303
40	-15,450,298	-15,450,298	-16,984,298	-16,709,298	-16,444,298	-16,194,298
50	-15,214,293	-15,214,293	-16,719,293	-16,444,293	-16,179,293	-15,939,293
60	-14,978,288	-14,978,288	-16,454,288	-16,179,288	-15,914,288	-15,684,288
70	-14,742,283	-14,742,283	-16,189,283	-15,914,283	-15,649,283	-15,429,283
80	-14,506,278	-14,506,278	-15,924,278	-15,649,278	-15,384,278	-15,174,278
90	-14,270,273	-14,270,273	-15,659,273	-15,384,273	-15,119,273	-14,919,273
100	-14,034,268	-14,034,268	-15,394,268	-15,119,268	-14,854,268	-14,664,268
110	-13,798,263	-13,798,263	-15,129,263	-14,854,263	-14,589,263	-14,409,263
120	-13,562,258	-13,562,258	-14,864,258	-14,589,258	-14,324,258	-14,154,258
130	-13,326,253	-13,326,253	-14,599,253	-14,324,253	-14,059,253	-13,899,253
140	-13,090,248	-13,090,248	-14,334,248	-14,059,248	-13,794,248	-13,644,248
150	-12,854,243	-12,854,243	-14,069,243	-13,794,243	-13,529,243	-13,389,243

Maximum CIL rates (per square metre)

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

Site type 7

Value 5 Private values £3678 psm

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

Maximum CIL rates (per square metre)

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

Value 6 Private values £3940 psm

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

Maximum CIL rates (per square metre)

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

Value 7 Private values £4202 psm

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

Maximum CIL rates (per square metre)

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

Value 8 Private values £4300 psm

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

Maximum CIL rates (per square metre)

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

Value 9 Private values £4400 psm

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

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

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

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

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

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

Maximum CIL rates (per square metre)

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

Value 2 Private values £2892 psm

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

Maximum CIL rates (per square metre)

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

Value 3 Private values £3154 psm

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

Maximum CIL rates (per square metre)

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

Value 4 Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,150,086	-19,150,086	-20,800,086	-20,525,086	-20,250,086	-19,975,086
10	-19,053,685	-19,053,685	-20,703,685	-20,428,685	-20,153,685	-19,878,685
20	-19,286,646	-19,286,646	-20,936,646	-20,661,646	-20,386,646	-20,111,646
30	-19,519,608	-19,519,608	-21,169,608	-20,894,608	-20,619,608	-20,344,608
40	-19,752,569	-19,752,569	-21,402,569	-21,127,569	-20,852,569	-20,577,569
50	-19,985,531	-19,985,531	-21,635,531	-21,360,531	-21,085,531	-20,810,531
60	-20,218,493	-20,218,493	-21,868,493	-21,593,493	-21,318,493	-21,043,493
70	-20,451,454	-20,451,454	-22,101,454	-21,826,454	-21,551,454	-21,276,454
80	-20,684,416	-20,684,416	-22,334,416	-22,059,416	-21,784,416	-21,509,416
90	-20,917,378	-20,917,378	-22,567,378	-22,292,378	-22,017,378	-21,742,378
100	-21,150,339	-21,150,339	-22,800,339	-22,525,339	-22,250,339	-21,975,339
110	-21,383,300	-21,383,300	-23,033,300	-22,758,300	-22,483,300	-22,208,300
120	-21,616,262	-21,616,262	-23,266,262	-22,991,262	-22,716,262	-22,441,262
130	-21,849,224	-21,849,224	-23,499,224	-23,224,224	-22,949,224	-22,674,224
140	-22,082,185	-22,082,185	-23,732,185	-23,457,185	-23,182,185	-22,907,185
150	-22,315,146	-22,315,146	-23,965,146	-23,690,146	-23,415,146	-23,140,146

Maximum CIL rates (per square metre)

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

Site type 8

Value 5 Private values £3678 psm

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

Maximum CIL rates (per square metre)

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

Value 6 Private values £3940 psm

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

Maximum CIL rates (per square metre)

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

Value 7 Private values £4202 psm

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

Maximum CIL rates (per square metre)

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

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,287,923	-6,287,923	-7,937,923	-7,662,923	-7,387,923	-7,112,923
10	-6,412,739	-6,412,739	-8,062,739	-7,787,739	-7,512,739	-7,237,739
20	-6,645,701	-6,645,701	-8,295,701	-8,020,701	-7,745,701	-7,470,701
30	-6,878,662	-6,878,662	-8,528,662	-8,253,662	-7,978,662	-7,703,662
40	-7,111,624	-7,111,624	-8,761,624	-8,486,624	-8,211,624	-7,936,624
50	-7,344,585	-7,344,585	-8,994,585	-8,719,585	-8,444,585	-8,169,585
60	-7,577,547	-7,577,547	-9,227,547	-8,952,547	-8,677,547	-8,402,547
70	-7,810,508	-7,810,508	-9,460,508	-9,185,508	-8,910,508	-8,635,508
80	-8,043,470	-8,043,470	-9,693,470	-9,418,470	-9,143,470	-8,868,470
90	-8,276,431	-8,276,431	-9,926,431	-9,651,431	-9,376,431	-9,101,431
100	-8,509,393	-8,509,393	-10,159,393	-9,884,393	-9,609,393	-9,334,393
110	-8,742,354	-8,742,354	-10,392,354	-10,117,354	-9,842,354	-9,567,354
120	-8,975,315	-8,975,315	-10,625,315	-10,350,315	-10,075,315	-9,800,315
130	-9,208,276	-9,208,276	-10,858,276	-10,583,276	-10,308,276	-10,033,276
140	-9,441,237	-9,441,237	-11,091,237	-10,816,237	-10,541,237	-10,266,237
150	-9,674,198	-9,674,198	-11,324,198	-11,049,198	-10,774,198	-10,499,198

Maximum CIL rates (per square metre)

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

Value 9 Private values £4400 psm

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

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

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

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

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

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

Maximum CIL rates (per square metre)

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

Value 2 Private values £2892 psm

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

Maximum CIL rates (per square metre)

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

Value 3 Private values £3154 psm

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

Maximum CIL rates (per square metre)

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

Value 4 Private values £3416 psm

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

Maximum CIL rates (per square metre)

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

Site type 9

Value 5 Private values £3678 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,237.647	-19,237.647	-20,887.647	-20,612.647	-20,337.647	-20,062.647
10	-19,160.094	-19,160.094	-20,810.094	-20,535.094	-20,260.094	-19,985.094
20	-19,413.410	-19,413.410	-21,063.410	-20,788.410	-20,513.410	-20,238.410
30	-19,666.726	-19,666.726	-21,316.726	-21,041.726	-20,766.726	-20,491.726
40	-19,920.041	-19,920.041	-21,570.041	-21,295.041	-21,020.041	-20,745.041
50	-20,173.357	-20,173.357	-21,823.357	-21,548.357	-21,273.357	-20,998.357
60	-20,426.673	-20,426.673	-22,076.673	-21,801.673	-21,526.673	-21,251.673
70	-20,679.988	-20,679.988	-22,329.988	-22,054.988	-21,779.988	-21,504.988
80	-20,933.304	-20,933.304	-22,583.304	-22,308.304	-22,033.304	-21,758.304
90	-21,186.619	-21,186.619	-22,836.619	-22,561.619	-22,286.619	-22,011.619
100	-21,439.935	-21,439.935	-23,089.935	-22,814.935	-22,539.935	-22,264.935
110	-21,693.250	-21,693.250	-23,343.250	-23,068.250	-22,793.250	-22,518.250
120	-21,946.566	-21,946.566	-23,596.566	-23,321.566	-23,046.566	-22,771.566
130	-22,199.881	-22,199.881	-23,849.881	-23,574.881	-23,299.881	-23,024.881
140	-22,453.197	-22,453.197	-24,103.197	-23,828.197	-23,553.197	-23,278.197
150	-22,706.513	-22,706.513	-24,356.513	-24,081.513	-23,806.513	-23,531.513

Maximum CIL rates (per square metre)

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

Value 6 Private values £3940 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-15,183.404	-15,183.404	-16,833.404	-16,558.404	-16,283.404	-16,008.404
10	-15,175.579	-15,175.579	-16,825.579	-16,550.579	-16,275.579	-16,000.579
20	-15,428.896	-15,428.896	-17,078.896	-16,803.896	-16,528.896	-16,253.896
30	-15,682.211	-15,682.211	-17,332.211	-17,057.211	-16,782.211	-16,507.211
40	-15,935.527	-15,935.527	-17,585.527	-17,310.527	-17,035.527	-16,760.527
50	-16,188.842	-16,188.842	-17,838.842	-17,563.842	-17,288.842	-17,013.842
60	-16,442.158	-16,442.158	-18,092.158	-17,817.158	-17,542.158	-17,267.158
70	-16,695.473	-16,695.473	-18,345.473	-18,070.473	-17,795.473	-17,520.473
80	-16,948.789	-16,948.789	-18,598.789	-18,323.789	-18,048.789	-17,773.789
90	-17,202.105	-17,202.105	-18,852.105	-18,577.105	-18,302.105	-18,027.105
100	-17,455.420	-17,455.420	-19,105.420	-18,830.420	-18,555.420	-18,280.420
110	-17,708.736	-17,708.736	-19,358.736	-19,083.736	-18,808.736	-18,533.736
120	-17,962.051	-17,962.051	-19,612.051	-19,337.051	-19,062.051	-18,787.051
130	-18,215.367	-18,215.367	-19,865.367	-19,590.367	-19,315.367	-19,040.367
140	-18,468.682	-18,468.682	-20,118.682	-19,843.682	-19,568.682	-19,293.682
150	-18,721.998	-18,721.998	-20,371.998	-20,096.998	-19,821.998	-19,546.998

Maximum CIL rates (per square metre)

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

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,129.160	-11,129.160	-12,779.160	-12,504.160	-12,229.160	-11,954.160
10	-11,191.065	-11,191.065	-12,841.065	-12,566.065	-12,291.065	-12,016.065
20	-11,444.381	-11,444.381	-13,094.381	-12,819.381	-12,544.381	-12,269.381
30	-11,697.696	-11,697.696	-13,347.696	-13,072.696	-12,797.696	-12,522.696
40	-11,951.012	-11,951.012	-13,601.012	-13,326.012	-13,051.012	-12,776.012
50	-12,204.328	-12,204.328	-13,854.328	-13,579.328	-13,304.328	-13,029.328
60	-12,457.643	-12,457.643	-14,107.643	-13,832.643	-13,557.643	-13,282.643
70	-12,710.959	-12,710.959	-14,360.959	-14,085.959	-13,810.959	-13,535.959
80	-12,964.274	-12,964.274	-14,614.274	-14,339.274	-14,064.274	-13,789.274
90	-13,217.590	-13,217.590	-14,867.590	-14,592.590	-14,317.590	-14,042.590
100	-13,470.905	-13,470.905	-15,120.905	-14,845.905	-14,570.905	-14,295.905
110	-13,724.221	-13,724.221	-15,374.221	-15,099.221	-14,824.221	-14,549.221
120	-13,977.537	-13,977.537	-15,627.537	-15,352.537	-15,077.537	-14,802.537
130	-14,230.852	-14,230.852	-15,880.852	-15,605.852	-15,330.852	-15,055.852
140	-14,484.168	-14,484.168	-16,134.168	-15,859.168	-15,584.168	-15,309.168
150	-14,737.484	-14,737.484	-16,387.484	-16,112.484	-15,837.484	-15,562.484

Maximum CIL rates (per square metre)

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

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,612.687	-9,612.687	-11,262.687	-10,987.687	-10,712.687	-10,437.687
10	-9,700.674	-9,700.674	-11,350.674	-11,075.674	-10,800.674	-10,525.674
20	-9,953.990	-9,953.990	-11,603.990	-11,328.990	-11,053.990	-10,778.990
30	-10,207.305	-10,207.305	-11,857.305	-11,582.305	-11,307.305	-11,032.305
40	-10,460.621	-10,460.621	-12,110.621	-11,835.621	-11,560.621	-11,285.621
50	-10,713.937	-10,713.937	-12,363.937	-12,088.937	-11,813.937	-11,538.937
60	-10,967.252	-10,967.252	-12,617.252	-12,342.252	-12,067.252	-11,792.252
70	-11,220.568	-11,220.568	-12,870.568	-12,595.568	-12,320.568	-12,045.568
80	-11,473.883	-11,473.883	-13,123.883	-12,848.883	-12,573.883	-12,298.883
90	-11,727.199	-11,727.199	-13,377.199	-13,102.199	-12,827.199	-12,552.199
100	-11,980.514	-11,980.514	-13,630.514	-13,355.514	-13,080.514	-12,805.514
110	-12,233.830	-12,233.830	-13,883.830	-13,608.830	-13,333.830	-13,058.830
120	-12,487.145	-12,487.145	-14,137.145	-13,862.145	-13,587.145	-13,312.145
130	-12,740.461	-12,740.461	-14,390.461	-14,115.461	-13,840.461	-13,565.461
140	-12,993.778	-12,993.778	-14,643.778	-14,368.778	-14,093.778	-13,818.778
150	-13,247.093	-13,247.093	-14,897.093	-14,622.093	-14,347.093	-14,072.093

Maximum CIL rates (per square metre)

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

Value 9 Private values £4400 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-8,065.266	-8,065.266	-9,715.266	-9,440.266	-9,165.266	-8,890.266
10	-8,179.866	-8,179.866	-9,829.866	-9,554.866	-9,279.866	-9,004.866
20	-8,433.182	-8,433.182	-10,083.182	-9,808.182	-9,533.182	-9,258.182
30	-8,686.498	-8,686.498	-10,336.498	-10,061.498	-9,786.498	-9,511.498
40	-8,939.814	-8,939.814	-10,589.814	-10,314.814	-10,039.814	-9,764.814
50	-9,193.130	-9,193.130	-10,843.130	-10,568.130	-10,293.130	-10,018.130
60	-9,446.445	-9,446.445	-11,096.445	-10,821.445	-10,546.445	-10,271.445
70	-9,699.761	-9,699.761	-11,349.761	-11,074.761	-10,799.761	-10,524.761
80	-9,953.076	-9,953.076	-11,603.076	-11,328.076	-11,053.076	-10,778.076
90	-10,206.392	-10,206.392	-11,856.392	-11,581.392	-11,306.392	-11,031.392
100	-10,459.707	-10,459.707	-12,109.707	-11,834.707	-11,559.707	-11,284.707
110	-10,713.023	-10,713.023	-12,363.023	-12,088.023	-11,813.023	-11,538.023
120	-10,966.339	-10,966.339	-12,616.339	-12,341.339	-12,066.339	-11,791.339
130	-11,219.654	-11,219.654	-12,869.654	-12,594.654	-12,319.654	-12,044.654
140	-11,472.970	-11,472.970	-13,122.970	-12,847.970	-12,572.970	-12,297.970
150	-11,726.285	-11,726.285	-13,376.285	-13,101.285	-12,826.285	-12,551.285

Maximum CIL rates (per square metre)

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

Appendix B

Residential CIL Viability Results - 25% Affordable Housing

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

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

Site type 30 uph

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

Site type 50 uph

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

Site type 80 uph

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

Site type 110 uph

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

Site type 150 uph

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

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

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

Site type 275 uph

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

Site type 325 uph

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

Site type 375 uph

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

Site type 435 uph

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

Community Infrastructure Levy
London Borough of Havering

Benchmark Land Values (per gross ha)

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

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

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1

Private values £2680 psm

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

Maximum CIL rates (per square metre)

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

Value 2

Private values £2892 psm

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

Maximum CIL rates (per square metre)

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

Value 3

Private values £3154 psm

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

Maximum CIL rates (per square metre)

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

Value 4

Private values £3416 psm

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

Maximum CIL rates (per square metre)

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

Site type 1

Value 5 Private values £3678 psm

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

Maximum CIL rates (per square metre)

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

Value 6 Private values £3940 psm

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

Maximum CIL rates (per square metre)

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

Value 7 Private values £4202 psm

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

Maximum CIL rates (per square metre)

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

Value 8 Private values £4300 psm

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

Maximum CIL rates (per square metre)

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

Value 9 Private values £4400 psm

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

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

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

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

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

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

Maximum CIL rates (per square metre)

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

Value 2 Private values £2892 psm

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

Maximum CIL rates (per square metre)

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

Value 3 Private values £3154 psm

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

Maximum CIL rates (per square metre)

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

Value 4 Private values £3416 psm

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

Maximum CIL rates (per square metre)

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

Site type 2

Value 5 Private values £3678 psm

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

Maximum CIL rates (per square metre)

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

Value 6 Private values £3940 psm

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

Maximum CIL rates (per square metre)

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

Value 7 Private values £4202 psm

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

Maximum CIL rates (per square metre)

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

Value 8 Private values £4300 psm

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

Maximum CIL rates (per square metre)

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

Value 9 Private values £4400 psm

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

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
London Borough of Havering

Benchmark Land Values (per gross ha)

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

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

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1

Private values £2680 psm

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

Maximum CIL rates (per square metre)

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

Value 2

Private values £2892 psm

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

Maximum CIL rates (per square metre)

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

Value 3

Private values £3154 psm

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

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£80	£140	£150

Value 4

Private values £3416 psm

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

Maximum CIL rates (per square metre)

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

Site type 3

Value 5 Private values £3678 psm

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

Maximum CIL rates (per square metre)

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

Value 6 Private values £3940 psm

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

Maximum CIL rates (per square metre)

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

Value 7 Private values £4202 psm

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

Maximum CIL rates (per square metre)

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

Value 8 Private values £4300 psm

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

Maximum CIL rates (per square metre)

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

Value 9 Private values £4400 psm

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

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

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

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

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1

Private values £2680 psm

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

Maximum CIL rates (per square metre)

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

Value 2

Private values £2892 psm

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

Maximum CIL rates (per square metre)

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

Value 3

Private values £3154 psm

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

Maximum CIL rates (per square metre)

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

Value 4

Private values £3416 psm

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

Maximum CIL rates (per square metre)

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

Site type 4

Value 5 Private values £3678 psm

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

Maximum CIL rates (per square metre)

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

Value 6 Private values £3940 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,210,046	5,210,046	3,560,046	3,835,046	4,110,046	4,385,046
10	5,060,703	5,060,703	3,410,703	3,685,703	3,960,703	4,235,703
20	5,000,967	5,000,967	3,350,967	3,625,967	3,900,967	4,175,967
30	4,940,545	4,940,545	3,290,545	3,565,545	3,840,545	4,115,545
40	4,879,833	4,879,833	3,229,833	3,504,833	3,779,833	4,054,833
50	4,819,120	4,819,120	3,169,120	3,444,120	3,719,120	3,994,120
60	4,758,408	4,758,408	3,108,408	3,383,408	3,658,408	3,933,408
70	4,697,696	4,697,696	3,047,696	3,322,696	3,597,696	3,872,696
80	4,636,983	4,636,983	2,986,983	3,261,983	3,536,983	3,811,983
90	4,576,271	4,576,271	2,926,271	3,201,271	3,476,271	3,751,271
100	4,515,558	4,515,558	2,865,558	3,140,558	3,415,558	3,690,558
110	4,454,846	4,454,846	2,804,846	3,079,846	3,354,846	3,629,846
120	4,394,133	4,394,133	2,744,133	3,019,133	3,294,133	3,569,133
130	4,333,420	4,333,420	2,683,420	2,958,420	3,233,420	3,508,420
140	4,272,708	4,272,708	2,622,708	2,897,708	3,172,708	3,447,708
150	4,211,996	4,211,996	2,561,996	2,836,996	3,111,996	3,386,996

Maximum CIL rates (per square metre)

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

Value 7 Private values £4202 psm

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

Maximum CIL rates (per square metre)

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

Value 8 Private values £4300 psm

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

Maximum CIL rates (per square metre)

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

Value 9 Private values £4400 psm

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

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

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

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

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1

Private values £2680 psm

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

Maximum CIL rates (per square metre)

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

Value 2

Private values £2892 psm

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

Maximum CIL rates (per square metre)

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

Value 3

Private values £3154 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,244,309	-3,244,309	-4,894,309	-4,619,309	-4,344,309	-4,069,309
10	-3,270,965	-3,270,965	-4,920,965	-4,645,965	-4,370,965	-4,095,965
20	-3,353,420	-3,353,420	-5,003,420	-4,728,420	-4,453,420	-4,178,420
30	-3,435,875	-3,435,875	-5,085,875	-4,810,875	-4,535,875	-4,260,875
40	-3,518,330	-3,518,330	-5,168,330	-4,893,330	-4,618,330	-4,343,330
50	-3,600,786	-3,600,786	-5,250,786	-4,975,786	-4,700,786	-4,425,786
60	-3,683,240	-3,683,240	-5,333,240	-5,058,240	-4,783,240	-4,508,240
70	-3,765,695	-3,765,695	-5,415,695	-5,140,695	-4,865,695	-4,590,695
80	-3,848,150	-3,848,150	-5,498,150	-5,223,150	-4,948,150	-4,673,150
90	-3,930,605	-3,930,605	-5,580,605	-5,305,605	-5,030,605	-4,755,605
100	-4,013,060	-4,013,060	-5,663,060	-5,388,060	-5,113,060	-4,838,060
110	-4,095,515	-4,095,515	-5,745,515	-5,470,515	-5,195,515	-4,920,515
120	-4,177,970	-4,177,970	-5,827,970	-5,552,970	-5,277,970	-5,002,970
130	-4,260,425	-4,260,425	-5,910,425	-5,635,425	-5,360,425	-5,085,425
140	-4,342,880	-4,342,880	-5,992,880	-5,717,880	-5,442,880	-5,167,880
150	-4,425,335	-4,425,335	-6,075,335	-5,800,335	-5,525,335	-5,250,335

Maximum CIL rates (per square metre)

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

Value 4

Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,530,447	-1,530,447	-3,180,447	-2,905,447	-2,630,447	-2,355,447
10	-1,586,580	-1,586,580	-3,236,580	-2,961,580	-2,686,580	-2,411,580
20	-1,669,035	-1,669,035	-3,319,035	-3,044,035	-2,769,035	-2,494,035
30	-1,751,490	-1,751,490	-3,401,490	-3,126,490	-2,851,490	-2,576,490
40	-1,833,944	-1,833,944	-3,483,944	-3,208,944	-2,933,944	-2,658,944
50	-1,916,399	-1,916,399	-3,566,399	-3,291,399	-3,016,399	-2,741,399
60	-1,998,854	-1,998,854	-3,648,854	-3,373,854	-3,098,854	-2,823,854
70	-2,081,309	-2,081,309	-3,731,309	-3,456,309	-3,181,309	-2,906,309
80	-2,163,765	-2,163,765	-3,813,765	-3,538,765	-3,263,765	-2,988,765
90	-2,246,219	-2,246,219	-3,896,219	-3,621,219	-3,346,219	-3,071,219
100	-2,328,674	-2,328,674	-3,978,674	-3,703,674	-3,428,674	-3,153,674
110	-2,411,129	-2,411,129	-4,061,129	-3,786,129	-3,511,129	-3,236,129
120	-2,493,584	-2,493,584	-4,143,584	-3,868,584	-3,593,584	-3,318,584
130	-2,576,039	-2,576,039	-4,226,039	-3,951,039	-3,676,039	-3,401,039
140	-2,658,494	-2,658,494	-4,308,494	-4,033,494	-3,758,494	-3,483,494
150	-2,740,949	-2,740,949	-4,390,949	-4,115,949	-3,840,949	-3,565,949

Maximum CIL rates (per square metre)

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

Site type 5

Value 5 Private values £3678 psm

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

Maximum CIL rates (per square metre)

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

Value 6 Private values £3940 psm

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

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£20	£50	£90	£120

Value 7 Private values £4202 psm

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

Maximum CIL rates (per square metre)

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

Value 8 Private values £4300 psm

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

Maximum CIL rates (per square metre)

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

Value 9 Private values £4400 psm

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

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

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

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

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

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

Maximum CIL rates (per square metre)

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

Value 2 Private values £2892 psm

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

Maximum CIL rates (per square metre)

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

Value 3 Private values £3154 psm

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

Maximum CIL rates (per square metre)

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

Value 4 Private values £3416 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,480,525	-13,480,525	-15,130,525	-14,855,525	-14,580,525	-14,305,525
10	-13,413,194	-13,413,194	-15,063,194	-14,786,194	-14,513,194	-14,238,194
20	-13,577,715	-13,577,715	-15,227,715	-14,952,715	-14,677,715	-14,402,715
30	-13,742,236	-13,742,236	-15,392,236	-15,117,236	-14,842,236	-14,567,236
40	-13,906,756	-13,906,756	-15,556,756	-15,281,756	-15,006,756	-14,731,756
50	-14,071,278	-14,071,278	-15,721,278	-15,446,278	-15,171,278	-14,896,278
60	-14,235,798	-14,235,798	-15,885,798	-15,610,798	-15,335,798	-15,060,798
70	-14,400,319	-14,400,319	-16,050,319	-15,775,319	-15,500,319	-15,225,319
80	-14,564,840	-14,564,840	-16,214,840	-15,939,840	-15,664,840	-15,389,840
90	-14,729,361	-14,729,361	-16,379,361	-16,104,361	-15,829,361	-15,554,361
100	-14,893,882	-14,893,882	-16,543,882	-16,268,882	-15,993,882	-15,718,882
110	-15,058,402	-15,058,402	-16,708,402	-16,433,402	-16,158,402	-15,883,402
120	-15,222,923	-15,222,923	-16,872,923	-16,597,923	-16,322,923	-16,047,923
130	-15,387,444	-15,387,444	-17,037,444	-16,762,444	-16,487,444	-16,212,444
140	-15,551,965	-15,551,965	-17,201,965	-16,926,965	-16,651,965	-16,376,965
150	-15,716,486	-15,716,486	-17,366,486	-17,091,486	-16,816,486	-16,541,486

Maximum CIL rates (per square metre)

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

Site type 6

Value 5 Private values £3678 psm

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

Maximum CIL rates (per square metre)

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

Value 6 Private values £3940 psm

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

Maximum CIL rates (per square metre)

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

Value 7 Private values £4202 psm

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

Maximum CIL rates (per square metre)

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

Value 8 Private values £4300 psm

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

Maximum CIL rates (per square metre)

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

Value 9 Private values £4400 psm

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

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

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

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

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

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

Maximum CIL rates (per square metre)

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

Value 2 Private values £2892 psm

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

Maximum CIL rates (per square metre)

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

Value 3 Private values £3154 psm

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

Maximum CIL rates (per square metre)

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

Value 4 Private values £3416 psm

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

Maximum CIL rates (per square metre)

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

Site type 7

Value 5 Private values £3678 psm

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

Maximum CIL rates (per square metre)

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

Value 6 Private values £3940 psm

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

Maximum CIL rates (per square metre)

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

Value 7 Private values £4202 psm

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

Maximum CIL rates (per square metre)

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

Value 8 Private values £4300 psm

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

Maximum CIL rates (per square metre)

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

Value 9 Private values £4400 psm

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

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy
London Borough of Havering**

Benchmark Land Values (per gross ha)

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

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

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

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

Maximum CIL rates (per square metre)

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

Value 2 Private values £2892 psm

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

Maximum CIL rates (per square metre)

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

Value 3 Private values £3154 psm

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

Maximum CIL rates (per square metre)

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

Value 4 Private values £3416 psm

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

Maximum CIL rates (per square metre)

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

Site type 8

Value 5		Private values					£3678 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	-15,262,604	-15,262,604	-16,912,604	-16,637,604	-16,362,604	-16,087,604	
10	-15,205,657	-15,205,657	-16,855,657	-16,580,657	-16,305,657	-16,030,657	
20	-15,411,211	-15,411,211	-17,061,211	-16,786,211	-16,511,211	-16,236,211	
30	-15,616,765	-15,616,765	-17,266,765	-16,991,765	-16,716,765	-16,441,765	
40	-15,822,320	-15,822,320	-17,472,320	-17,197,320	-16,922,320	-16,647,320	
50	-16,027,875	-16,027,875	-17,677,875	-17,402,875	-17,127,875	-16,852,875	
60	-16,233,429	-16,233,429	-17,883,429	-17,608,429	-17,333,429	-17,058,429	
70	-16,438,983	-16,438,983	-18,088,983	-17,813,983	-17,538,983	-17,263,983	
80	-16,644,537	-16,644,537	-18,294,537	-18,019,537	-17,744,537	-17,469,537	
90	-16,850,092	-16,850,092	-18,500,092	-18,225,092	-17,950,092	-17,675,092	
100	-17,055,646	-17,055,646	-18,705,646	-18,430,646	-18,155,646	-17,880,646	
110	-17,261,200	-17,261,200	-18,911,200	-18,636,200	-18,361,200	-18,086,200	
120	-17,466,754	-17,466,754	-19,116,754	-18,841,754	-18,566,754	-18,291,754	
130	-17,672,309	-17,672,309	-19,322,309	-19,047,309	-18,772,309	-18,497,309	
140	-17,877,863	-17,877,863	-19,527,863	-19,252,863	-18,977,863	-18,702,863	
150	-18,083,418	-18,083,418	-19,733,418	-19,458,418	-19,183,418	-18,908,418	

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

Value 6		Private values					£3940 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	-11,430,529	-11,430,529	-13,080,529	-12,805,529	-12,530,529	-12,255,529	
10	-11,439,491	-11,439,491	-13,089,491	-12,814,491	-12,539,491	-12,264,491	
20	-11,645,044	-11,645,044	-13,295,044	-13,020,044	-12,745,044	-12,470,044	
30	-11,850,599	-11,850,599	-13,500,599	-13,225,599	-12,950,599	-12,675,599	
40	-12,056,153	-12,056,153	-13,706,153	-13,431,153	-13,156,153	-12,881,153	
50	-12,261,708	-12,261,708	-13,911,708	-13,636,708	-13,361,708	-13,086,708	
60	-12,467,262	-12,467,262	-14,117,262	-13,842,262	-13,567,262	-13,292,262	
70	-12,672,816	-12,672,816	-14,322,816	-14,047,816	-13,772,816	-13,497,816	
80	-12,878,370	-12,878,370	-14,528,370	-14,253,370	-13,978,370	-13,703,370	
90	-13,083,925	-13,083,925	-14,733,925	-14,458,925	-14,183,925	-13,908,925	
100	-13,289,479	-13,289,479	-14,939,479	-14,664,479	-14,389,479	-14,114,479	
110	-13,495,034	-13,495,034	-15,145,034	-14,870,034	-14,595,034	-14,320,034	
120	-13,700,587	-13,700,587	-15,350,587	-15,075,587	-14,800,587	-14,525,587	
130	-13,906,142	-13,906,142	-15,556,142	-15,281,142	-15,006,142	-14,731,142	
140	-14,111,696	-14,111,696	-15,761,696	-15,486,696	-15,211,696	-14,936,696	
150	-14,317,251	-14,317,251	-15,967,251	-15,692,251	-15,417,251	-15,142,251	

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

Value 7		Private values					£4202 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	-7,598,456	-7,598,456	-9,248,456	-8,973,456	-8,698,456	-8,423,456	
10	-7,673,324	-7,673,324	-9,323,324	-9,048,324	-8,773,324	-8,498,324	
20	-7,878,878	-7,878,878	-9,528,878	-9,253,878	-8,978,878	-8,703,878	
30	-8,084,432	-8,084,432	-9,734,432	-9,459,432	-9,184,432	-8,909,432	
40	-8,289,986	-8,289,986	-9,939,986	-9,664,986	-9,389,986	-9,114,986	
50	-8,495,541	-8,495,541	-10,145,541	-9,870,541	-9,595,541	-9,320,541	
60	-8,701,095	-8,701,095	-10,351,095	-10,076,095	-9,801,095	-9,526,095	
70	-8,906,650	-8,906,650	-10,556,650	-10,281,650	-10,006,650	-9,731,650	
80	-9,112,203	-9,112,203	-10,762,203	-10,487,203	-10,212,203	-9,937,203	
90	-9,317,758	-9,317,758	-10,967,758	-10,692,758	-10,417,758	-10,142,758	
100	-9,523,312	-9,523,312	-11,173,312	-10,898,312	-10,623,312	-10,348,312	
110	-9,728,867	-9,728,867	-11,378,867	-11,103,867	-10,828,867	-10,553,867	
120	-9,934,422	-9,934,422	-11,584,422	-11,309,422	-11,034,422	-10,759,422	
130	-10,139,975	-10,139,975	-11,789,975	-11,514,975	-11,239,975	-10,964,975	
140	-10,345,530	-10,345,530	-11,995,530	-11,720,530	-11,445,530	-11,170,530	
150	-10,551,084	-10,551,084	-12,201,084	-11,926,084	-11,651,084	-11,376,084	

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

Value 8		Private values					£4300 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	-6,165,084	-6,165,084	-7,815,084	-7,540,084	-7,265,084	-6,990,084	
10	-6,264,605	-6,264,605	-7,914,605	-7,639,605	-7,364,605	-7,089,605	
20	-6,470,159	-6,470,159	-8,120,159	-7,845,159	-7,570,159	-7,295,159	
30	-6,675,714	-6,675,714	-8,325,714	-8,050,714	-7,775,714	-7,500,714	
40	-6,881,268	-6,881,268	-8,531,268	-8,256,268	-7,981,268	-7,706,268	
50	-7,086,822	-7,086,822	-8,736,822	-8,461,822	-8,186,822	-7,911,822	
60	-7,292,376	-7,292,376	-8,942,376	-8,667,376	-8,392,376	-8,117,376	
70	-7,497,931	-7,497,931	-9,147,931	-8,872,931	-8,597,931	-8,322,931	
80	-7,703,485	-7,703,485	-9,353,485	-9,078,485	-8,803,485	-8,528,485	
90	-7,909,040	-7,909,040	-9,559,040	-9,284,040	-9,009,040	-8,734,040	
100	-8,114,593	-8,114,593	-9,764,593	-9,489,593	-9,214,593	-8,939,593	
110	-8,320,148	-8,320,148	-9,970,148	-9,695,148	-9,420,148	-9,145,148	
120	-8,525,702	-8,525,702	-10,175,702	-9,900,702	-9,625,702	-9,350,702	
130	-8,731,257	-8,731,257	-10,381,257	-10,106,257	-9,831,257	-9,556,257	
140	-8,936,811	-8,936,811	-10,586,811	-10,311,811	-10,036,811	-9,761,811	
150	-9,142,365	-9,142,365	-10,792,365	-10,517,365	-10,242,365	-9,967,365	

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

Value 9		Private values					£4400 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	-4,702,460	-4,702,460	-6,352,460	-6,077,460	-5,802,460	-5,527,460	
10	-4,827,137	-4,827,137	-6,477,137	-6,202,137	-5,927,137	-5,652,137	
20	-5,032,691	-5,032,691	-6,682,691	-6,407,691	-6,132,691	-5,857,691	
30	-5,238,245	-5,238,245	-6,888,245	-6,613,245	-6,338,245	-6,063,245	
40	-5,443,799	-5,443,799	-7,093,799	-6,818,799	-6,543,799	-6,268,799	
50	-5,649,354	-5,649,354	-7,299,354	-7,024,354	-6,749,354	-6,474,354	
60	-5,854,908	-5,854,908	-7,504,908	-7,229,908	-6,954,908	-6,679,908	
70	-6,060,463	-6,060,463	-7,710,463	-7,435,463	-7,160,463	-6,885,463	
80	-6,266,016	-6,266,016	-7,916,016	-7,641,016	-7,366,016	-7,091,016	
90	-6,471,571	-6,471,571	-8,121,571	-7,846,571	-7,571,571	-7,296,571	
100	-6,677,125	-6,677,125	-8,327,125	-8,052,125	-7,777,125	-7,502,125	
110	-6,882,680	-6,882,680	-8,532,680	-8,257,680	-7,982,680	-7,707,680	
120	-7,088,234	-7,088,234	-8,738,234	-8,463,234	-8,188,234	-7,913,234	
130	-7,293,788	-7,293,788	-8,943,788	-8,668,788	-8,393,788	-8,118,788	
140	-7,499,343	-7,499,343	-9,149,343	-8,874,343	-8,599,343	-8,324,343	
150	-7,704,897	-7,704,897	-9,354,897	-9,079,897	-8,804,897	-8,529,897	

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

Community Infrastructure Levy
London Borough of Havering

Benchmark Land Values (per gross ha)

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

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

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Value 1 Private values £2680 psm

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

Maximum CIL rates (per square metre)

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

Value 2 Private values £2892 psm

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

Maximum CIL rates (per square metre)

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

Value 3 Private values £3154 psm

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

Maximum CIL rates (per square metre)

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

Value 4 Private values £3416 psm

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

Maximum CIL rates (per square metre)

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

Site type 9

Value 5 Private values £3678 psm

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

Maximum CIL rates (per square metre)

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

Value 6 Private values £3940 psm

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

Maximum CIL rates (per square metre)

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

Value 7 Private values £4202 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,916,348	-10,916,348	-12,566,348	-12,291,348	-12,016,348	-11,741,348
10	-10,952,111	-10,952,111	-12,602,111	-12,327,111	-12,052,111	-11,777,111
20	-11,175,625	-11,175,625	-12,825,625	-12,550,625	-12,275,625	-12,000,625
30	-11,399,139	-11,399,139	-13,049,139	-12,774,139	-12,499,139	-12,224,139
40	-11,622,653	-11,622,653	-13,272,653	-12,997,653	-12,722,653	-12,447,653
50	-11,846,166	-11,846,166	-13,496,166	-13,221,166	-12,946,166	-12,671,166
60	-12,069,680	-12,069,680	-13,719,680	-13,444,680	-13,169,680	-12,894,680
70	-12,293,194	-12,293,194	-13,943,194	-13,668,194	-13,393,194	-13,118,194
80	-12,516,708	-12,516,708	-14,166,708	-13,891,708	-13,616,708	-13,341,708
90	-12,740,222	-12,740,222	-14,390,222	-14,115,222	-13,840,222	-13,565,222
100	-12,963,735	-12,963,735	-14,613,735	-14,338,735	-14,063,735	-13,788,735
110	-13,187,249	-13,187,249	-14,837,249	-14,562,249	-14,287,249	-14,012,249
120	-13,410,763	-13,410,763	-15,060,763	-14,785,763	-14,510,763	-14,235,763
130	-13,634,277	-13,634,277	-15,284,277	-15,009,277	-14,734,277	-14,459,277
140	-13,857,790	-13,857,790	-15,507,790	-15,232,790	-14,957,790	-14,682,790
150	-14,081,304	-14,081,304	-15,731,304	-15,456,304	-15,181,304	-14,906,304

Maximum CIL rates (per square metre)

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

Value 8 Private values £4300 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,390,014	-9,390,014	-11,040,014	-10,765,014	-10,490,014	-10,215,014
10	-9,452,029	-9,452,029	-11,102,029	-10,827,029	-10,552,029	-10,277,029
20	-9,675,543	-9,675,543	-11,325,543	-11,050,543	-10,775,543	-10,500,543
30	-9,899,057	-9,899,057	-11,549,057	-11,274,057	-10,999,057	-10,724,057
40	-10,122,571	-10,122,571	-11,772,571	-11,497,571	-11,222,571	-10,947,571
50	-10,346,085	-10,346,085	-11,996,085	-11,721,085	-11,446,085	-11,171,085
60	-10,569,598	-10,569,598	-12,219,598	-11,944,598	-11,669,598	-11,394,598
70	-10,793,112	-10,793,112	-12,443,112	-12,168,112	-11,893,112	-11,618,112
80	-11,016,626	-11,016,626	-12,666,626	-12,391,626	-12,116,626	-11,841,626
90	-11,240,140	-11,240,140	-12,890,140	-12,615,140	-12,340,140	-12,065,140
100	-11,463,653	-11,463,653	-13,113,653	-12,838,653	-12,563,653	-12,288,653
110	-11,687,167	-11,687,167	-13,337,167	-13,062,167	-12,787,167	-12,512,167
120	-11,910,681	-11,910,681	-13,560,681	-13,285,681	-13,010,681	-12,735,681
130	-12,134,195	-12,134,195	-13,784,195	-13,509,195	-13,234,195	-12,959,195
140	-12,357,709	-12,357,709	-14,007,709	-13,732,709	-13,457,709	-13,183,709
150	-12,581,222	-12,581,222	-14,231,222	-13,956,222	-13,681,222	-13,406,222

Maximum CIL rates (per square metre)

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

Value 9 Private values £4400 psm

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

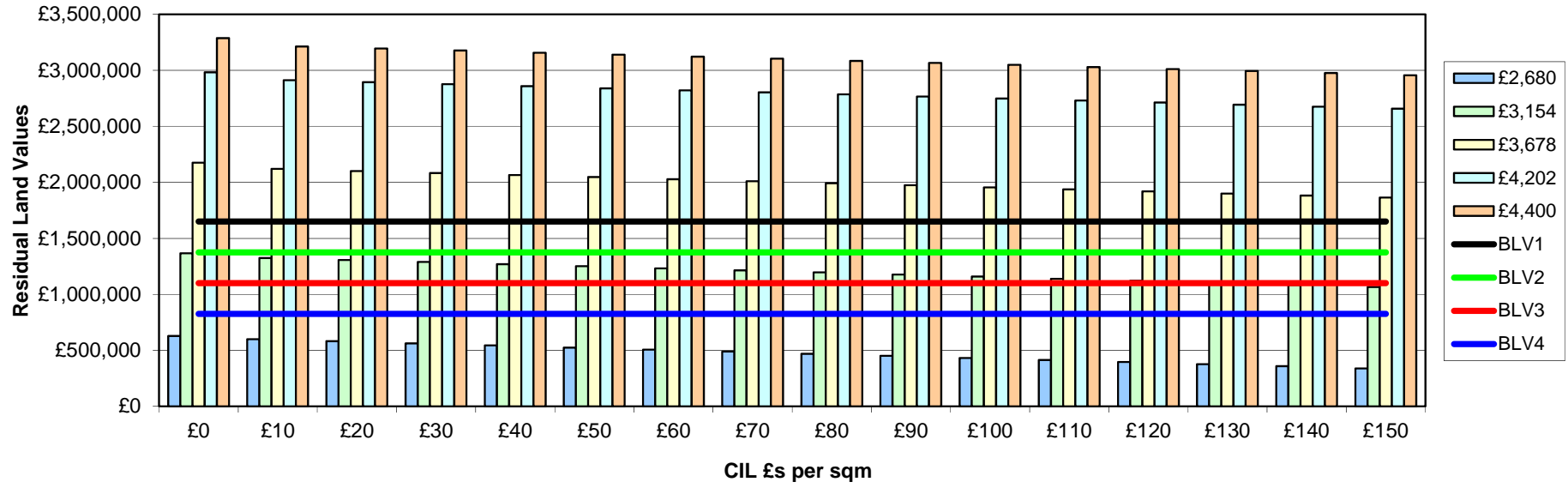
Maximum CIL rates (per square metre)

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

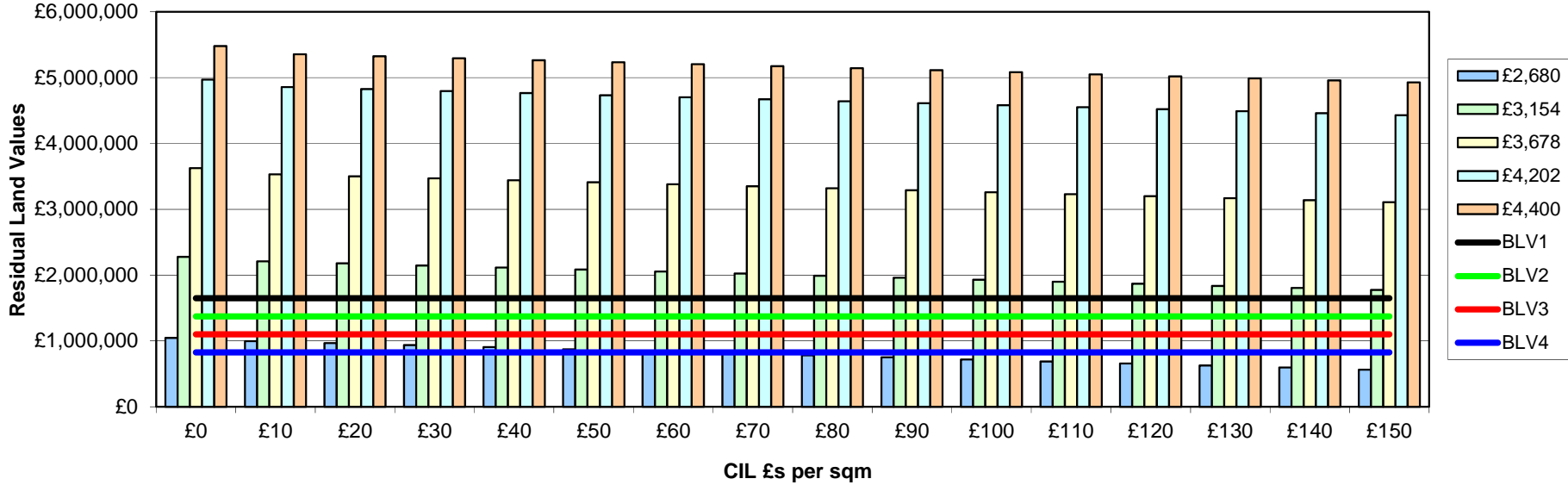
Appendix C

Residential CIL Viability Results - Summary Charts

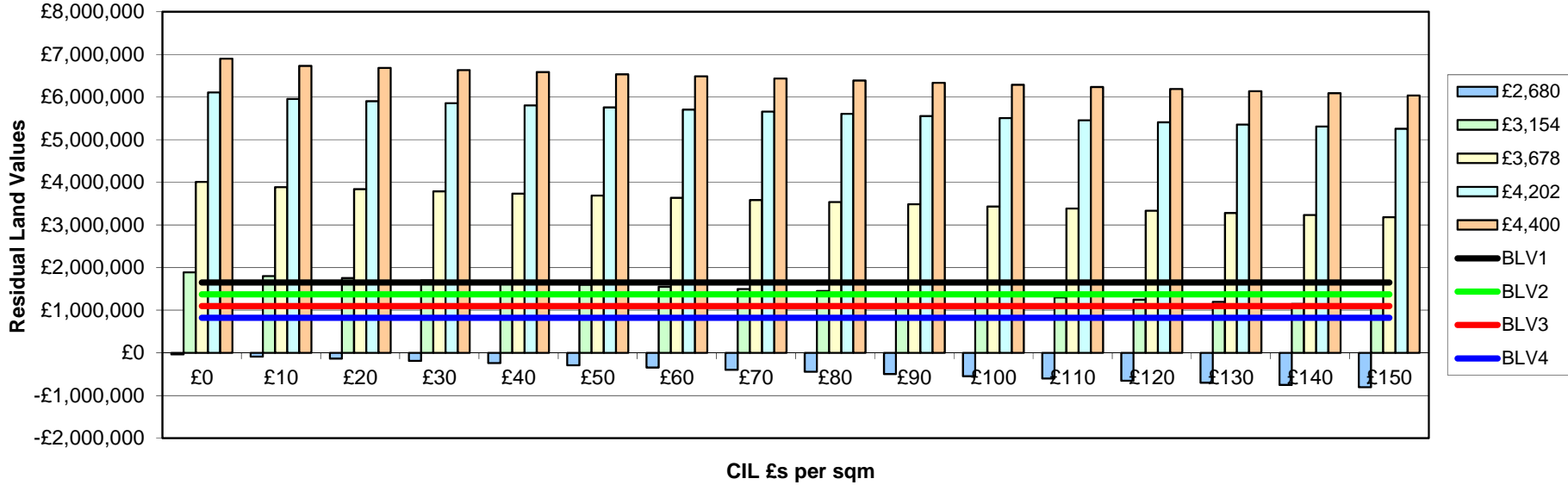
Viability of CIL rates - 30 uph



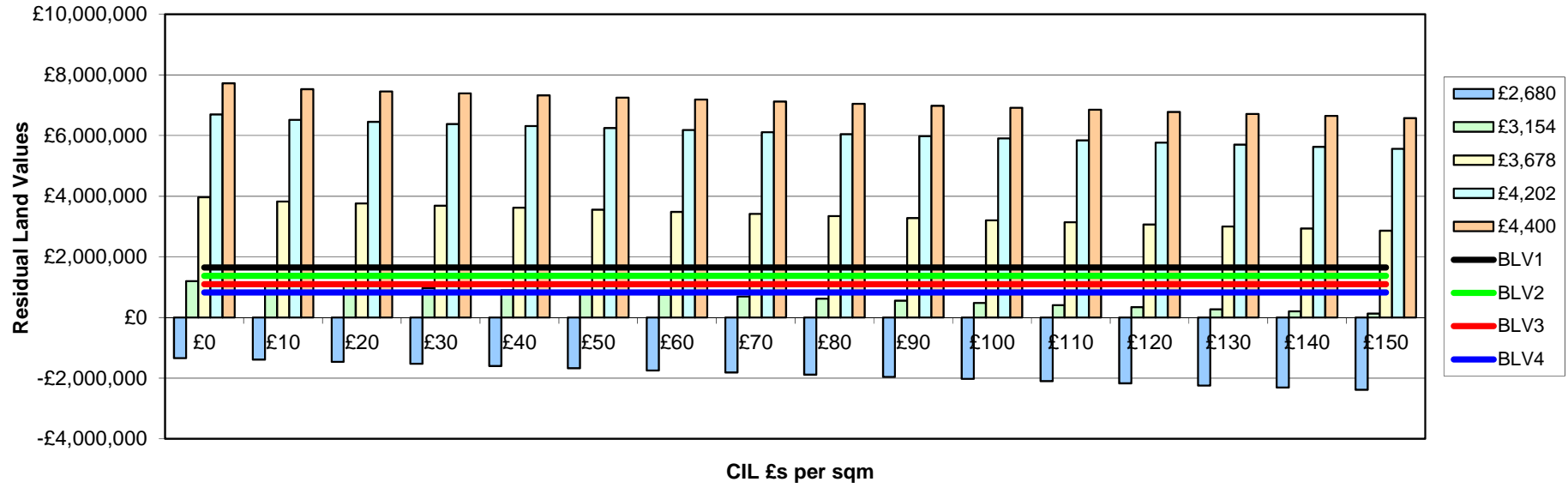
Viability of CIL rates - 50 uph



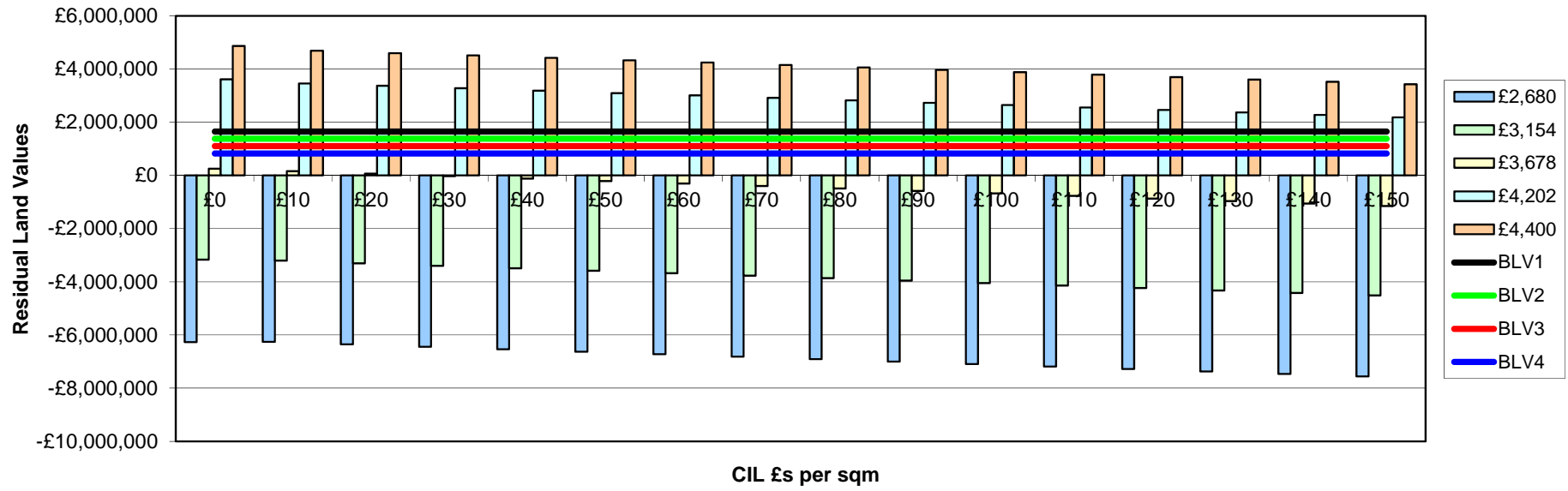
Viability of CIL rates - 80 uph



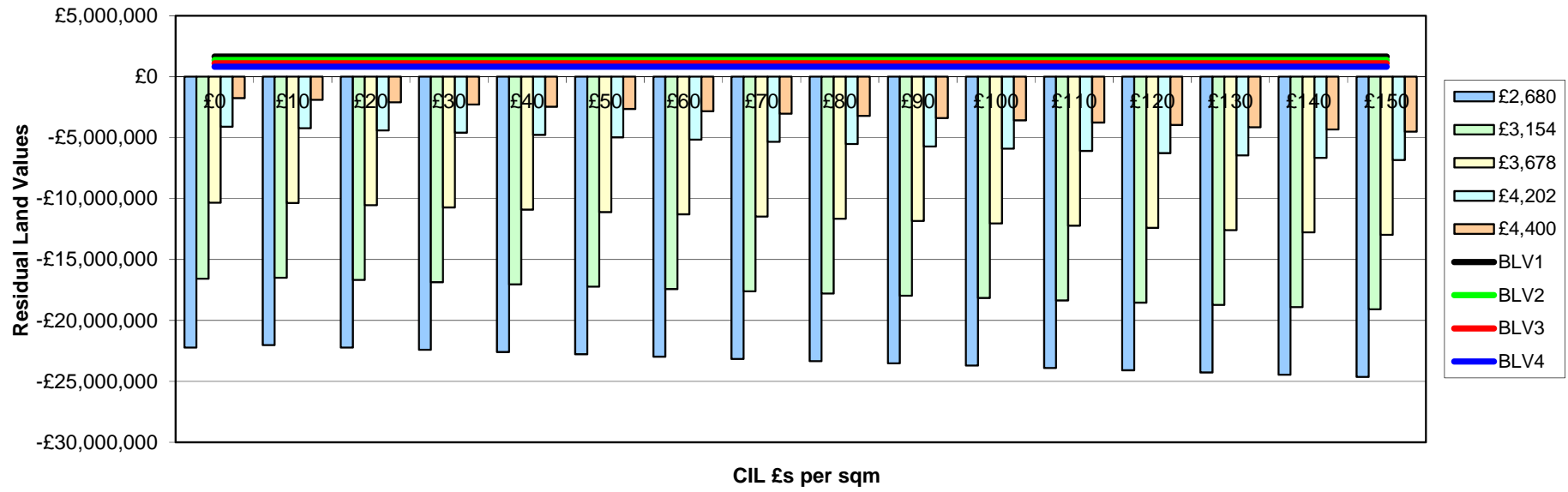
Viability of CIL rates - 110 uph



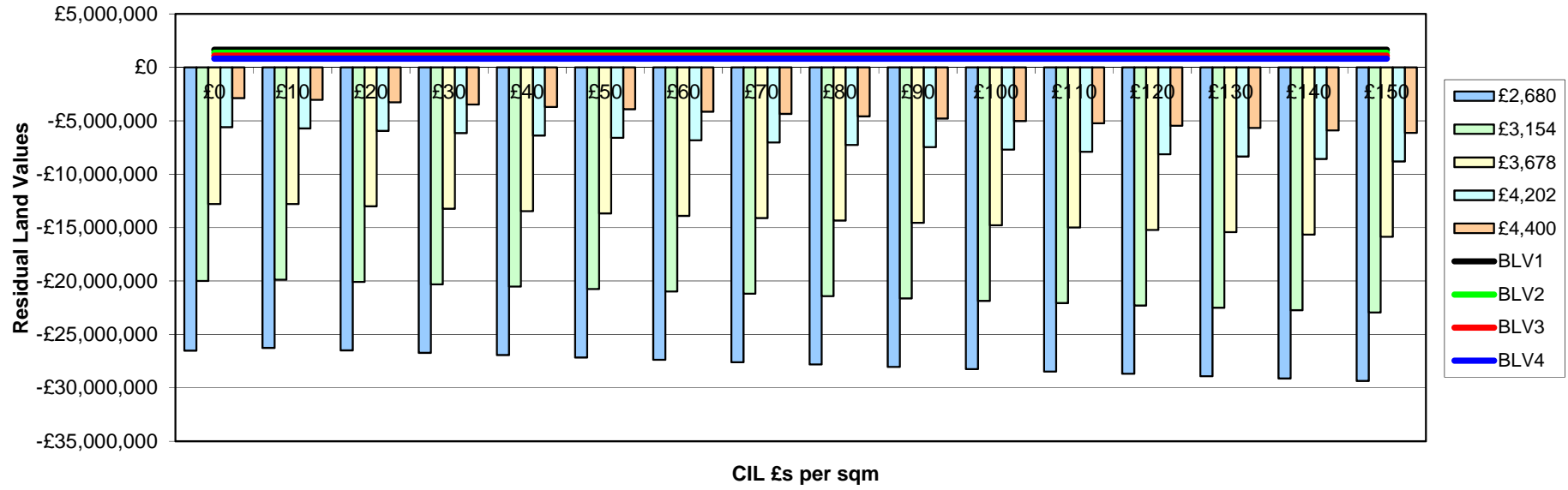
Viability of CIL rates - 150 uph



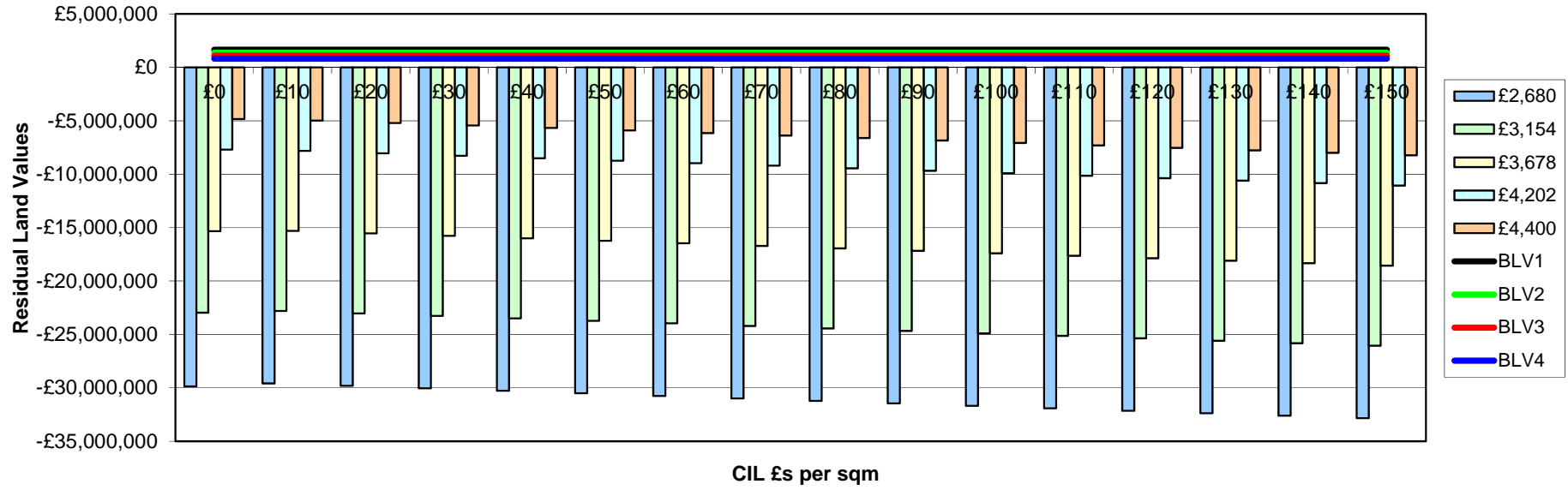
Viability of CIL rates - 275 uph



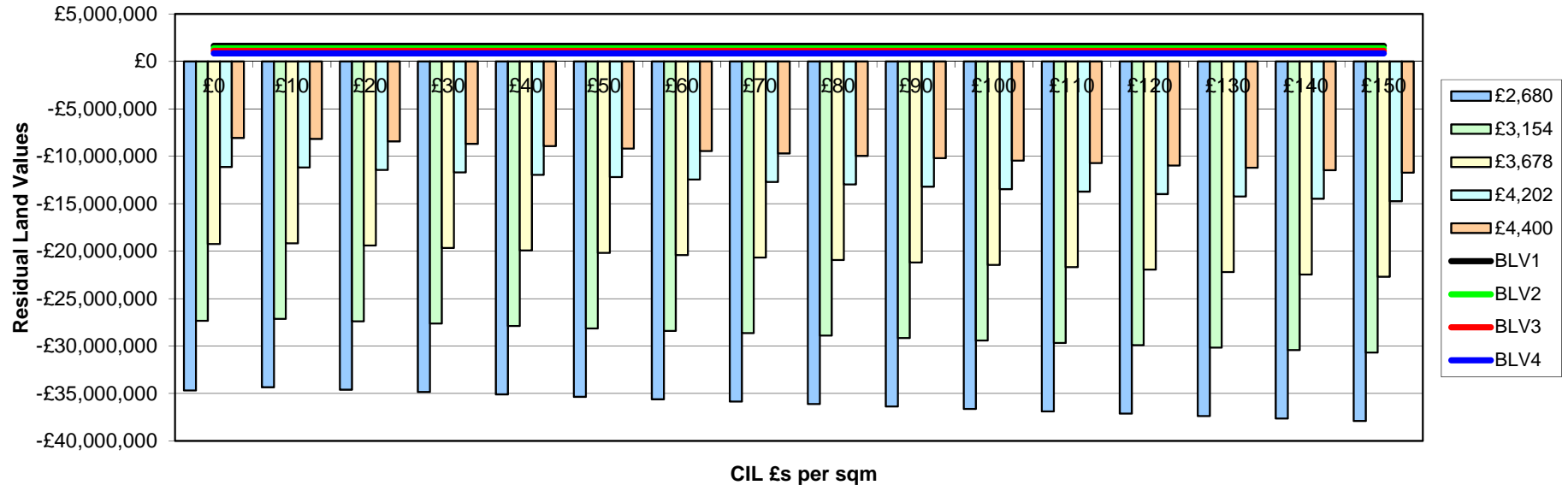
Viability of CIL rates - 325 uph



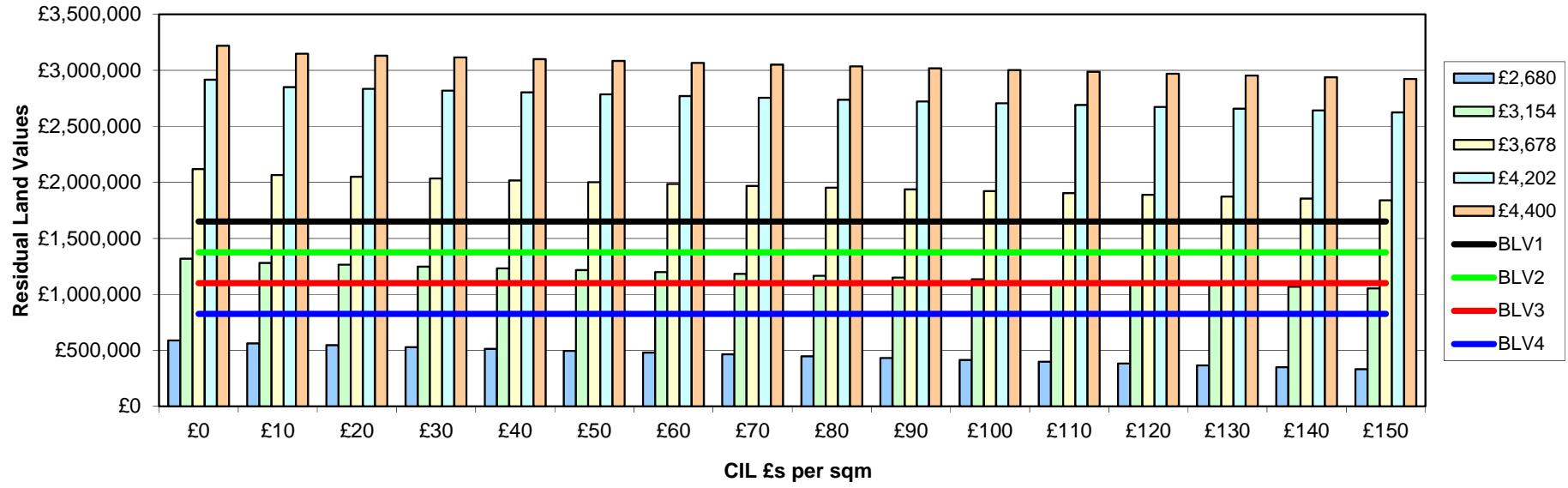
Viability of CIL rates - 375 uph



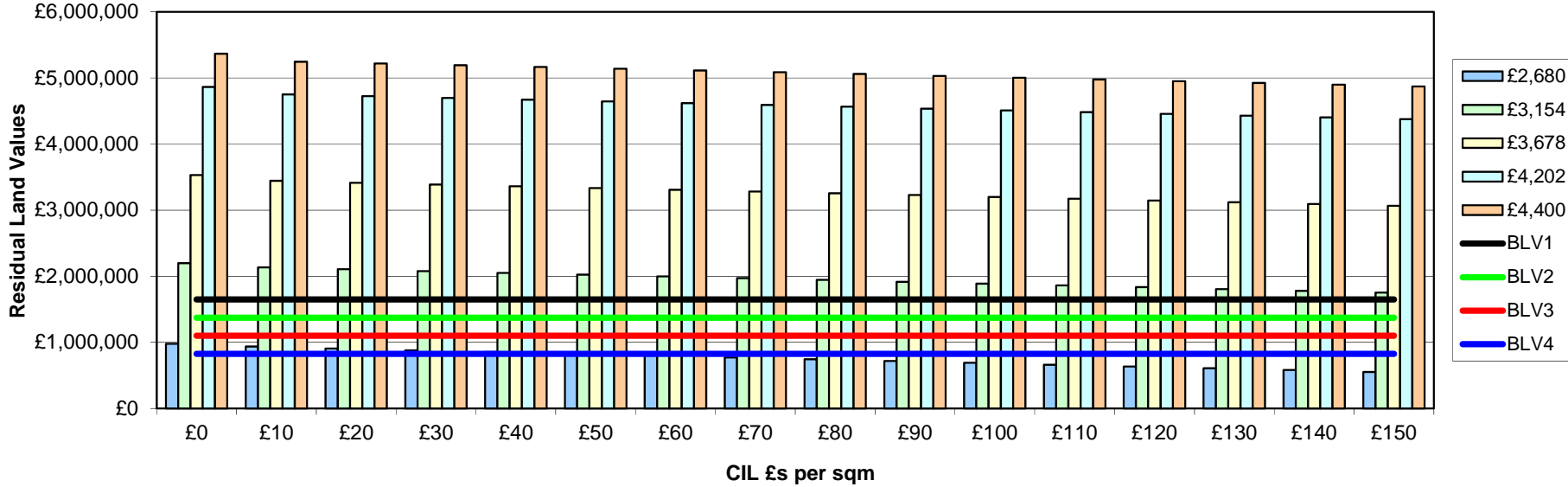
Viability of CIL rates - 435 uph



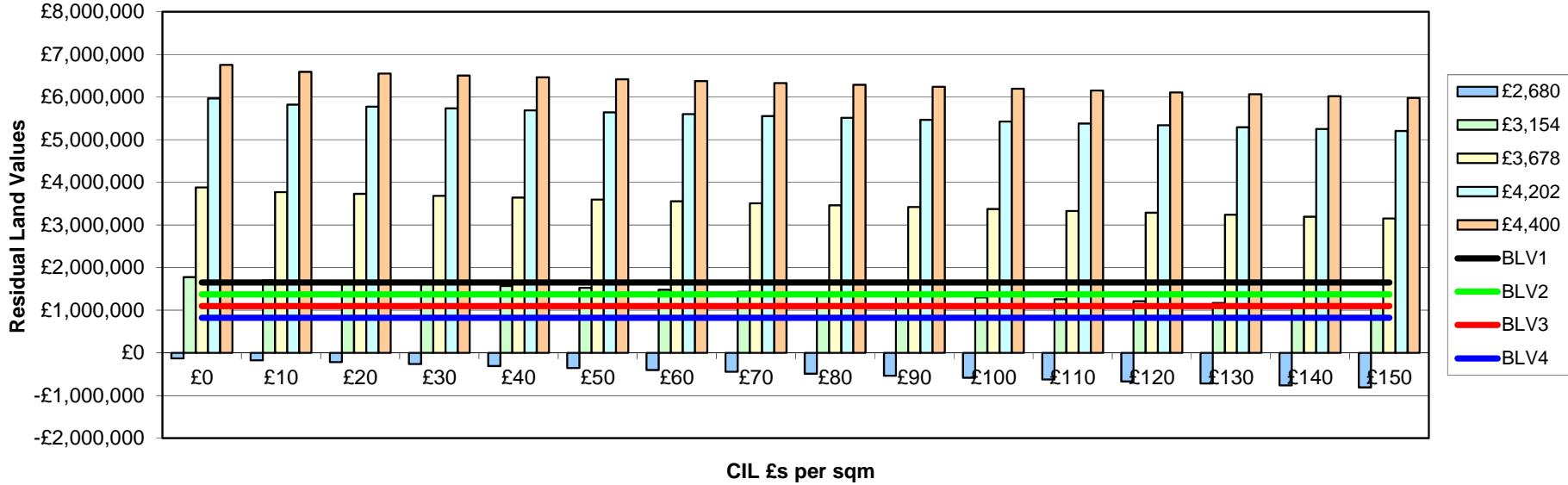
Viability of CIL rates - 30 uph



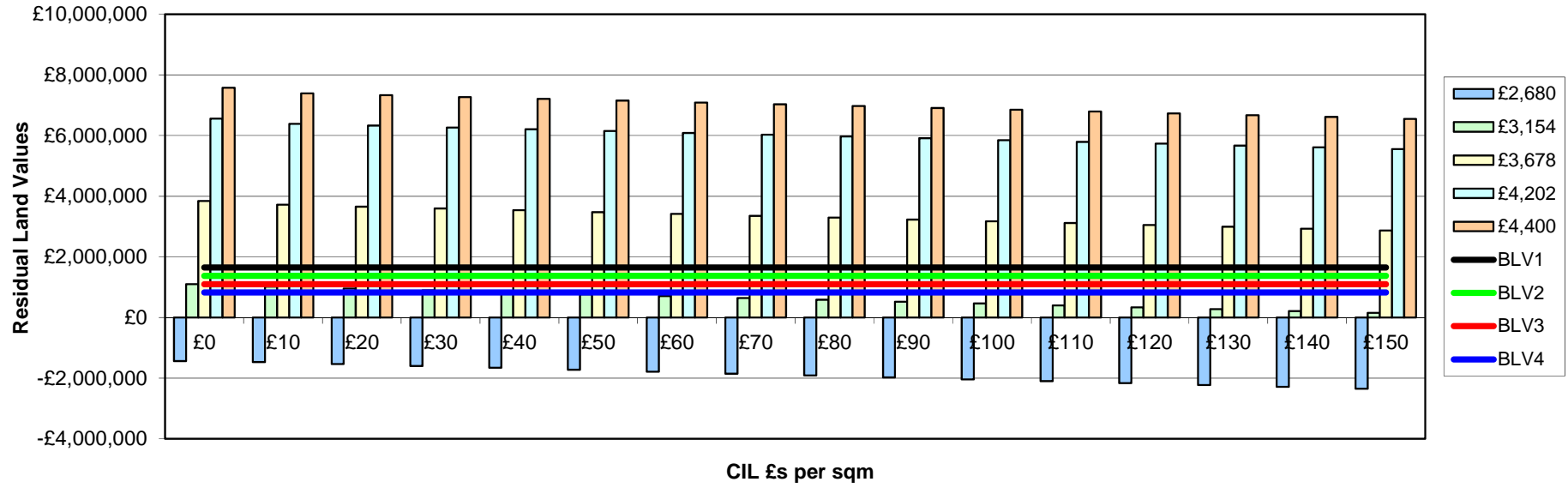
Viability of CIL rates - 50 uph



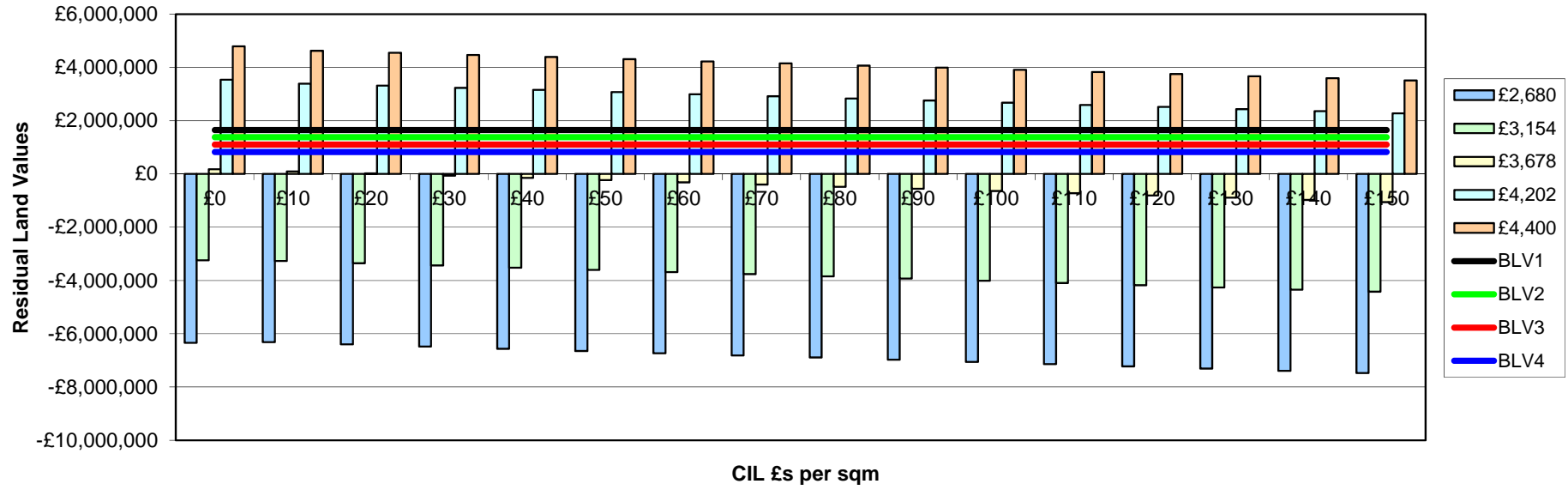
Viability of CIL rates - 80 uph



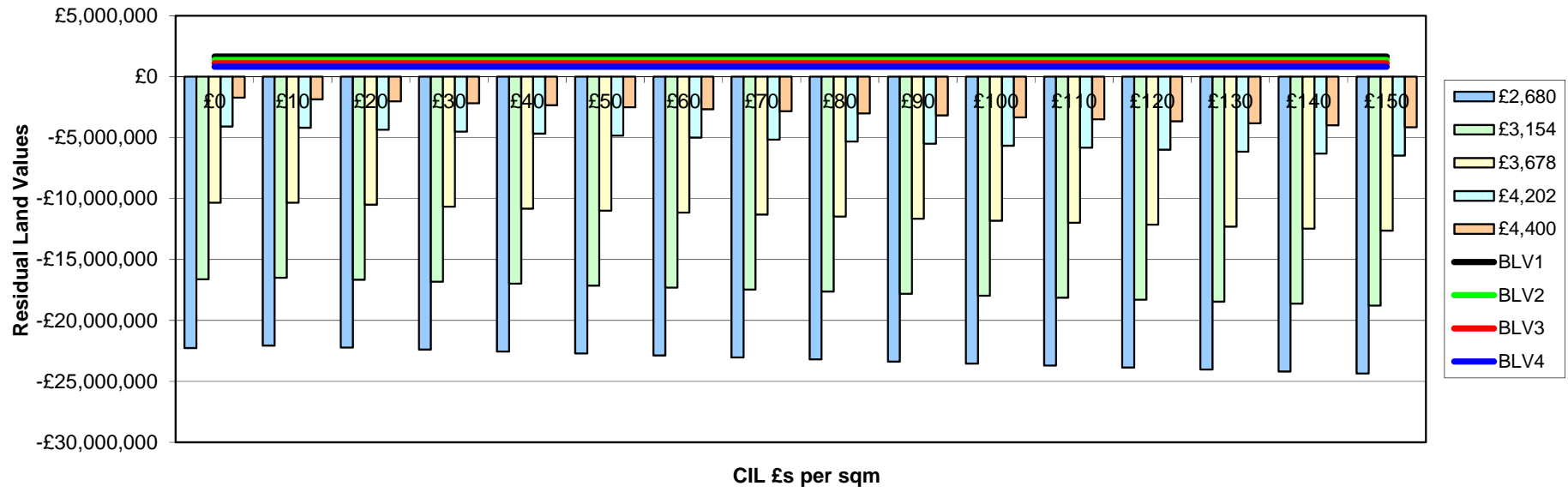
Viability of CIL rates - 110 uph



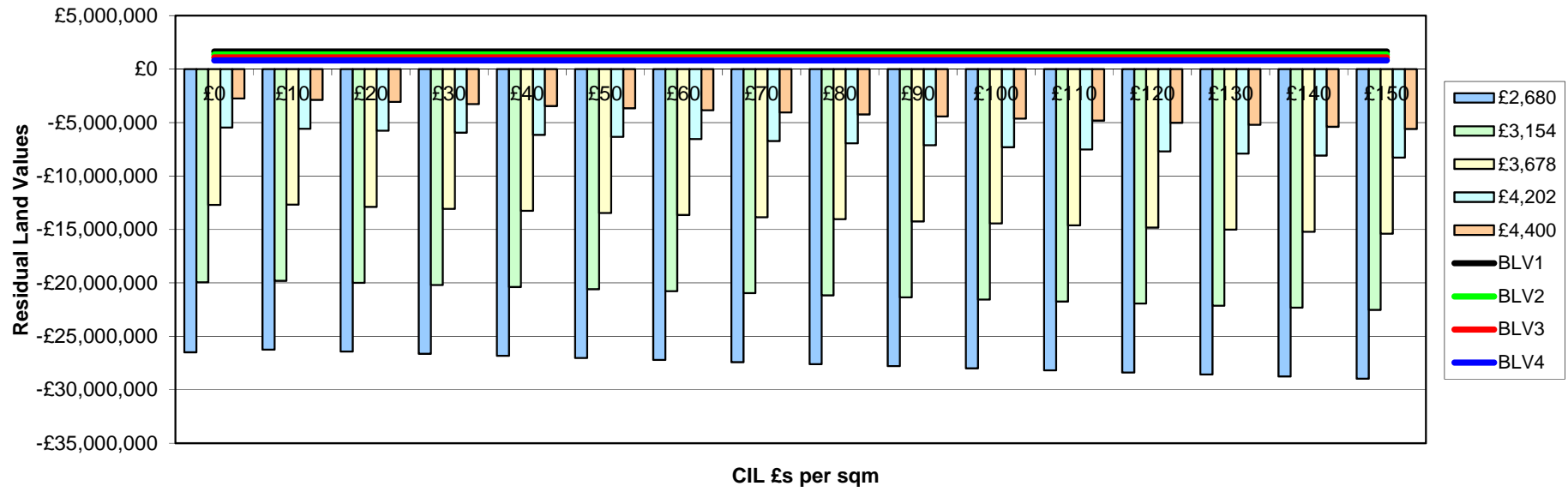
Viability of CIL rates - 150 uph



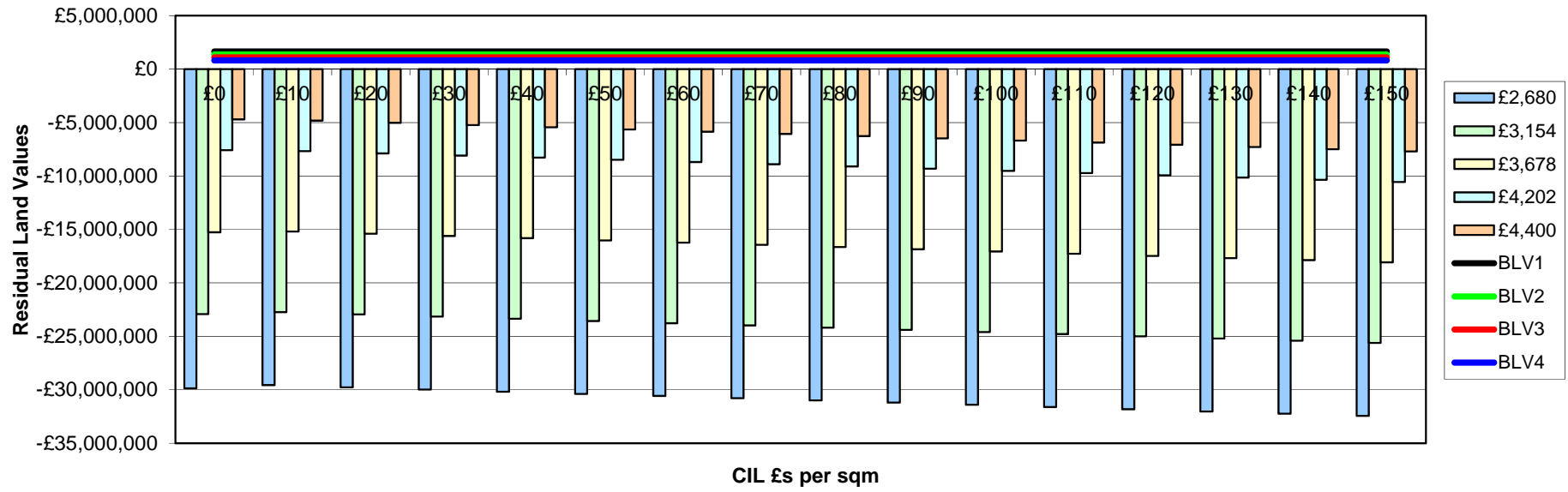
Viability of CIL rates - 275 uph



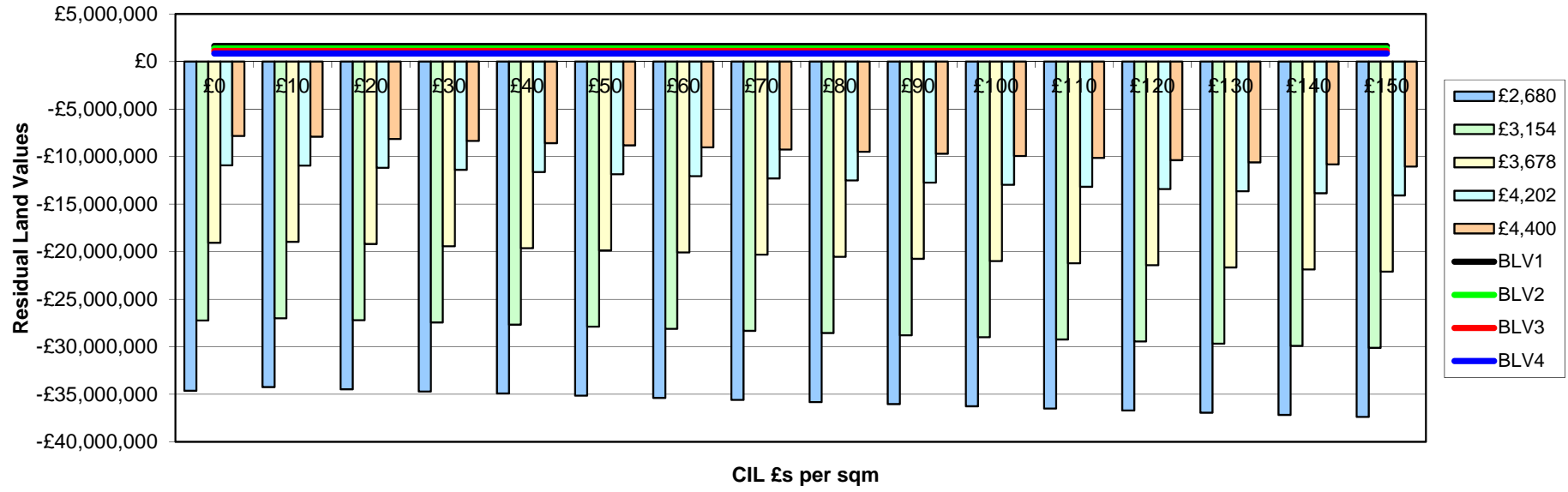
Viability of CIL rates - 325 uph



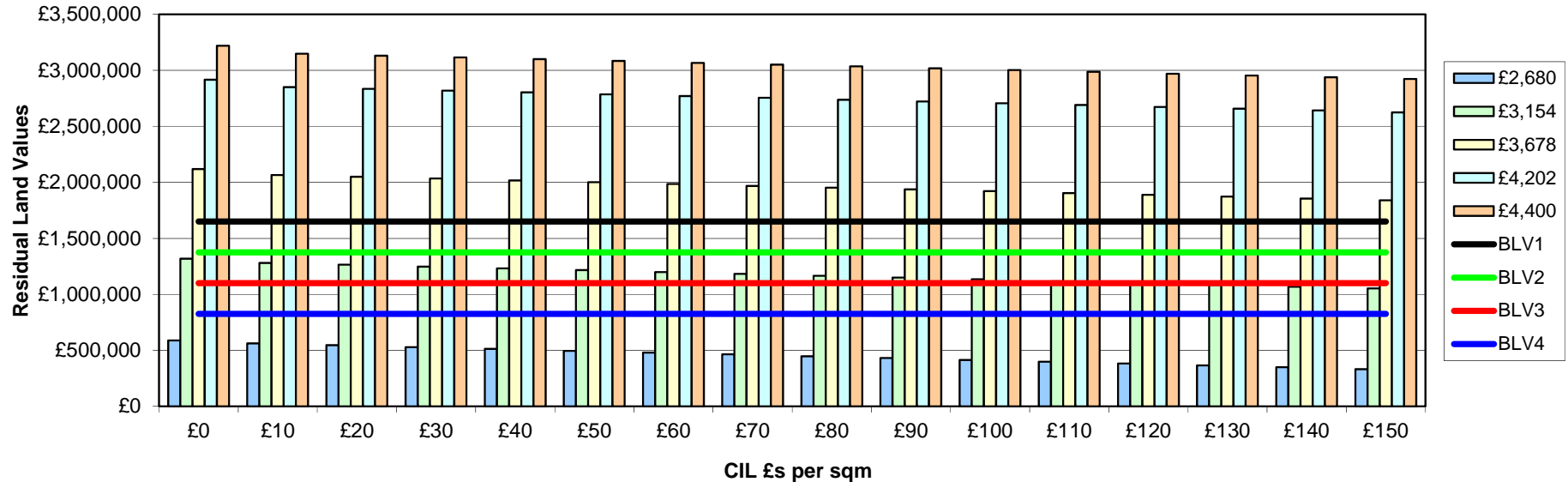
Viability of CIL rates - 375 uph



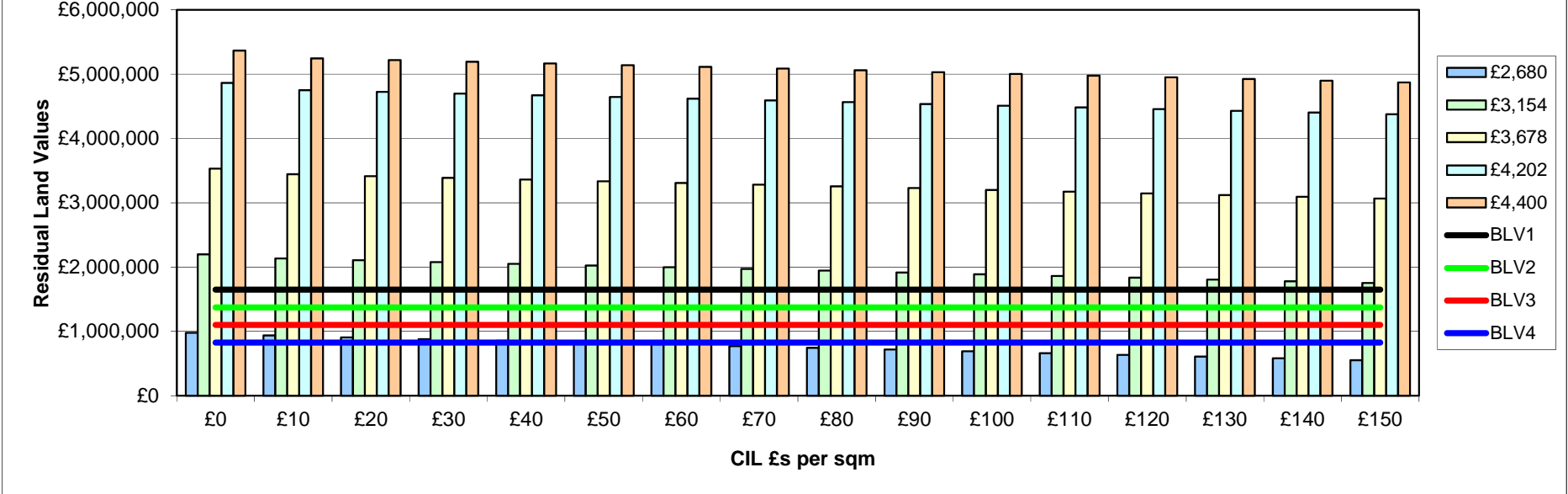
Viability of CIL rates - 435 uph



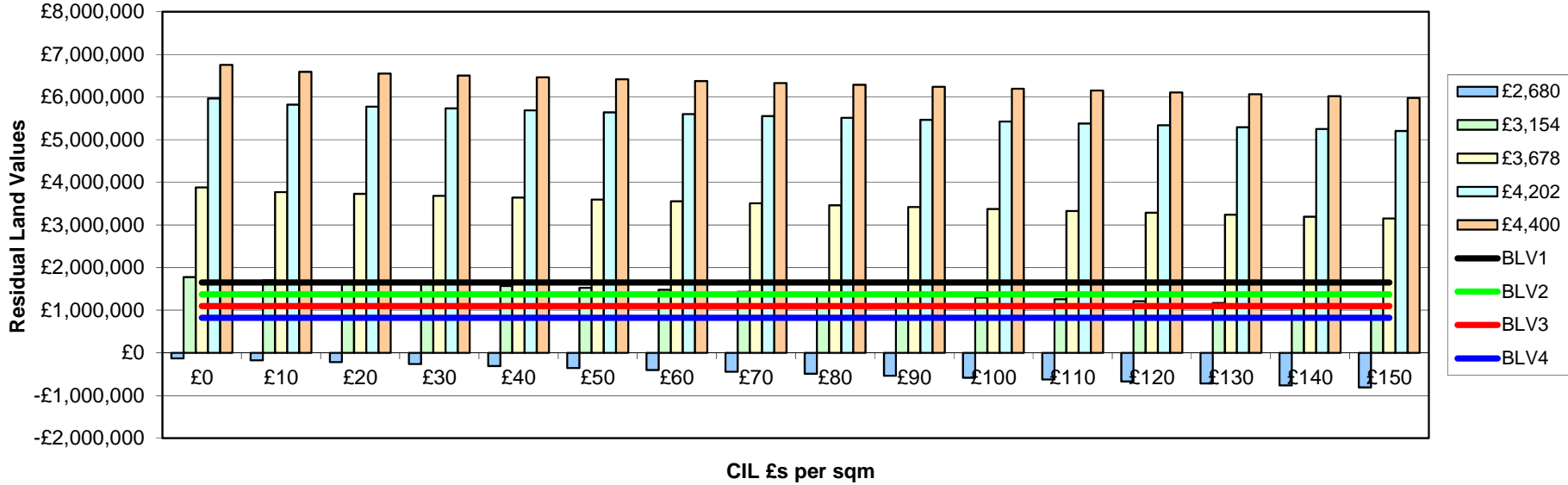
Viability of CIL rates - 30 uph



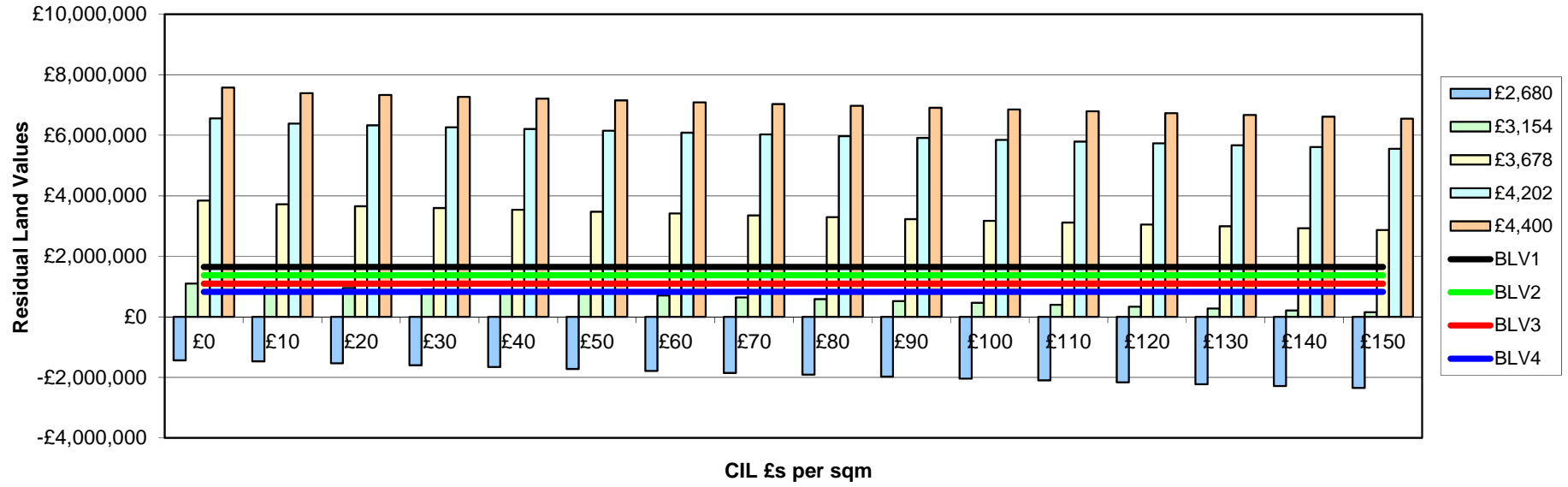
Viability of CIL rates - 50 uph



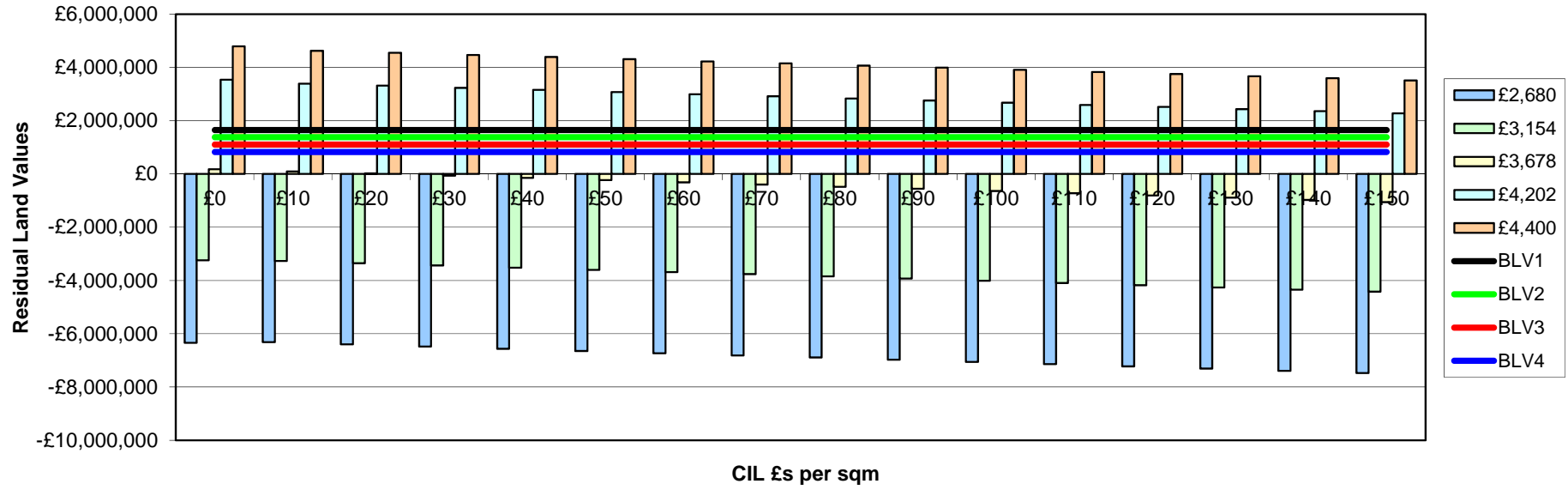
Viability of CIL rates - 80 uph



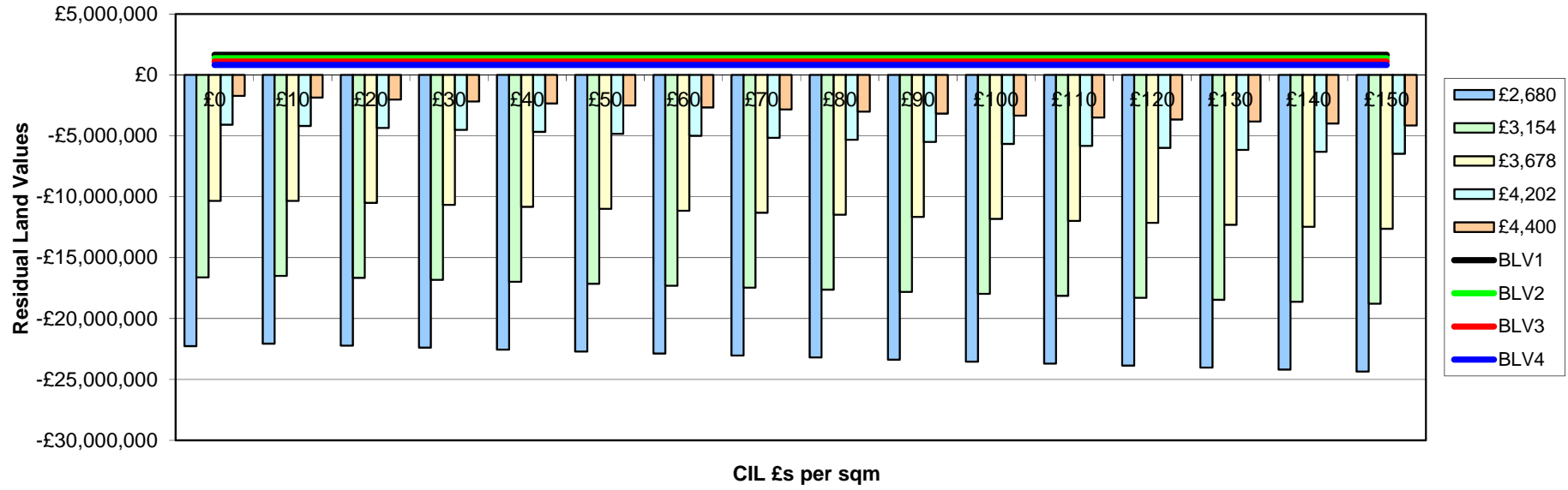
Viability of CIL rates - 110 uph



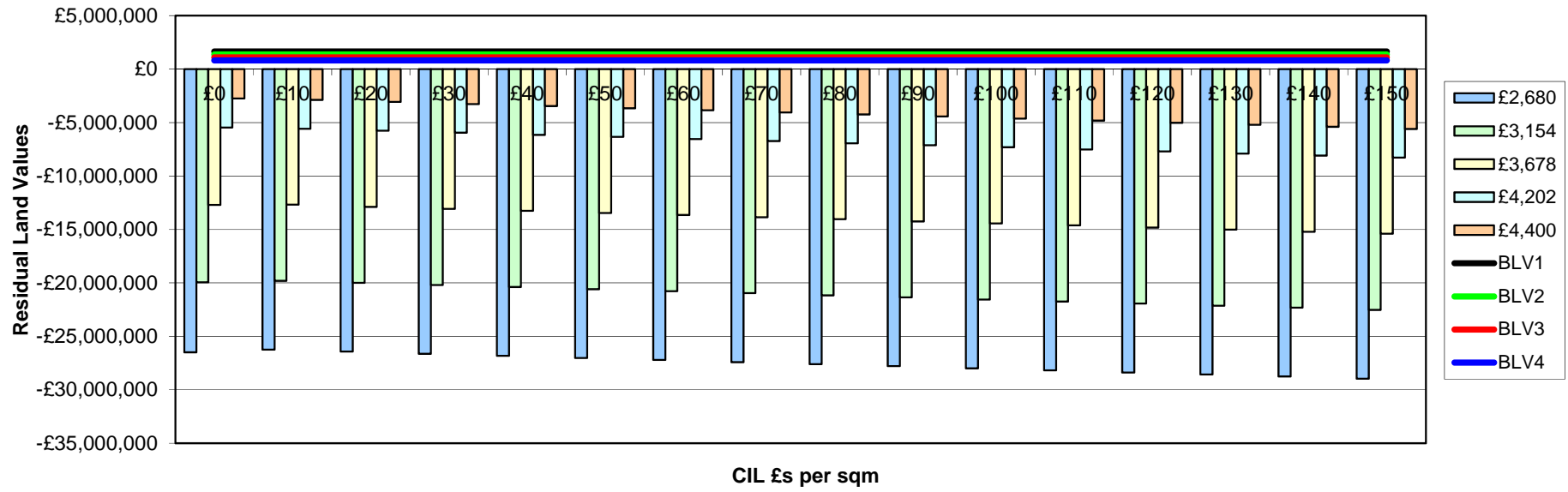
Viability of CIL rates - 150 uph



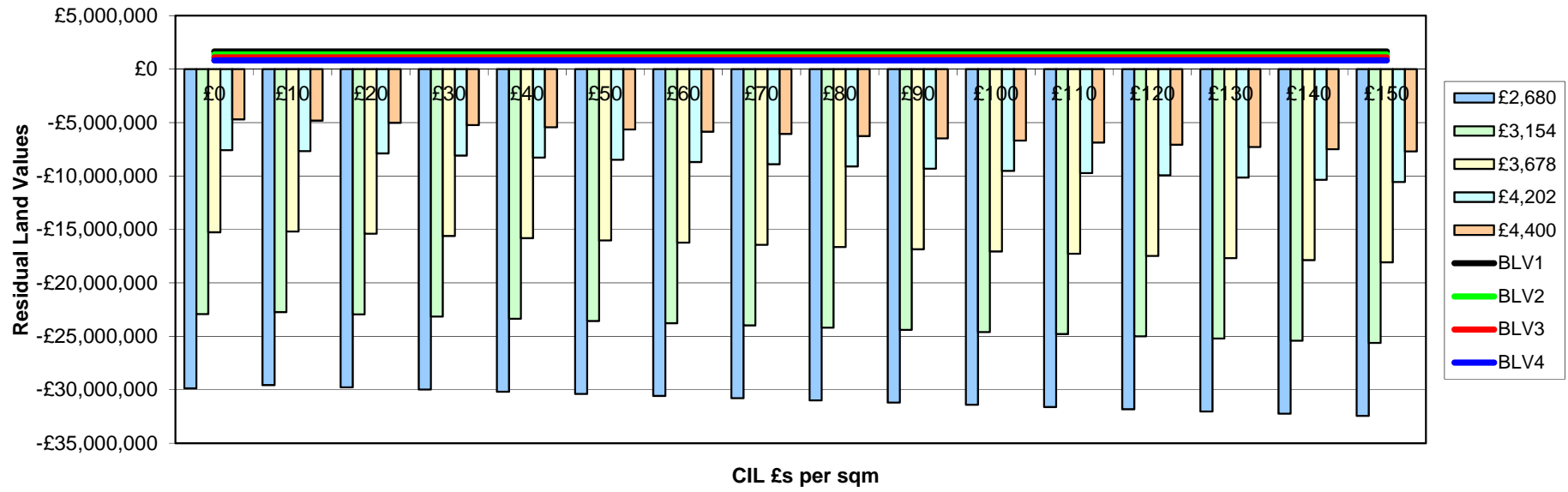
Viability of CIL rates - 275 uph



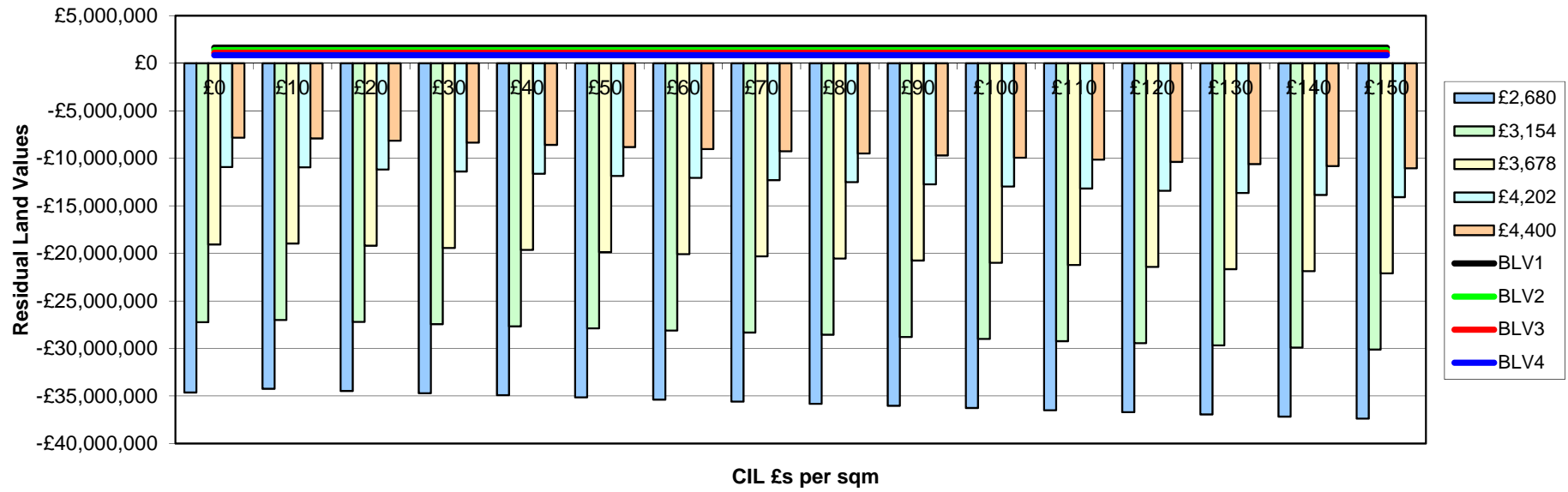
Viability of CIL rates - 325 uph



Viability of CIL rates - 375 uph



Viability of CIL rates - 435 uph



Appendix D

Commercial CIL Viability Results

**APPENDIX D
Large Scale Retail**

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

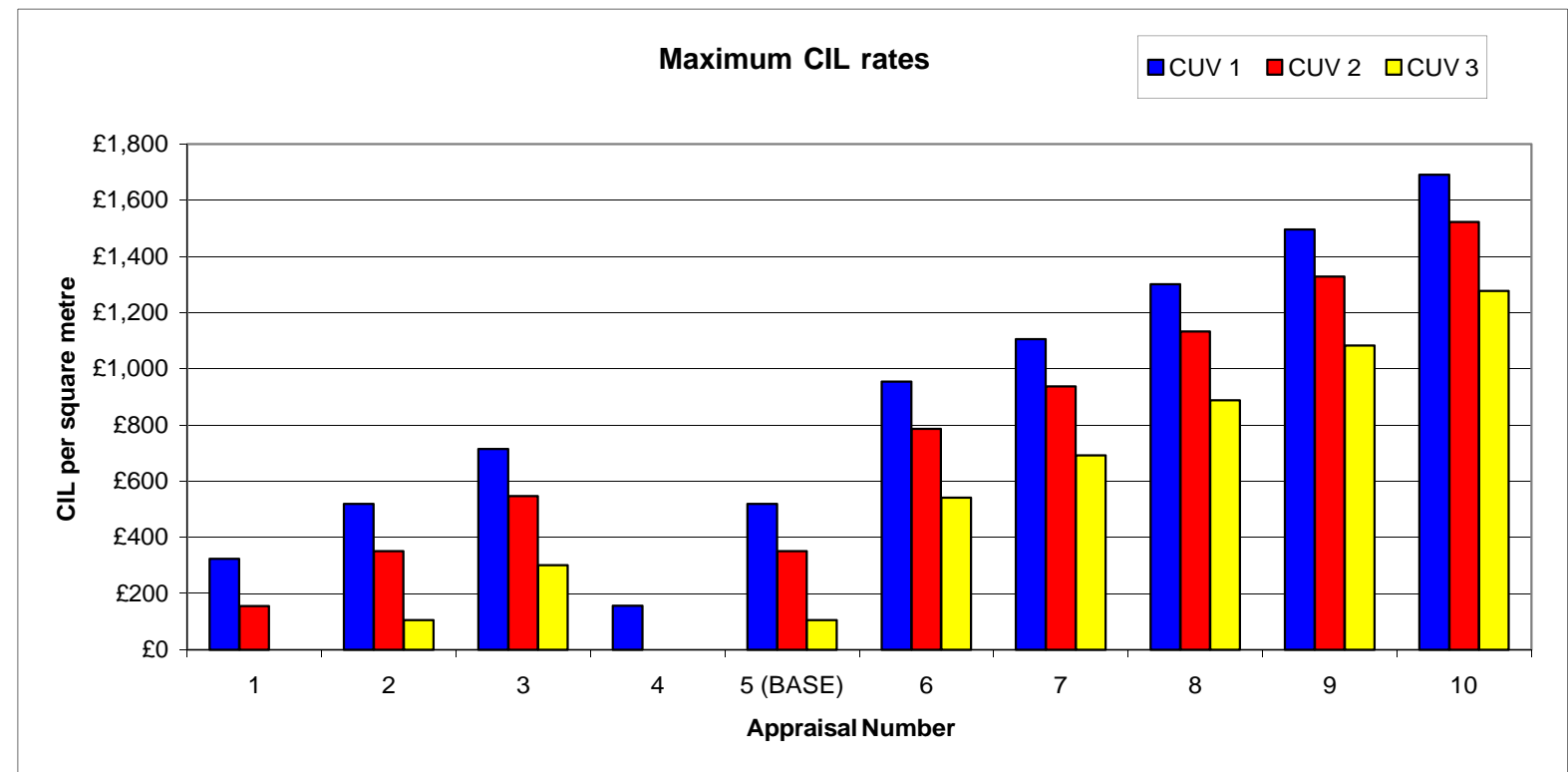
	£s per sqft	Yield	Rent free
Appraisal 1	£19.00	5.50%	2.00 years
Appraisal 2	£20.00	5.50%	2.00 years
Appraisal 3	£21.00	5.50%	2.00 years
Appraisal 4	£20.00	6.00%	2.00 years
Appraisal 5 (base)	£20.00	5.50%	2.00 years
Appraisal 6	£20.00	5.00%	2.00 years
Appraisal 7	£23.00	5.50%	2.00 years
Appraisal 8	£24.00	5.50%	2.00 years
Appraisal 9	£25.00	5.50%	2.00 years
Appraisal 10	£26.00	5.50%	2.00 years

Existing floorspace as % of new
30%

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£10.00	7.50%	3.00 years	20.00%
Current use value 2	£13.00	7.50%	3.00 years	20.00%
Current use value 3	£16.00	7.00%	3.00 years	20.00%

Results - Maximum CIL rates per square metre

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



DEVELOPMENT APPRAISAL
Commercial Development

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

DEVELOPMENT VALUE

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

DEVELOPMENT COSTS

Development Costs																					
Existing floor area	30%	16,146																			
Demolition costs	£5 psf		£80,730		£80,730		£80,730		£80,730		£80,730		£80,730		£80,730		£80,730		£80,730		£80,730
Building costs	£107 psf		£6,969,767		£6,969,767		£6,969,767		£6,969,767		£6,969,767		£6,969,767		£6,969,767		£6,969,767		£6,969,767		£6,969,767
Area	82% grs to net	65,237																			
External works	10.00%		£696,977		£696,977		£696,977		£696,977		£696,977		£696,977		£696,977		£696,977		£696,977		£696,977
Professional fees	10.00%		£774,747		£774,747		£774,747		£774,747		£774,747		£774,747		£774,747		£774,747		£774,747		£774,747
Contingency	5.00%		£426,111		£426,111		£426,111		£426,111		£426,111		£426,111		£426,111		£426,111		£426,111		£426,111
CIL	1		-		0		£0		£0		£		£0		£		£0		£		£0
S106	£20 psf		1,076,400		1,076,400		1,076,400		1,076,400		0		1,076,400		0		1,076,400		0		1,076,400
Disposal Costs																					
Letting Agent's fee (% of rent)	10.00%		£102,258		£107,640		£113,022		£107,640				£107,640				£129,168				£139,932
Agent's fees (on capital value)	1.00%		£167,044		£175,835		£184,627		£159,665		£107,640		£195,265		£123,786		£211,002		£134,550		£228,586
Legal fees (% of capital value)	0.75%		£125,283		£131,876		£138,470		£119,749		£175,835		£146,449		£202,211		£158,252		£219,794		£171,439
											£131,876				£151,658				£164,846		
Finance on construction																					
Loan arrangement fee	1.00%		£100,247		£100,247		£100,247		£100,247				£100,247				£100,247				£100,247
Interest rate	7.00%										£100,247				£100,247				£100,247		
Interest on Construction Costs	18 months		£526,298		£526,298		£526,298		£526,298		£526,298		£526,298		£526,298		£526,298		£526,298		£526,298
Profit																					
Developer's profit on cost	20.00%		£2,209,172		£2,213,326		£2,217,479		£2,207,666		£2,213,326		£2,220,126		£2,225,786		£2,229,940		£2,234,093		£2,238,247
TOTAL DEVELOPMENT COSTS			£13,255,034		£13,279,955		£13,304,876		£13,245,998		£13,279,955		£13,320,758		£13,354,718		£13,379,639		£13,404,561		£13,429,482

LAND VALUE

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

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

CURRENT USE VALUE
Commercial Development

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

COMMUNITY INFRASTRUCTURE LEVY All Other Retail

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

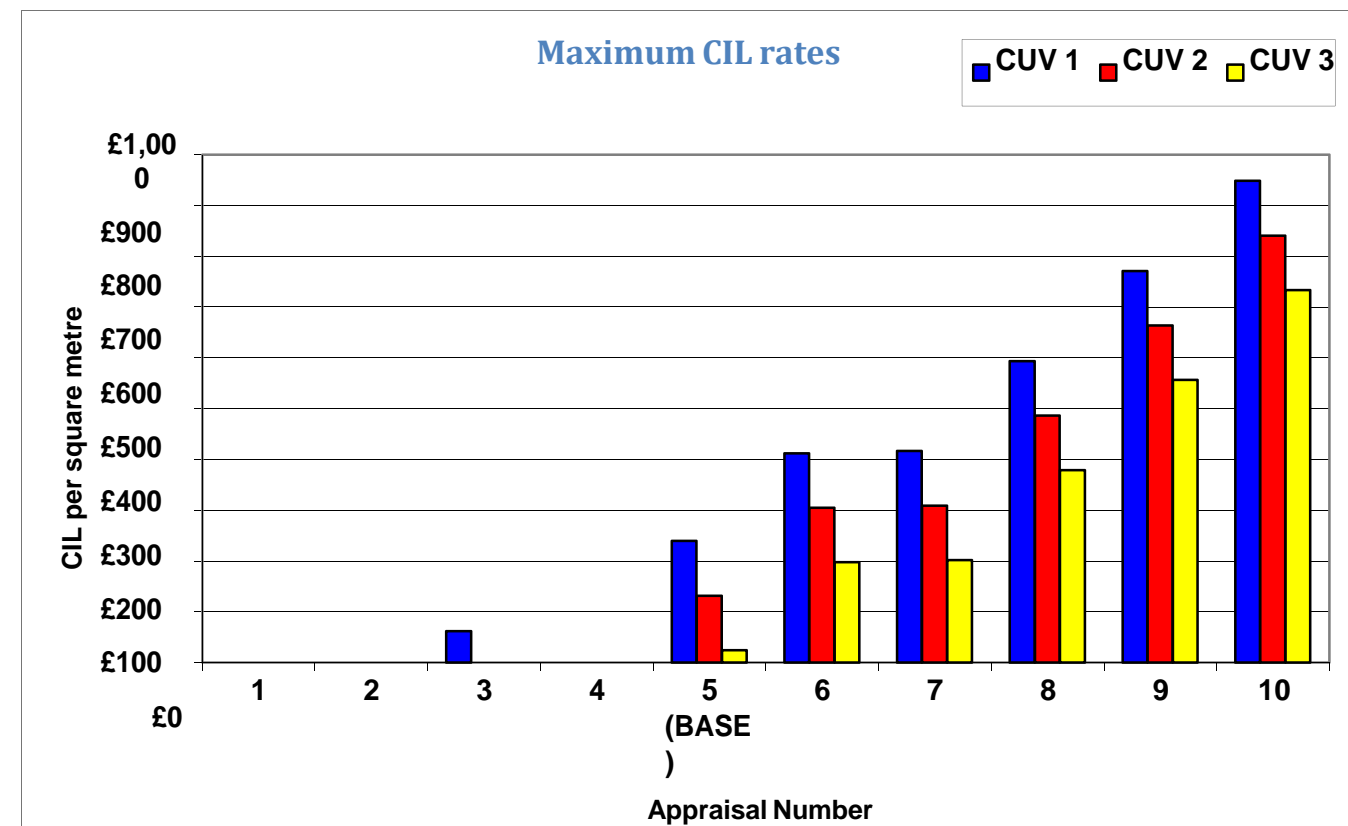
	£s per sqft	Yield	Rent free
Appraisal 1	£17.00	6.00%	2.00 years
Appraisal 2	£18.00	6.00%	2.00 years
Appraisal 3	£19.00	6.00%	2.00 years
Appraisal 4	£20.00	6.50%	2.00 years
Appraisal 5 (base)	£20.00	6.00%	2.00 years
Appraisal 6	£20.00	5.75%	2.00 years
Appraisal 7	£21.00	6.00%	2.00 years
Appraisal 8	£22.00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

Existing floorspace as % of new
30%

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

Results - Maximum CIL rates per square metre

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



CURRENT USE VALUE
Commercial Development

Use class: All other Retail (A1-A5)

	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	30%	900					
Rent per sq ft		£11 psf		£13 psf		£15 psf	
Rental income per annum		£9,900		£11,700		£13,500	
Rent free/voids (years)		3.0	0.8050	3.0	0.8050	3.0	0.8050
Total revenue, capitalised (including all costs)		7.50%		7.50%		7.50%	
Refurbishment costs	£50 psf	£45,000		£45,000		£45,000	
Fees	7%	£3,150		£3,150		£3,150	
Capitalised rent, net of refurb and fees		£58,105		£77,424		£96,743	
Purchaser's costs	5.75%	-£3,341		-£4,452		-£5,563	
		£54,764		£72,972			
		15%	£62,978	15.00%	£83,918		

APPENDIX D – CIL VIABILITY Offices

Use class:	OFFICE
Location:	Whole Borough

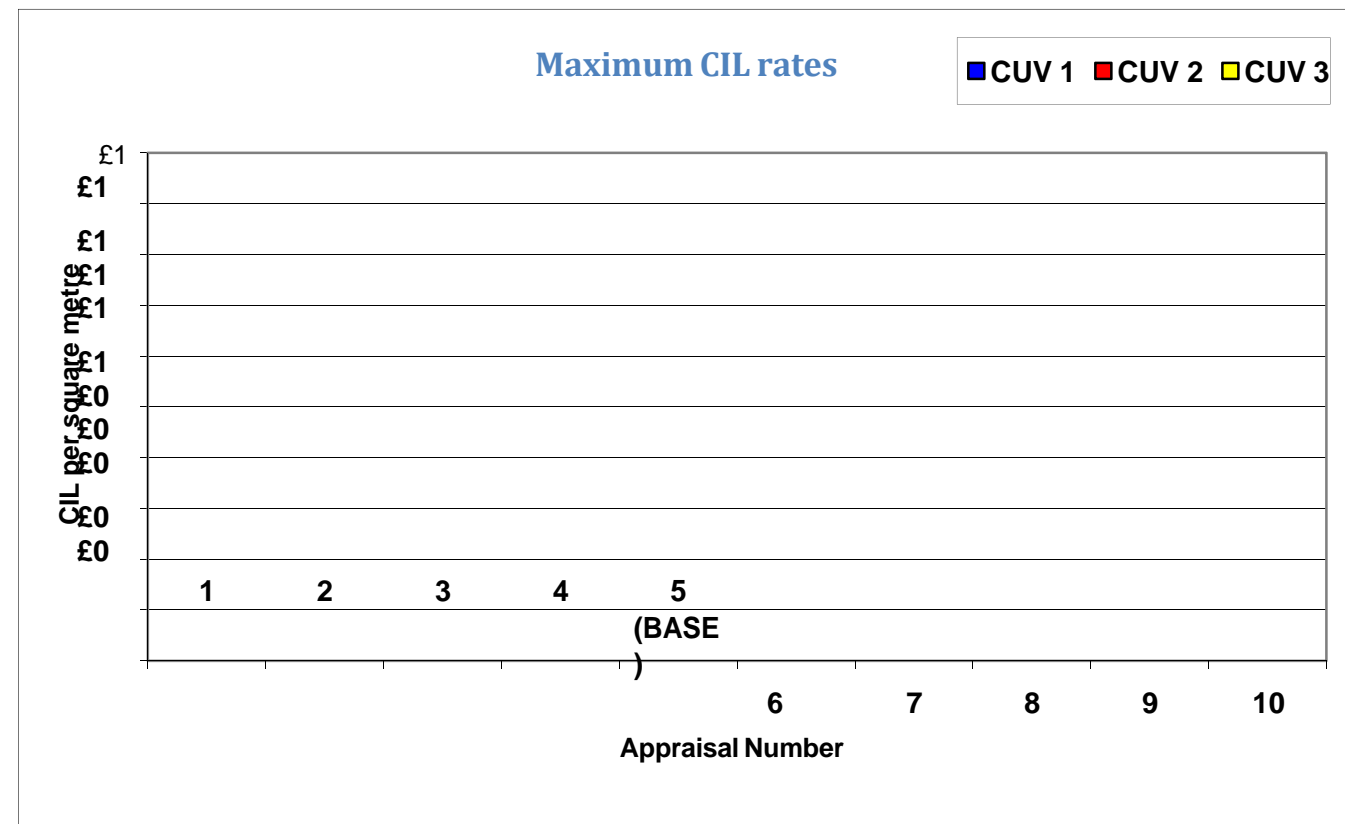
	£s per sqft	Yield	Rent free
Appraisal 1	£12.00	8.00%	2.00 years
Appraisal 2	£13.00	8.00%	2.00 years
Appraisal 3	£14.00	8.00%	2.00 years
Appraisal 4	£15.00	8.50%	2.00 years
Appraisal 5 (base)	£15.00	8.00%	2.00 years
Appraisal 6	£15.00	7.50%	2.00 years
Appraisal 7	£16.00	8.00%	2.00 years
Appraisal 8	£17.00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

Existing floorspace as % of new
30%

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

Results - Maximum CIL rates per square metre

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



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	OFFICE
Location:	Whole Borough

DEVELOPMENT VALUE

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

DEVELOPMENT COSTS

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

LAND VALUE

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

RESIDUAL LAND VALUE

RESIDUAL LAND VALUE			-£3,446,252		-£3,153,588		-£2,860,924		-£2,868,129		-£2,568,260		-£2,227,798		-£2,275,596		-£1,982,932		-£1,690,267		-£1,397,603
Less CUV 1			(3,593,927)		(3,301,263)		(3,008,598)		(3,015,804)		(2,715,934)		(2,375,473)		(2,423,270)		(2,130,606)		(1,837,942)		(1,545,278)
Less CUV 2			(3,775,015)		(3,482,351)		(3,189,687)		(3,196,892)		(2,897,023)		(2,556,561)		(2,604,359)		(2,311,695)		(2,019,030)		(1,726,366)
Less CUV 3			(3,949,683)		(3,657,019)		(3,364,355)		(3,371,560)		(3,071,691)		(2,731,229)		(2,779,027)		(2,486,362)		(2,193,698)		(1,901,034)
Net additional floorspace (sq ft)		21,000	21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000		21,000
Net additional floorspace (sq m)		1,951	1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951		1,951
Maximum CIL per sqm																					
Against CUV 1			-		-		-		-		-		-		-		-		-		-
Against CUV 2			-		-		-		-		-		-		-		-		-		-
Against CUV 3			-		-		-		-		-		-		-		-		-		-

CURRENT USE VALUE
Commercial Development

Use class: OFFICE

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

COMMUNITY INFRASTRUCTURE LEVY INDUSTRIAL DEVELOPMENT

Use class:	INDUSTRIAL
Location:	Whole Borough

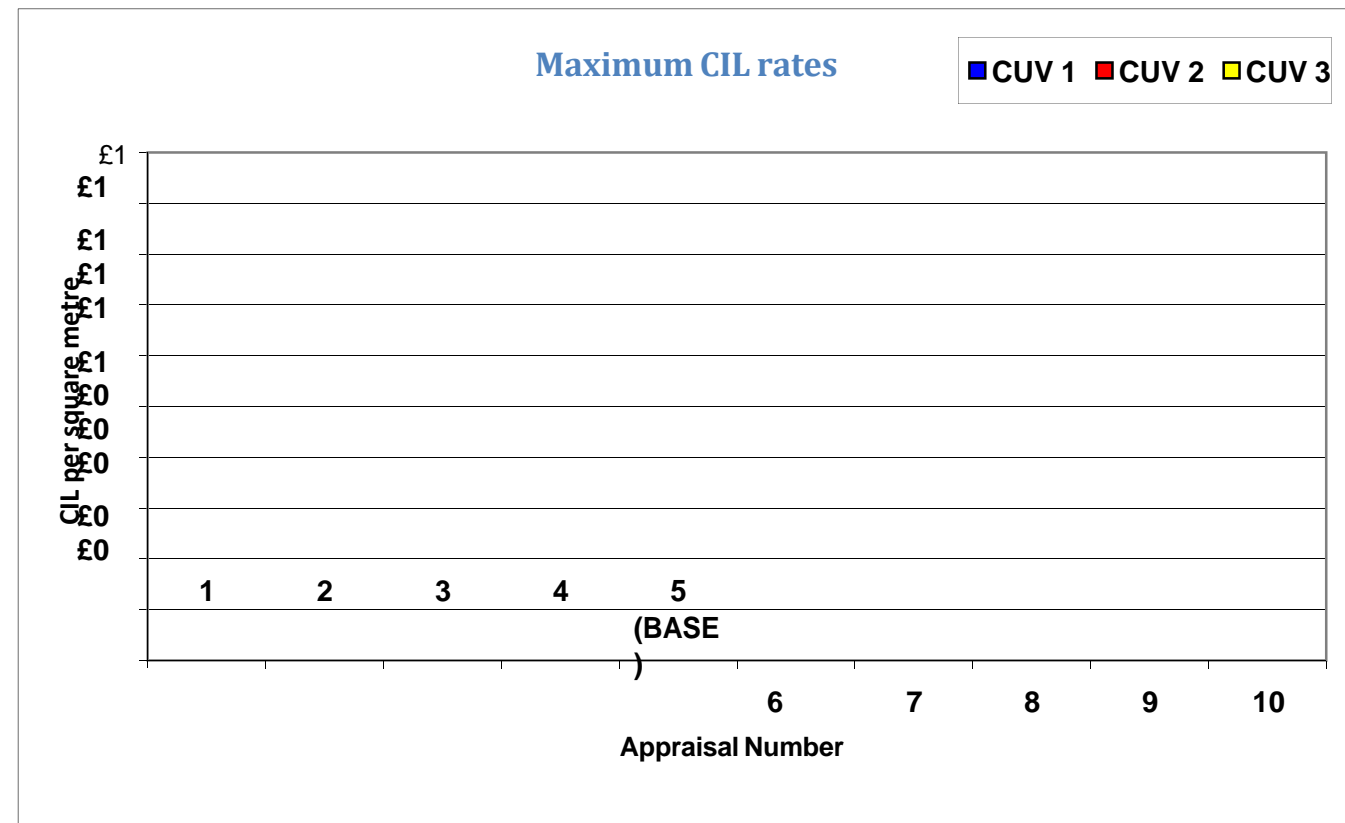
	£s per sqft	Yield	Rent free
Appraisal 1	£6.00	8.50%	2.00 years
Appraisal 2	£7.00	8.50%	2.00 years
Appraisal 3	£8.00	8.50%	2.00 years
Appraisal 4	£9.00	9.00%	2.00 years
Appraisal 5 (base)	£9.00	8.50%	2.00 years
Appraisal 6	£9.00	8.00%	2.00 years
Appraisal 7	£10.00	8.50%	2.00 years
Appraisal 8	£11.00	8.50%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

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

Results - Maximum CIL rates per square metre

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



DEVELOPMENT APPRAISAL
Commercial Development

Use class:	INDUSTRIAL
Location:	Whole Borough

DEVELOPMENT VALUE

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

DEVELOPMENT COSTS

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

LAND VALUE

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

CURRENT USE VALUE
Commercial Development

Use class: INDUSTRIAL

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

Appendix E

London Borough CIL Rates

APPENDIX E - CIL STATUS IN LONDON BOROUGHS - OCTOBER 2014

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

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

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

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

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

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

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