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London Borough of Lambeth: Local Plan and Community Infrastructure Levy Viability Review

Prepared for

London Borough of Lambeth

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1 Summary

1.1 This report tests the ability of developments in Lambeth to accommodate emerging policies in the Draft Revised Lambeth Local Plan Proposed Submission Version ('DRLLP PSV') and alternative amounts of Community Infrastructure Levy ('CIL') to the rates contained in the Council's adopted Charging Schedule.

1.2 The study takes account of the cumulative impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'), the Planning Practice Guidance ('PPG') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

Methodology

1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the borough over the life of a new Local Plan and a replacement charging schedule. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and CIL contributions) to a benchmark land value to reflect the existing value of land prior to redevelopment. If a development incorporating a certain level of CIL and the Council's emerging policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the Mayor of London's supplementary planning guidance on 'Affordable Housing and Viability' and in the RICS Guidance on '*Financial Viability in Planning*'[1].

1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.

1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has experienced a period of sustained growth. Forecasts for future house price growth point to continuing growth in mainstream London housing markets, although there is a degree of short term uncertainty following the referendum on the UK's membership of the European Union. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.

1.6 This sensitivity analysis is indicative only, but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future.

Key findings

1.7 The key findings of the study are as follows:

- **Affordable housing:** We have appraised residential schemes with 35% and 50% affordable housing in line with revised Policy H2 which seeks to maximise delivery of affordable housing in

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

accordance with London Plan[2] policy H6. We have tested the schemes with a range of tenure scenarios and there is a clear tension between the overall level of affordable housing and the affordability of the units provided.

- **Build for rent schemes:** we have tested the London Plan requirement in H13C for build to rent schemes to provide 35% affordable housing with a range of discounts below market rent. In general, the appraisals indicate that the viability of build to rent schemes is challenging on sites with high existing use values, regardless of the rent levels applied to the affordable housing element. The best viability outcomes are achieved when the Council's scenario C4 is applied to the affordable element, which comprises 70% of units at London Affordable Rent and 30% of units at intermediate rent aimed at households in receipt of incomes of £60,000 per annum.

- **Student housing:** we have tested the viability of purpose build student housing incorporating London Plan policy H17A4 which requires 35% of units to be provided at affordable rent levels (defined as no more than 55% of the maximum maintenance loan of a student studying in London). Although this requirement reduces residual land values of the schemes tested, they remain above relevant benchmark land values used in the study and will not prevent schemes from coming forward.

- With regards to the Council's potential requirement for additional contributions from student housing schemes to fund affordable housing on other sites, there is a direct trade-off between this requirement and potential rates of CIL that the Council could levy. Our assessment identifies maximum levels of CIL generated by student housing schemes and the Council could identify potential payments once it has fixed its position on CIL. It is vital however that the cumulative requirement leaves a sufficient buffer and is not set at the margins of viability.

- **Affordable workspace**: we have tested emerging requirements on schemes which provide new or replacement B1 office floorspace at 10% of floorspace with the following discounts: 20% discount for 15 years; 50% discount for 15 years; and 50% discount for 125 years. In CIL Zone A in the north of the borough, the impact on residual land values of a 20% or 50% discount is relatively modest at less than 5.5%. However, if the period of discount is extended to 125 years, the impact on residual land values is more significant at almost 10%. Additional testing has been undertaken on the provision of affordable workspace within the Brixton Creative Enterprise Zone in a separate report.

- In other parts of the borough (where offices are less likely to come forward), the impact of the requirement is more significant at up to 22.5% in CIL Zone B and as much as 103% in CIL Zone C. This is because the residual land values generated by office development in these areas are far lower than those in the north. However, office development is unlikely to come forward in the lower value areas and rent levels are significantly lower than those in the north. Existing and any new office space that is developed in the lower values areas will be accessible to a much wider range of businesses and discounts to market rents may not be necessary.

- **Employment & Skills:** The Council's requirement for financial contributions towards training and apprenticeships has a relatively modest impact on residual land values and also the capacity for schemes to provide CIL. The trade-off between the employment and skills requirement and CIL is typically circa £50 per square metre on employment sites.

- The Council's adopted CIL rates have been in place since 1 October 2014 and there has been no demonstrable adverse impact on the supply of housing land or upon the viability of developments coming forward across the Borough. Since the evidence base for the adopted CIL was prepared in 2012, there have been increases to sales values and build costs. Our testing of alternative CIL rates indicates that relatively significant changes could be accommodated without adversely impacting on viability to a sufficient degree to impact on land supply.

[2] Draft London Plan (consolidated changes July 2019 plus EiP Panel recommendations October 2019); referred to subsequently in the report as 'London Plan'.

- As a result of indexation, the CIL rates are now circa 32% higher than they were adopted. On 1 April 2019, the Mayoral CIL increased from £35 per square metre to £60 per square metre and in the parts of the borough within the Central Activities Zone, £185 per square metre on offices, £165 per square metre on retail and £140 per square metre on hotels. We have incorporated the proposed £60 per square metre and other rates of Mayoral CIL in our appraisals as a development cost. The potential maximum rates of CIL identified by our appraisals already take into account the impact of Mayoral CIL on the residual values. Clearly higher Mayoral CIL rates in the north of the borough will restrict the Council's ability of fund essential local infrastructure, in an environment in which there are already severe constraints on public sector funding.

Residential rates

- The proposed CIL rates are summarised in Table 1.7.1. Sales values have increased at a faster rate than build costs since the adopted CIL rates were tested and as a consequence, residential schemes can absorb higher levels of CIL. An increase to £400 per square metre in Zone A, £350 per square metre in Zone B and £200 per square metre in Zone C will secure much needed additional income to assist with provision of infrastructure that these developments will require.

Offices

- Office rents have increased significantly in Zone A and to a lesser extent in Zone B. As a consequence, capacity to absorb CIL contributions has been enhanced in new developments and we therefore suggest an increased rate of £225 per square metre. This rate could be extended from Zone A only in the adopted Charging Schedule to cover Zone B.

Large retail, hotels and student housing

- Viability of large retail, hotel and student housing developments has improved and these uses can absorb increased CIL contributions without significant impacts on residential land values. We have suggested increases to £225 per square metre for large retail; to £200 per square metre for hotels; and £400 per square metre for student housing.

Proposed rates

- Our suggested CIL rates are summarised in Table 1.7.1.

Table 1.7.1: Suggested changes to CIL rates

Development type	Zone	Adopted	Indexed	Suggested
Residential including Build to Rent and Co-Living schemes	Zone A	£265	£350	£500
	Zone B	£150	£198	£350
	Zone C	£50	£66	£200
	Potential new zone (Brixton and Herne Hill)	-	-	£250
Self-contained sheltered housing, self-contained extra care schemes and care homes	Zone A	-	-	£250
	Zone B	-	-	£175
	Zone C	-	-	£100
Offices	Zone A	£125	£165	£225
Large retail	Whole borough	£115	£152	£225
Hotel	Whole Borough	£100	£132	£200
Student Housing	Whole Borough	£215	£284	£400
All other uses	Whole Borough	Nil	Nil	Nil

- Our testing indicates that the increase in CIL rates will have a relatively modest impact on residual land values in most cases. In almost all cases, increases in sales values (in excess of cost increases) will have enhanced the capacity of developments to absorb increased CIL rates.

In the isolated cases where a scheme is on the margins of viability where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value (for example, due to high existing use values), the increase in CIL will have a modest impact on affordable housing levels that can be delivered.

- The proposed CIL typically amounts to 3.5% to 5% of development costs and is therefore not a critical determinant in the viability of developments.

- Some scenarios (e.g. certain affordable housing percentages) are unviable prior to the application of CIL in the appraisal. There is clearly an important distinction to be drawn between these schemes and those that are viable. Where schemes are viable, the proposed CIL rates are sufficiently modest to ensure that schemes remain viable.

- There is clearly a need to balance the need to deliver affordable housing with the need to secure contributions to fund community infrastructure that will support development and growth. The Council cannot seek to prioritise securing affordable housing and other Local Plan policies (as summarised in Section 2) to the exclusion of securing funding for infrastructure and vice versa. In our view, the proposed rates strike this balance appropriately.

- The Council needs to strike a balance between achieving its aim of meeting needs for affordable housing with raising funds for infrastructure, and ensuring that developments generate acceptable returns to willing landowners and willing developers. This study demonstrates that the Council's approach to applying its affordable housing requirements[3] ensures that these objectives are balanced appropriately.

[3] The Council intends to adopt the Mayor of London's 'threshold' approach to affordable housing which requires a minimum of 35% affordable housing with no viability assessment required and no post-implementation review providing construction commences within pre-agreed timescales.

2 Introduction

2.1 The Council has commissioned this study to consider the ability of developments to accommodate DRLLP PSV policies and alternative amounts of Community Infrastructure Levy ('CIL') to the rates contained in the Council's adopted Charging Schedule. We understand that the Council intends to review its CIL charging schedule in parallel with the review of its Local Plan and the London Plan. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward to test the impact of emerging policies and alternative CIL rates to those in the adopted Charging Schedule. The study therefore provides joint viability evidence for both exercises.

2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, including the impact on viability of the Council's emerging planning policies alongside adopted and alternative levels of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.

2.3 In light of the above we would highlight that the purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements and alternative levels of CIL. The study will form part of the Council's evidence base for its DRLLP PSV and to support any proposed changes to the Charging Schedule through Examination in Public. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and National Planning Practice Guidance are satisfied. The key underlying principle is that charging authorities should use evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area.

2.4 As an area wide study this assessment makes overall judgements as to viability of development within the London Borough of Lambeth and does not account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The schemes tested on these sites are based on assessments of likely development capacity on the sites and clearly this may differ from the quantum of development in actual planning applications that will come forward.

2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance[4], which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan".*

Economic and housing market context

2.6 The housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. By 2010 improved consumer confidence fed through into more positive interest from potential house purchasers. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012. The improvement in the housing market towards the end of 2012 continued through into 2013 at which point the growth in sales values improved significantly through to the last quarter of

[4] Although this document was published prior to the NPPF and PPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the September 2019 PPG. The same cannot be said of some of the approaches advocated in the RICS guidance (particularly its approach to site value benchmark) but these have always been inconsistent with the LHDG guidance and the approach now advocated in the PPG. In any event, the focus of the RICS guidance is on testing individual plans rather than testing plan policies.

2014, where the pace of the improvement was seen to moderate and continued to do so in 2015. The UK economy sustained momentum following the result of the UK's referendum on its membership of the European Union (EU), and as a result the UK housing market surprised many in 2016. The average house price rose 4.5%, which was 0.2% lower than our forecast and ahead of the level recorded in 2015. While first time buyer numbers continued to recover in 2016, overall transaction levels slowed as some home movers and investors withdrew from the market.

2.7 The referendum held on 23 June 2016 on the UK's membership of the EU resulted in a small majority in favour of exit. The immediate aftermath of the result of the vote was a fall in the Pound Sterling to a 31 year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound dropped significantly this supported the stock market, which has since recouped all of the losses seen and is near the all-time highs. We are now in a period of uncertainty in relation to many factors that impact the property investment and letting markets. In March 2017, the Sterling Exchange Rate Index fell a further 1.5% from the end of February and was 10.5% lower compared with the end of March 2016. However in other areas there are tentative signs of improvement and resilience in the market. For example, the International Monetary Fund revised its forecast for UK growth in 2016 on 4 October 2016 from 1.7% to 1.8%, thereby partly reversing the cut it made to the forecast shortly after the referendum (1.9% to 1.7%). However it further trimmed its 2017 forecast from 1.3% to 1.1%, which stood at 2.2% prior to the Referendum.

2.8 Initial expectations were that the better than expected GDP figures would deter the Bank of England Monetary Policy Committee from going ahead with any further or planned interest rate cuts. The Economy slowed slightly from the Q2 figure of 0.7% and the pattern was a slightly unbalanced one with services being the only sector continuing to grow, achieving a rate of 0.8%. The Chancellor, Phillip Hammond, noted at the time that "the fundamentals of the UK economy are strong and today's data show that the economy is resilient". Production increased by 1.6% in the 3 months to February 2017 and manufacturing increased by 2.2% over the same period.

2.9 It was further expected that manufacturing would be bolstered by the fall in the value of the pound; however this failed to materialise. Despite this, the ONS Head of GDP Darren Morgan observed that "the economy grew slightly more in the last three months of 2016 than previously thought, mainly due to a stronger performance from manufacturing".

2.10 The Office of Budgetary Responsibility's 'Economic and fiscal outlook' report (March 2019) indicates that UK GDP slowed to an annualised rate of 1.2% over the first two quarters of 2019, caused largely by the impact of the fall in sterling feeding through into consumer facing services. In addition, the construction sector saw output fall in the second and third quarters of the year. Growth is forecast to remain at relatively low levels of 1.4% in 2020 and 1.6% in 2021, 2022 and 2023.

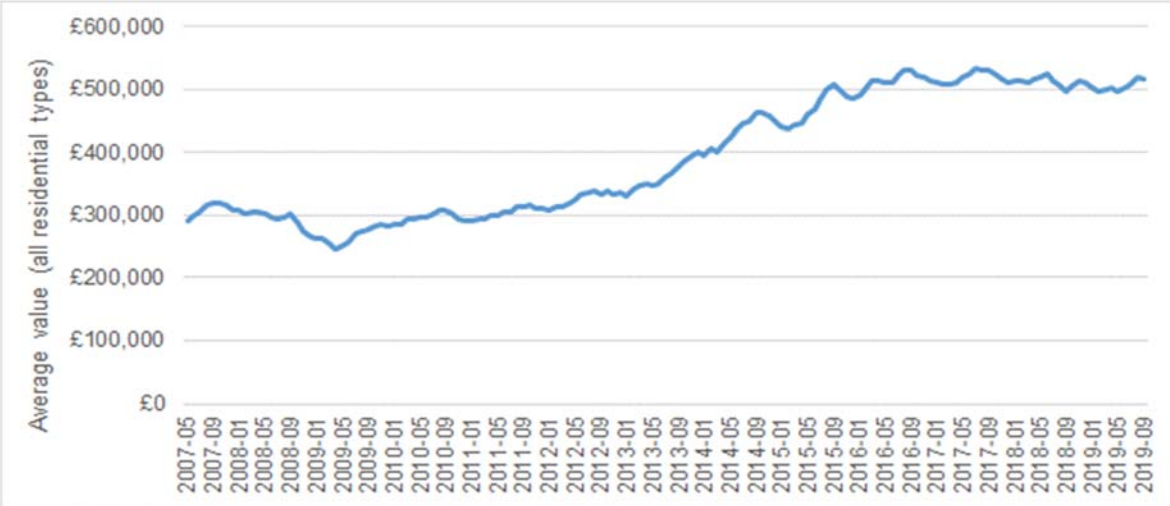
2.11 The May 2019 Halifax House Price Index Report identifies that overall prices in the three months to April were 4.2% higher than in the preceding three months. The annual rate of growth was 5%, marginally higher than the 4.3% annual average since 2009. Russell Galley, Halifax Managing Director observed that "the index has seen a weaker pace of growth over the last three years, which is consistent with the easing of transaction volumes and housing market activity reflected in RICS, Bank of England and HMRC figures".

2.12 This view is shared by the Nationwide Building Society, whose June 2019 release notes a model 0.1% price increase during the previous month and an annual change of 0.5%. Robert Garner, Nationwide's Chief Economist, comments that the survey "suggests that new buyer inquiries and consumer confidence have remained subdued in recent months. Nevertheless, indicators of housing market activity, such as the number of mortgages approved for house purchase, have remained broadly stable". However, he balances this by highlighting that, "while healthy labour market conditions and low borrowing costs will provide underlying support, uncertainty is likely to continue to act as a drag on sentiment and activity, with price growth and transaction levels remaining close to current levels over the coming months".

Local Housing Market Context

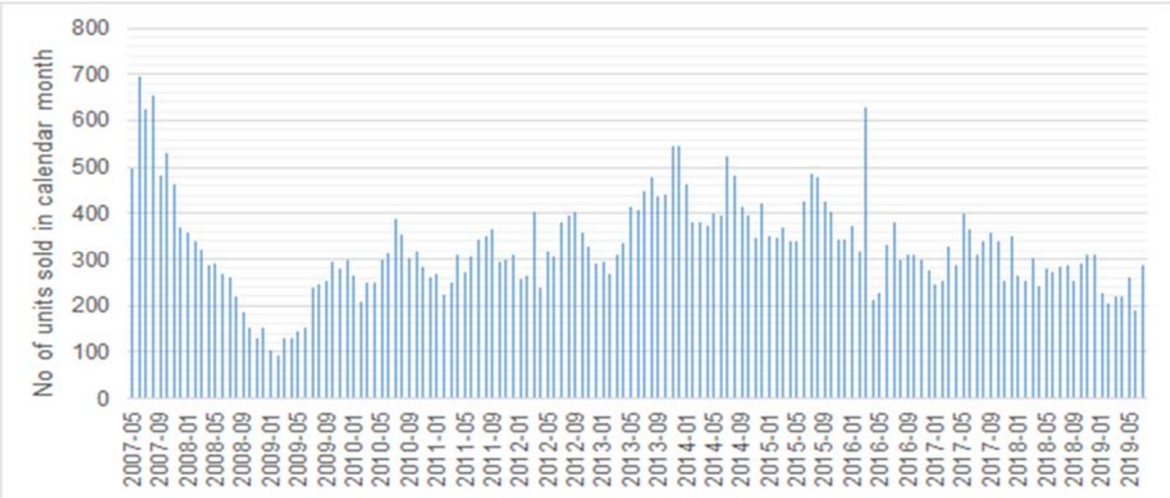
2.13 House prices in the London Borough of Lambeth have followed recent national trends, with values falling in 2008 to 2009 and recovering over the intervening years, as shown in Figure 2.15.1. Sales volumes fell below historic levels between 2009 and 2012, but have since recovered (see Figure 2.15.2). By September 2019, sales values had increased by 109% in comparison to the lowest point in the cycle in April 2009, or 61% higher than the previous peak in October 2007.

Figure 2.15.1: Average sales value in Lambeth



Source: Land Registry

Figure 2.15.2: Sales volumes in Lambeth (sales per month)

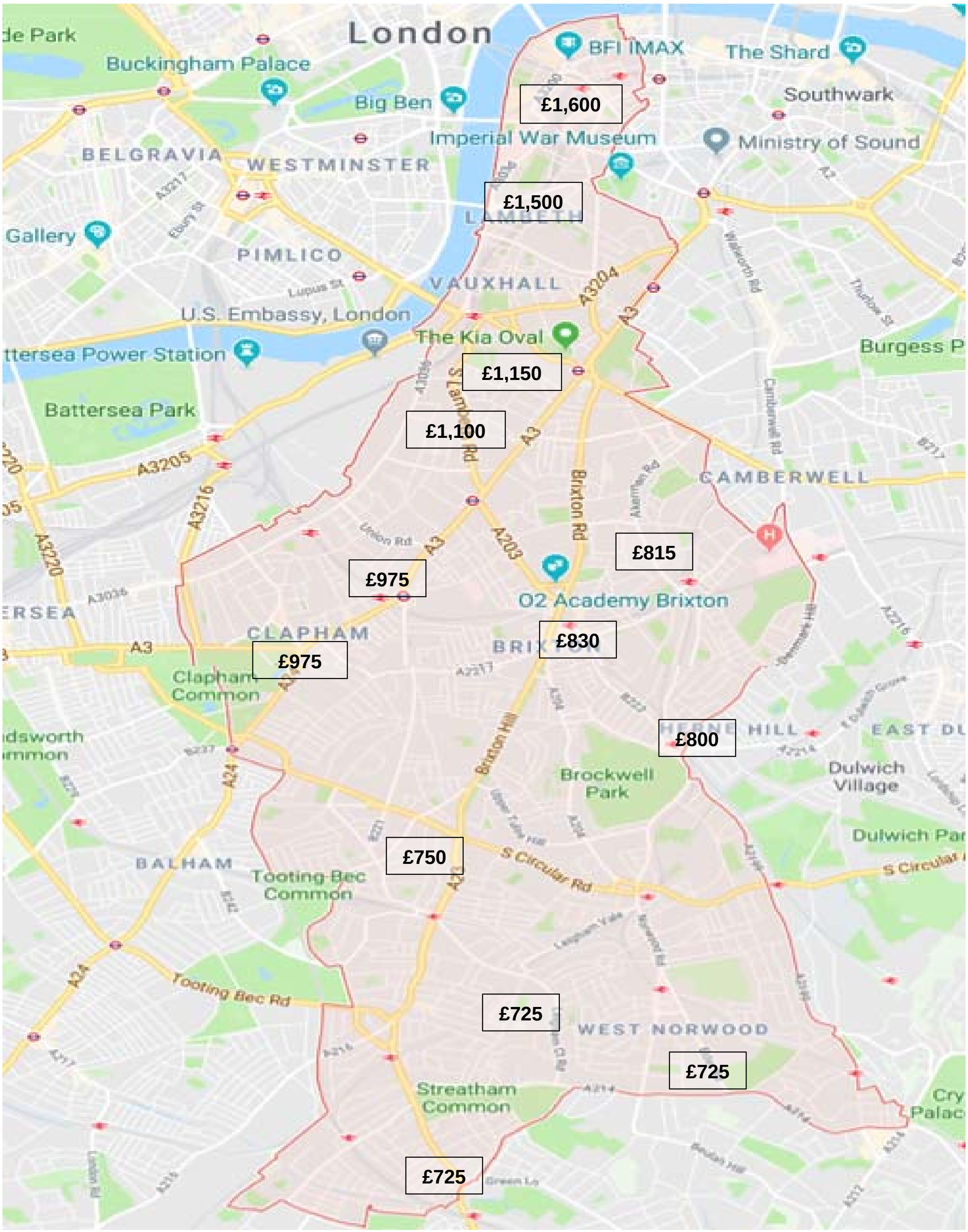


Source: Land Registry

2.14 The future trajectory of house prices is currently uncertain, although Savills' *Residential Property Forecasts Autumn 2017* prediction is that is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream London markets will grow over the period between 2018 and 2022. Savills predict that values in mainstream London markets (i.e. non-prime) will fall by 2% in 2018, remain unchanged in 2019 but will increase by 5% in 2020, 2% in 2021 and 2% in 2022. This equates to cumulative growth of 7.1% between 2018 and 2022 inclusive.

2.15 In common with other Boroughs in London, there are variations in sales values between different parts of Lambeth, as shown in Figure 2.17.1[5]. Highest sales values are achieved Waterloo and Vauxhall, while values in the south of the borough are lower.

Figure 2.17.1: Sales values in Lambeth (approx. £s per square foot)



Sources: Map – Google; Values – Molior and scheme specific evidence

[5] Some of the price points in Figure 2.17.1 are for schemes in neighbouring boroughs close to the border with Lambeth

Private rented sector market context

2.16 The proportion of households privately renting is forecast to increase from under 10% in 1991 to circa 25% by 2021, largely as a result of affordability issues for households who would have preferred to owner occupy[6]. Over the same period, the proportion of households owner occupying is forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property in the capital.

2.17 Perceived softening of the housing for sale market has prompted developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector. Investment yields have remained stable in the zones 2 to 4 London market at 3% to 4%. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.

2.18 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.

2.19 A reduced profit margin helps to compensate (to some degree) for the discount to market value that investors will seek. PRS units typically transact at discounts of circa 20% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.

2.20 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

2.21 In February 2019, the government published a revised National Planning Policy Framework ('NPPF') and in July2018 it published a revised National Planning Practice Guidance ('PPG'), with subsequent revisions to the PPG in May and September 2019.

2.22 Paragraph 34 of the NPPF states that "*Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan*".

2.23 Paragraph 57 of the NPPF suggests that "*Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning*

[6] Knight Frank PRS Update August 2017

guidance, including standardised inputs, and should be made publicly available".

2.24 In London and other major cities, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. The Council's proposed approach of reflecting the Mayor of London's 'threshold' approach to affordable housing will allow schemes that cannot provide as much as 35% affordable housing[7] to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.

2.25 Prior to the publication of the updated NPPF, the meaning of a "*competitive return*" has been the subject of considerable debate over the past year. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group[8] concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS considered that a competitive return is determined by market value[9], although there was no consensus around this view. The revised NPPF removes the requirement for "competitive returns" and is silent on how landowner returns should be assessed. The revised PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

2.26 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 have removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.

2.27 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 56 of the NPPF, and to the provision of affordable housing.

2.28 The CIL regulations state that in setting a charge, local authorities must strike "an appropriate balance" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).

2.29 From September 2019, the previous two stage consultation has been amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.

2.30 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a

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[7] On privately owned land that is not currently in industrial use, or sites in industrial use where there is no net loss of industrial floorspace

[8] Viability Testing Local Plans: Advice for planning practitioners, June 2012

[9] RICS Guidance Note: Financial Viability in Planning, August 2012

gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.

2.31 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.

2.32 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.

2.33 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the NPPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that CIL Regulation 13 permits charging authorities to *"apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development".* Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the NPPG clarifies that the definition of "use" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The NPPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.

2.34 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).

2.35 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government "*continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area."* The White Paper summarised the main finding of the CIL review to be that "*the current system is not as fast, simple, certain or transparent as originally intended."*

2.36 As a result the Government committed to *"examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017."* Revised regulations came into effect on 1 September 2019 which introduced the following changes:

- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
- Removal of the pooling restrictions contained within Regulation 123.
- Charging authorities will no longer be required to publish a Regulation 123 list.
- Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
- Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
- Charging authorities are to be required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

Mayoral CIL

2.37 The Borough is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation[10] which will be used to contribute towards strategic transport infrastructure including Crossrail 2. In the parts of the borough within the Central Activities Zone, the Mayoral CIL is applied at £185 per square metre on offices, £165 per square metre on retail and £140 per square metre on hotels.

Borough CIL

2.38 The Council approved its CIL Charging Schedule on 23 July 2014 and it came into effect on 1 October 2014. Table 2.40.1 below summarises the prevailing rates of CIL (the indexed rates are shown in italics[11]). For C3 residential developments in the north of the borough (Waterloo and Vauxhall), the adopted rate is £265 per square metre. In Kennington, Oval and Clapham, the adopted rate is £150 per square metre and in all other areas, the rate is £50 per square metre. In Waterloo and Vauxhall, hotels and offices attract a CIL charge of £100 and £125 per square metre respectively. Across the borough as a whole, large retail developments attract a charge of £115 per square metre and student accommodation attracts a charge of £215 per square metre.

[10] The impact of indexation is discussed in section 6.

[11] As per the CIL regulations, indexation applies to rates from the November in the year prior to implementation to the current date by reference to the BCIS All-In Tender Price Index. November 2013: 239; November 2019: 333. Change is 39.3%. The indexed rates are used in the appraisals.

Table 2.40.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates shown in italics)

Development type	Zone A – Waterloo and Vauxhall	Zone B – Kennington, Oval and Clapham	Zone C –Streatham, West Norwood, Streatham Hill, Tulse Hill, Brixton and Herne Hill
Residential	£265 *(£369)*	£150 *(£209)*	£50 *(£70)*
Hotel	£100 *(£139)*	Nil	
Office	£125 *(£175)*	Nil	
Industrial	Nil		
Large retail development	£115 *(£160)*		
Other retail	Nil		
Student accommodation	£215 *(£299)*		
All other uses	Nil		

2.39 In 2014/15, the Council collected CIL payments totalling £54,533. This was the first year that CIL was in place in Lambeth and clearly it is unlikely that many schemes actually consented after the adoption date (1 October 2014) would have actually started on site or reached a point in construction where CIL payments are triggered. The receipts for 2015/16 totalled £3.26 million, which is a significant increase in receipts in comparison to the first half year CIL was in force. The following year (2016/17), CIL receipts in Lambeth increased to £7.83 million. The level of CIL receipts in Lambeth is higher than neighbouring boroughs with the exception of Tower Hamlets, which delivered more housing units than Lambeth (2,578 compared to 1,707 in Lambeth in 2015/16).

Table 2.41.1: CIL receipts in Lambeth and neighbouring boroughs

Borough	Adoption date	Income 2014/15	Income 2015/16	Income 2016/17	No of housing units completed[12] 2015/16
Lambeth	1/10/14	£54,333	£3,258,552	£7,829,563	1,707
Southwark	1/4/15	-	£286,057	Not yet published	1,858
Lewisham	1/4/15	-	£1,440,464	£4,487,775	1,609
Greenwich	25/3/15	-	£20,255	£1,475,668	1,858
Tower Hamlets	1/4/15	-	£6,774,442	£18,338,813	2,578

Local Policy context

2.40 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements, which are mirrored in borough local plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements.

[12] London Plan Annual Monitoring Report 2015/16 (July 2017). Lambeth's Annual Monitoring Report indicates that 1,668 additional dwellings were completed in 2016/17. None of the other boroughs had published their figures at the time of drafting this report.

2.41 In order to assess the ability of schemes to absorb higher CIL rates than those in the adopted Charing Schedule, it is also necessary to factor in the pre-existing requirements in the adopted policies. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.

2.42 Lambeth adopted its Local Plan in September 2015. We set out a summary of the policies identified as having cost implications for developments below:

- Policy D3 requires that developments will contribute towards the provision of essential community infrastructure that is required to support new housing, primarily through CIL and site-specific section 106 obligations.
- Policy H2 requires schemes capable of providing 10 or more units to provide 40% affordable housing (or 50% if public subsidy is available) with a tenure mix of 70% rent and 30% intermediate. Small schemes of 9 or fewer units are required to provide the equivalent amount of affordable housing as a payment in lieu.
- Policy EN3 requires that new major developments connect to decentralised heating where available, or provide on-site combined heat and power systems where feasible.
- Policy EN4 requires that non-residential developments should achieve BREEAM excellent standards where technically feasible and financially viable.
- Policy H7 requires that student housing development which is not linked to a higher education institution should provide affordable housing in line with Policy H2.

2.43 To inform its DRLLP PSV, the Council has instructed us to test the following emerging plan policies:

- Revised Policy H2 seeks to maximise delivery of affordable housing in accordance with London Plan policy H6 which provides a threshold approach to delivery. Schemes on privately owned land that is not currently in industrial use, or sites in industrial use where there is no net loss of industrial floorspace which provide 35% affordable housing with a policy compliant tenure mix do not require supporting viability evidence. On such sites there are no post-implementation reviews providing the scheme is commenced no later than two years following grant of planning permission. Schemes which cannot provide 35% affordable housing must be supported by a viability submission and viability will be reviewed at a number of points pre and post implementation.
- For build to rent schemes, we have tested the impact of draft London Plan policy H13C which requires 35% affordable housing on privately owned land that is not currently in industrial use, or sites in industrial use where there is no net loss of industrial floorspace, comprising at least 30% of units as London Living Rent with the balance at a range of discounts below market rent.
- For large-scale purpose built shared housing, we have tested the impact of London Plan policy H18B which requires 35% affordable housing on privately owned land that is not currently in industrial use, or sites in industrial use where there is no net loss of industrial floorspace, provided at a 50% discount to market rent.
- For purpose built student housing, we have tested the impact of London Plan policy H17A4 which requires 35% of units to be provided at affordable rent levels (defined by reference to maximum maintenance loans available to students).
- For specialist housing for older people (C3 use class), we have tested the impact of London Plan policy H15B(1) which applies the affordable housing policy approach for general needs housing to this sector.
- Draft London Plan space standards set out in Policy D4 and the child play-space requirement in Local Plan policy H5.

- Accessibility standards set out in Policy D5 of the draft London Plan.
- Affordable workspace requirements on schemes which provide new or replacement B1 office floorspace at 10% of floorspace with the following discounts: 20% discount for 15 years; 50% discount for 15 years; and 50% discount for 125 years.
- The impact of requirements of DRLLP PSV policy ED14 and the Employment & Skills SPD 2018 which requires financial contributions towards training and apprenticeships.
- Low carbon requirements in draft London Plan policy S12C.
- Limitations on car parking provision in London Plan policy T6.1 and cycle storage provisions in draft London Plan policy D4.

Development context

2.44 Lambeth is an inner-London borough located in south London. The borough is bordered by the River Thames to the north, the Borough of Southwark to the east; the London Borough of Wandsworth to the west; and the boroughs of Merton and Croydon to the south. The borough has numerous transport hubs routes, including mainline trains from central London (Waterloo and Vauxhall) providing services to the south via National Rail services and to the south and north via the London Underground Victoria Line. The Borough will benefit from the extension of the Northern Line through the Nine Elms Vauxhall Opportunity Area, with a new Station at Nine Elms. Public Transport Accessibility Levels ('PTAL') are highest in Waterloo, Vauxhall, Oval, Kennington, Clapham, Herne Hill and Streatham.

2.45 The London Plan designates Vauxhall as part of the Nine Elms Vauxhall Opportunity Area with potential for significant housing provision, much of which has been consented and constructed.

2.46 Developments in Lambeth range from small in-fill sites to major regeneration schemes. The bulk of development (in terms of volume of units) is expected to come forward on sites in Town Centres and highly accessible locations such as Waterloo, Vauxhall, Brixton, Oval and Kennington.

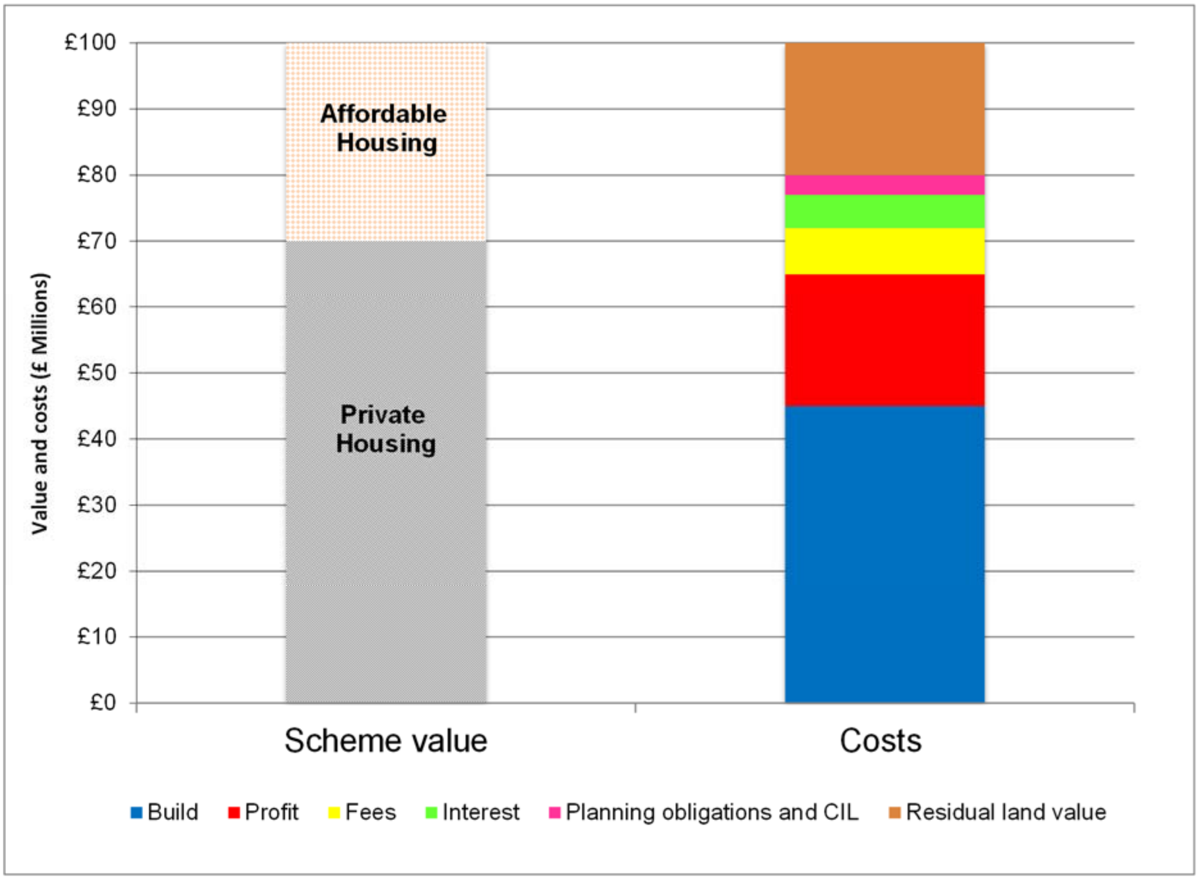
2.47 The Borough has significant opportunities for development through the recycling of previously developed sites, including vacant and under-utilised buildings, commercial buildings, car parks and surplus public sector land.

3 Methodology and appraisal approach

3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Lambeth and tests the Council's emerging planning policy requirements alongside existing and alternative CIL rates.

Approach to testing development viability

3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, CIL and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.



3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.

3.4 Issues with establishing key appraisal variables are summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In Boroughs like Lambeth, many sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of the obligations are deferred, the less the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically up to around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a higher profit to reflect the current risk. Typically developers and banks are targeting around 17-20% profit on value of the private housing element.

3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value[13]' or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.

3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' reasonable expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

3.7 In July 2018, the government published a revised NPPF, which indicates at paragraph 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan".* The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.

3.8 The Mayor's Affordable Housing and Viability SPG focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be "*fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses*".

3.9 The Local Housing Delivery Group published guidance[14] in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that "*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan*

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

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

policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy". This point is now echoed by the September 2019 PPG, which notes in paragraph 014 that "*Benchmark land value should be based upon existing use value [and] allow a premium to landowners [which should be] balanced against emerging policies*".

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

3.11 The examination on the Mayor of London's first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that 'Market Value' was a more appropriate benchmark. The Examiner concluded that:

"The market value approach…. while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context." (paragraph 8) and that "*I don't believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done*" (paragraph 9).

3.12 In his concluding remark, the Examiner points out that

"the price paid for development land may be reduced [so that CIL may be accommodated]. *As with profit levels there may be cries that this is unrealistic, but* ***a reduction in development land value is an inherent part of the CIL concept****. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges.* (paragraph 32 – emphasis added).

3.13 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.

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

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

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

3.16 The Guidance goes on to state that “*it would be inappropriate to assume an uplift based on set percentages … given the diversity of individual development sites*”.

3.17 Commentators also make reference to ‘market testing’ of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ CIL rates, the outcome would be unreliable and potentially highly misleading.

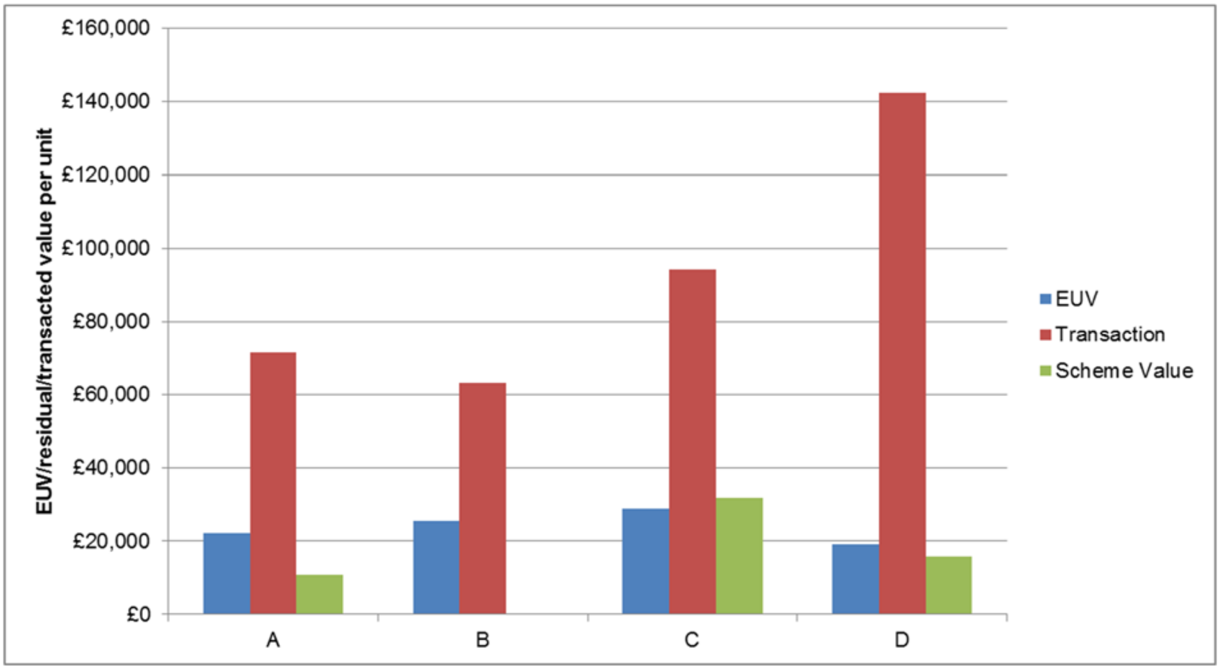
- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.

- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.

- Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer’s assumed future values). Using these transactions would produce unreliable and misleading results.

3.18 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.18.1. This chart compares the residual value of four central London development proposals to the sites’ existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.18.1: Comparison of scheme residual value to existing use value and price paid for site



3.19 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

3.20 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value should be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that "*the landowner premium should be tested and balanced against emerging policies*" and that "*the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements*". The guidance also stresses in several places that "price paid for land" should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.17 and 3.18.

4 Appraisal assumptions

4.1 We have appraised 29 development typologies on sites across the borough to represent the types of sites that the Council expects to come forward over the life of the new Local Plan and a potential replacement Charging Schedule. The development typologies are identified in Table 4.1.1 overleaf. Floor areas for commercial uses are gross internal areas and are indicative estimates only without the benefit of detailed design. The appraisals include sufficient gross internal floorspace to accommodate the housing mix identified in Local Plan Policy H4 and space standards in Policy D4 of the draft London Plan.

Residential sales values

4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets, as noted in Section 2. We have considered comparable evidence of new build schemes in the borough to establish appropriate values for each scheme for testing purposes. This exercise indicates that the developments in the sample will attract average sales values ranging from circa £7,800 per square metre (£725 per square foot) to £17,000 per square metre (£1,600 per square foot), as shown in Figure 2.17.1. As noted in Section 2, the highest sales values are achieved in Waterloo and Vauxhall. Developments in parts of the south of the borough are lowest, but there are fewer sites available in this area than in other parts of the borough.

4.3 We have tested the impact of the provision of private units as rented by discounting the market value for these units by 20%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 15%.

4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.4.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only. We have also increased the benchmark land values in the growth scenarios by 20%, reflecting some improvement in the value of secondary assets.

Table 4.4.1: Growth scenario

Year	1 2017	2 2018	3 2019	4 2020	5 2021	6 2022 and each year thereafter
Values	1%	3%	4%	4%	4.5%	4%
Costs	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%

Affordable housing tenure and values

4.5 Emerging Policy H2 requires schemes on privately owned land that is not currently in industrial use, or sites in industrial use where there is no net loss of industrial floorspace capable of providing 10 or more units to provide at least 35% affordable housing (or 50% if public subsidy is available; or if the site is in public ownership; or if the lawful existing use of the site is industrial) with a tenure mix of 70% rent and 30% intermediate. Small schemes of 9 or fewer units are required to provide the equivalent amount of affordable housing as a payment in lieu.

4.6 For the purposes of establishing potential CIL rates, our appraisals assume that the rented housing is let at rents that do not exceed London Affordable Rents, as shown in Table 4.6.1. These rents are broadly equivalent to social/target rents and are therefore the lowest rates that the Council is considering in terms of its policy options.

Table 4.1.1: Development typologies tested in the study (all areas are square metre gross internal areas)

Site	Description	Site area hectares	Site area sqm	Units	Ave GIA sqm per unit	Residential floorspace sqm	A use	Super-market	B1	B2	B8	C1 Hotel	C2	D1	D2	Gross floorspace	No of floors
1	Res1 - low density mix of terrace and flats	0.04	400	8	91	724	-	-	-	-	-	-	-	-	-	724	3
2	Res2 - relatively low density - flats	0.10	1,000	24	91	2,172	-	-	-	-	-	-	-	-	-	2,172	4
3	Res3 - Med size site - mix of terrace and flats	0.30	3,000	80	91	7,240	-	-	-	-	-	-	-	-	-	7,240	4
4	Res4 - Med size site - flats	0.15	1,500	80	91	7,240	-	-	-	-	-	-	-	-	-	7,240	8
5	Res5 - Larger low density scheme	0.60	6,000	150	91	13,575	-	-	-	-	-	-	-	-	-	13,575	4
6	Res6 - Mid-size flatted scheme	0.40	4,000	225	91	20,363	-	-	-	-	-	-	-	-	-	20,363	9
7	Res7 - large flatted scheme	0.60	6,000	300	91	27,150	-	-	-	-	-	-	-	-	-	27,150	12
8	Res8 - Lower density scheme mix of terrace and flats	1.50	15,000	300	91	27,150	-	-	-	-	-	-	-	-	-	27,150	3
9	Res9 - Large higher density scheme	1.40	14,000	750	91	67,875	-	-	-	-	-	-	-	-	-	67,875	8
10	Res10 - Large very high density scheme	1.00	10,000	750	91	67,875	-	-	-	-	-	-	-	-	-	67,875	15
11	Res11 - Large very high density scheme	0.90	9,000	1000	91	90,500	-	-	-	-	-	-	-	-	-	90,500	25

BNP PARIBAS REAL ESTATE

Site	Description	Site area hectares	Site area sqm	Units	Ave GIA sqm per unit	Residential floorspace sqm	A use	Super-market	B1	B2	B8	C1 Hotel	C2	D1	D2	Gross floorspace	No of floors
12	Shelt1 - Self-contained sheltered scheme	0.30	3,000	80	73	5,800	-	-	-	-	-	-	-	-	-	5,800	3
13	Exc1 - Self-contained extra care scheme	0.40	4,000	80	73	5,800	-	-	-	-	-	-	-	-	-	5,800	3
14	CH1 - Care Home C2 - tall building	0.05	500	60	63	3,750	-	-	-	-	-	-	-	-	-	3,750	20
15	CH2 - Care Home C2 Self contained low rise building	0.50	5,000	60	63	3,750	-	-	-	-	-	-	-	-	-	3,750	2
16	Stu1 - student accommodation 9 storey	0.10	1,000	300	21	6,300	-	-	-	-	-	-	-	-	-	6,300	9
17	Stu2 - Student accommodation 18 storey	0.20	2,000	600	21	12,600	-	-	-	-	-	-	-	-	-	12,600	20
18	CoL1 - Co-living scheme	0.13	1,300	300	25	7,500	-	-	-	-	-	-	-	-	-	7,500	10
19	Off1 - small scale office scheme	0.20	2,000	-	-	-	-	-	10,000	-	-	-	-	-	-	10,000	6
20	Off2 - med scale office scheme	0.40	4,000	-	-	-	-	-	40,000	-	-	-	-	-	-	40,000	12
21	Off3 - large scale office scheme	0.60	6,000	-	-	-	-	-	100,000	-	-	-	-	-	-	100,000	24
22	Ret1 - small retail	0.03	300	-	-	-	450	-	-	-	-	-	-	-	-	450	2
23	Ret2 - medium retail	0.06	600		-	-	900	-	-	-	-	-	-	-	-	900	2

Site	Description	Site area hectares	Site area sqm	Units	Ave GIA sqm per unit	Residential floorspace sqm	A use	Super-market	B1	B2	B8	C1 Hotel	C2	D1	D2	Gross floorspace	No of floors
24	Ret2 - large retail	0.70	7,000	-	-	-	5,000	-	-	-	-	-	-	-	-	5,000	1
25	Ind1 - industrial	1.00	10,000	-	-	-	-	-	-	5,000	-	-	-	-	-	5,000	1
26	Sto1 - Storage	1.00	10,000	-	-	-	-	-	-	-	5,000		-	-	-	5,000	1
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0.10	1,000	-	-	-	-	-	-	-	-	4,200	-	-	-	4,200	6
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0.10	1,000	-	-	-	-	-	-	-	-	5,250	-	-	-	5,250	10
29	Ho3 - Hotel - 4* luxury	0.10	1,000	-	-	-	-	-	-	-	-	12,500	-	-	-	12,500	20

Table 4.6.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
London Affordable Rent	£150.03	£158.84	£167.67	£176.49
Affordable Rent (not exceeding LHA)	£210.20	£273.25	£330.72	£417.02
London Living Rent (intermediate tenure)	£210.97	£234.42	£257.88	£281.33

4.7 In the July 2015 Budget, the Chancellor announced that Registered Providers ('RPs') will be required to reduce rents by 1% per annum for the next four years. This will reduce the capital values that RPs will pay developers for completed affordable housing units. From 2019/20 onwards, RPs will be permitted to increase rents by CPI plus 1% per annum. Given that rents will be increasing by CPI plus 1% by the time the new Charging Schedule will be in place, we have applied this assumption to our appraisals.

4.8 For the purposes of testing the DRLLP PSV policy, we have tested a range of affordable housing tenure options, as summarised in Table 4.8.1.

Table 4.8.1: Affordable housing options tested

Description of option	% rented	Type of rented housing	% inter-mediate	Intermediate housing income thresholds
A1 Standard approach, with grant	70%	London Affordable Rent	30%	Intermediate products for households on £90,000 per annum incomes
A2 Standard approach, no grant	70%	1 & 2 beds at LHAs, 3+ beds social rents	30%	Intermediate products for households on £90,000 per annum incomes
A3 Standard approach, no grant	70%	1 & 2 beds at LHAs, 3+ beds social rents	30%	67% of intermediate units for households on incomes of up to £60,000 per annum; 33% of intermediate units for households on incomes of up to £90,000 per annum
A4 Standard approach, no grant	70%	1 & 2 beds at LHAs, 3+ beds social rents	30%	33% of intermediate units for households on incomes of up to £60,000 per annum; 67% of intermediate units for households on incomes of up to £90,000 per annum
A5 Standard approach, no grant	70%	1 & 2 beds at LHAs, 3+ beds social rents	30%	100% of intermediate units for households on incomes of up to £90,000 per annum
B1 Standard approach, with grant	70%	London Affordable Rent	30%	Intermediate products for households on £90,000 per annum incomes
B2 Standard approach, no grant	70%	1 & 2 beds at LHAs, 3+ beds social rents	30%	Intermediate products for households on £90,000 per annum incomes
B3 Standard approach, no grant	70%	1 & 2 beds at LHAs, 3+ beds social rents	30%	67% of intermediate units for households on incomes of up to £60,000 per annum; 33% of intermediate units for households on incomes of up to £90,000 per annum

Description of option	% rented	Type of rented housing	% inter-mediate	Intermediate housing income thresholds
B4 Standard approach, no grant	70%	1 & 2 beds at LHAs, 3+ beds social rents	30%	33% of intermediate units for households on incomes of up to £60,000 per annum; 67% of intermediate units for households on incomes of up to £90,000 per annum
B5 Standard approach, no grant	70%	1 & 2 beds at LHAs, 3+ beds social rents	30%	100% of intermediate units for households on incomes of up to £90,000 per annum
C1 Build to Rent	70%	57% of units at rents not exceeding LHAs 43% of units at London Affordable Rent	30%	100% of intermediate units for households on incomes of up to £60,000 (London Living Rent)
C2 Build to Rent	100%	1 & 2 beds at LHAs, 3+ beds social rents	-	-
C3 Build to Rent	70%	All units at LHA	30%	100% of intermediate units for households on incomes of up to £60,000 (London Living Rent)
C4 Build to Rent	70%	100% of units at London Affordable Rent	30%	100% of intermediate units for households on incomes of up to £60,000 (London Living Rent)

4.9 The key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.9.1 summarises the capital values that each tenure would generate, using a mix of 25% one beds, 55% two beds and 30% three beds for rented units and 50% one beds and 50% two beds for shared ownership.

Table 4.9.1: Capital values of affordable housing (per square foot Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value
London Affordable Rent	£309	£244	£197	£198	£226
Affordable Rent (not exceeding LHA) for 1and 2 beds, London Affordable Rent for 3 and 4 beds	£416	£405	£197	£198	£318
Affordable Rent (not exceeding LHA) all units	£416	£405	£363	£436	£381
London Living Rent	£418	£333	£258	£252	£304
Shared ownership (incomes of £90,000)	£544	£525	-	-	£506
Shared ownership (incomes of £60,000)	£440	£306	-	-	£346

4.10 The CLG/HCA 'Shared Ownership and *Affordable Homes Programme 2016-2021: Prospectus'* document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals which we rely upon for testing potential CIL rates assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

4.11 For shared ownership units, the Council could impose a planning requirement that caps the maximum household income of purchasers to £60,000 (or indeed a lower income level). This will reduce the capital value as shown in Table 4.10.1 above.

Rents and yields for commercial development

4.12 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.12.1. These assumptions are informed by lettings of similar floorspace in the area over the past year. Our appraisals assume a 12 month rent-free period for both retail and office floorspace.

Table 4.12.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	North: £450 Mid-borough-: £400 South: £325	5.00% 5.75% 6.00%	12 12 12
Office	North: £700 Mid-borough-: £400 South: £350	5.25% 5.75% 6.00%	12 12 12
Industrial and warehousing	North: £160 Mid-borough-: £160 South: £160	6.00% 6.00% 6.00%	12 12 12
Hotel	North: £450 Mid-borough-: £400 South: £350	5.00% 5.00% 5.00%	12 12 12
Student housing/Co-living	North: £452 Mid-borough-: £452 South: £452	5.00% 5.00% 5.00%	12 12 12

Build costs

4.13 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

- Houses: £1,371 per square metre;
- Flats (3 – 5 storeys): £1,612 per square metre;
- Flats (6+ storeys): £1,901 per square metre;
- Flats (20+ storeys): £2,281 per square metre;
- Retail: £1,627 per square metre;
- Supermarkets: £1,524 per square metre;
- Offices: £2,082 per square metre;
- B2 Industrial: £1,204 per square metre;
- Warehouse/storage: £1,064 per square metre;
- Student housing and co-living: £2,014 per square metre;
- Hotel: £1,982 per square metre
- D1/D2 Education, health, leisure etc: £1,612 per square metre.

4.14 In addition, the base costs above are increased by 15% to account for external works (including car parking spaces) and 6% for the costs of meeting the energy requirements now embedded into Part L of the Building Regulations. This allowance amounts to an additional £10,491 per unit across the residential typologies tested.

Zero carbon and BREEAM

4.15 The '*Greater London Authority Housing Standards Review: Viability Assessment*' estimates that the cost of achieving zero carbon standards is 1.4% of base build costs. We have applied this uplift in costs to the base build costs outlined above. This equates to an average of £2,448 per unit or £30.53 per square metre GIA across the residential typologies. In comparison, the average of carbon offset payments received by the Council since 2014 equates to £4.80 per square metre GIA. In contrast, the GLA London Plan Viability Study assumes an average of £1,852 per square metre, which means that the higher figure builds in a degree of future proofing for future higher standards.

4.16 For commercial developments, we have increased base build costs by 2% to allow for the extra-over costs of achieving BREEAM 'excellent' standard[15]. This is assumed to also address the 'excellent;' standard in relation to water efficiency, for which no clear data is available.

Accessibility standards

4.17 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) apply to all dwellings at an average cost of £521 per house and £924 per unit for flats. In addition, we have assumed that Category 3 standard applies to 10% of dwellings at a cost of £22,694 per house and £7,908 per flat[16]. These costs address both parts A and B of the requirements (i.e. that the communal areas are designed and fitted out to allow wheelchair access and also that the dwellings themselves are designed and fitted out to facilitate occupation by wheelchair users).

Professional fees

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

Development finance

4.19 Our appraisals assume that development finance can be secured at a rate of 6%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Marketing costs

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

Mayoral CIL

4.21 Mayoral CIL 2 is payable on most developments that receive planning consent from 1 April 2019 onwards. Lambeth falls within Zone 2, where a CIL of £60 per square metre is levied. The Mayoral CIL takes precedence over Borough requirements, including affordable housing. Our appraisals take into account Mayoral CIL.

4.22 In the parts of the borough within the Central Activities Zone, Mayoral CIL 2 is £185 per square metre on offices, £165 per square metre on retail and £140 per square metre on hotels. We have applied this increased rate in our appraisals[17].

Lambeth CIL

[15] Based on '*Delivering Sustainable Buildings: savings and payback*', BREEAM and Sweett Group Research 2014, which identified an increase of between 0.87% to 1.71% of build costs

[16] Based on DCLH '*Housing Standards Review: Cost Impacts*' September 2014

[17] The current Mayoral CIL Charging Schedule rate of £35 after indexation has been applied is currently £45.20 per square metre.

4.23 As previously noted, the Council approved its CIL Charging Schedule on 23 July 2014 and it came into effect on 1 October 2014. Table 4.23.1 below summarises the prevailing rates of CIL (the indexed rates are shown in italics[18]). For C3 residential developments in the north of the borough (Waterloo and Vauxhall), the adopted rate is £265 per square metre. In Kennington, Oval and Clapham, the adopted rate is £150 per square metre and in all other areas, the rate is £50 per square metre. In Waterloo and Vauxhall, hotels and offices attract a CIL charge of £100 and £125 per square metre respectively. Across the borough as a whole, large retail developments attract a charge of £115 per square metre and student accommodation attracts a charge of £215 per square metre.

Table 4.23.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates shown in italics)

Development type	Zone A – Waterloo and Vauxhall	Zone B – Kennington, Oval and Clapham	Zone C –Streatham, West Norwood, Streatham Hill, Tulse Hill, Brixton and Herne Hill
Residential	£265 *(£369)*	£150 *(£209)*	£50 *(£70)*
Hotel	£100 *(£139)*	Nil	
Office	£125 *(£175)*	Nil	
Industrial	Nil		
Large retail development	£115 *(£160)*		
Other retail	Nil		
Student accommodation	£215 *(£299)*		
All other uses	Nil		

4.24 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Lambeth but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.

Section 106 costs

4.25 To account for residual Section 106 requirements, we have included an allowance of up to £30 per square metre for non-residential development and up to £1,900 per unit for residential development (the precise amount varies between the typologies, as shown at Appendix 1). This assumption is based on median figures from a range of Section 106 agreements identified by the Council. The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

4.26 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £15 per square metre for commercial developments.

[18] As per the CIL regulations, indexation applies to rates from the November in the year prior to implementation to the current date by reference to the BCIS All-In Tender Price Index. November 2013: 239; June 2018: 316. Change is 32.2%. The indexed rates are used in the appraisals.

Employment and training requirements

4.27 The Council's Employment and Training SPD was adopted in February 2018 which requires financial contributions as follows, all of which have been incorporated in our appraisals:

- 1 apprenticeship per 1,000 square metres of gross floorspace at a cost of £26,000 per apprenticeship;
- 1 supported employment opportunity for people with learning disabilities or mental health problems per 2,500 square metres of gross internal floor area, at a cost of £8,217 per opportunity;
- Notification of job vacancies from construction end end-use and working with the Council to provide bespoke pre-employment and skills training for Lambeth residents: No of construction jobs calculated as being 16 jobs per £1 million of construction costs[19] and 1 job per 20 square metres of retail floorspace; 1 job per 13 square metre of office floorspace; 1 job per 36 square metre of B2 floorspace; and 1 job per 70 square metres of B8 floorspace. Payment to equate to £6,500 per job multiplied by the number of jobs expected multiplied by 25% (the percentage of Lambeth residents to be employed in the workforce) multiplied by 17.8% (the percentage of Lambeth residents needing training)
- Engagement with young people at a cost of £14,951 multiplied by 50% of the number of apprenticeships expected to be provided.

Student housing – affordable student housing provision

4.28 The new draft London Plan policy H17A4 requires that student housing makes provision for affordable student accommodation, which we have applied using the £155 per week benchmark rent. In our appraisals, the percentage of affordable student accommodation is applied at the same rate as other residential schemes (i.e. 50% or 35%).

Affordable workspace

4.29 The Council is seeking to secure affordable workspace in commercial developments at a rate of 10% of floorspace. We have tested discounts of 20% to market rent for a 15 year period; 50% of market rent for 15 years and 50% of market rents for 125 years.

Development and sales periods

4.30 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month, with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that many schemes in London have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach that ensures that the proposed CIL rates are viable for most developments.

Developer's profit

4.31 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 13-15% of GDV. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view

[19] As calculated by LB Newham for the purposes of its Employment and Training tariffs.

and the Boards of the major housebuilders will set targets for minimum profit).

4.32 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.

4.33 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the in the UK housing market is receding, albeit there is a degree of caution in prime central London markets as a consequence of the outcome of the referendum on the UK's membership of the EU. We have therefore adopted a profit margin of 18% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances.

4.34 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance (February 2014) and Homes and Communities Agency's guidelines in its Development Appraisal Tool (August 2013).

Exceptional costs

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

Benchmark land value

4.36 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.

4.37 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.

4.38 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.

4.39 Sites will be in various existing uses and for the purposes of the study, we have adopted a range of benchmark land values from £2.5 million to £75 million per gross hectare, inclusive of any premium deemed to be required to incentivise release of land for development. This range is informed by our analysis of benchmark land values in submitted viability appraisals over the last two years. Table 4.39.1 summarises the benchmark land values adopted in our appraisals.

Table 4.39.1: Benchmark land values adopted (£ millions per gross hectare) including premium

Uses	Zone A	Zone B	Zone C
Offices	£75.00	£35.00	£25.00
Existing residential	£55.00	£29.00	£10.00
Public houses	£6.50	£18.00	£30.00
Industrial	£2.75	£5.00	£7.50

5 Appraisal outputs

5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 2 to 5. We have appraised 29 development typologies, reflecting different densities and types of development across the Borough. These typologies include non-residential uses, including offices, hotels and retail floorspace.

5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with Policy H2:

- 50% affordable housing (public land or land released from industrial use where there is a net loss of industrial floorspace);
- 35% affordable housing (Mayor of London's 'threshold' approach for privately owned sites that are not in industrial use, or privately owned industrial sites where there is no net loss of industrial floorspace).

5.3 For the purposes of testing levels of CIL, the affordable housing is assumed to be provided as 70% rent (at London Affordable Rent) and 30% intermediate housing (affordable to households on incomes not exceeding £60,000 per annum). Additional affordable housing tenure mixes are provided for the purposes of informing the DRLLP PSV.

5.4 For small sites that fall below the 10 unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to a potential affordable housing requirement as well as CIL. In practice, the Council seeks such schemes to make payments in lieu of on-site delivery, but the method of calculation reflects our approach for viability testing[20].

5.5 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we have converted the surplus into a rate per square metre, which is equivalent to the maximum CIL that could, in theory, be charged for that particular development. The appraisals do, however, incorporate Mayoral CIL as an input cost at £60 per square metre.

5.6 We have also tested the developments with CIL as an inputted amount (rather than an output) with the starting point being the adopted charging schedule rates after indexation. The purpose is to approach the potential CIL rates through the 'other end of the telescope', that is, to test the impact on the residual land value that each scheme generates with the existing CIL rates in place. This can assist the Council in forming a judgement as to the potential impact on changes to CIL rates on land values and, consequently, potential land supply for certain uses. The indexed and alternative rates are summarised in Table 5.6.1.

Table 5.6.1: Alternative CIL rates

Development type	Zone	Adopted rate	Indexed rate	Alternative rate 1	Alternative rate 2	Alternative rate 3
Residential	Zone A	£265	£369	£400	£450	£500
	Zone B	£150	£209	£250	£300	£350
	Zone C	£50	£70	£100	£150	£200
Offices	Zone A	£125	£174	£175	£200	£225
Large retail	Whole borough	£115	£160	£175	£200	£225
Hotel	Zone A	£100	£139	£150	£175	£200
Student Housing	Whole Borough	£215	£299	£300	£350	£400
All other uses	Whole Borough	Nil	Nil	-	-	-

5.7 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.3.1.

[20] This approach involves calculating a payment that is the financial equivalent on on-site affordable housing delivery.

6 Assessment of appraisal results

Local Plan policies

6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. We have firstly tested the impact of emerging plan policies to assist the Council in its decision making on potential options.

Affordable workspace

6.2 The Council is considering an affordable workspace policy which will require a percentage of B1 office floorspace to be let at a discount to market rent for a period of time from first letting. We have tested the following discounts

- 10% of floorspace let at a 20% discount to market rents for a 15-year period;
- 10% of floorspace let at a 50% discount to market rents for a 15-year period;
- 10% of floorspace let at a 50% discount to market rents for a 125-year period.

6.3 The results of our appraisals of schemes 19, 20 and 21 (small, medium and large scale office developments) with varying discounts to market rents are summarised in Table 6.3.1.

Table 6.3.1: Impact of affordable workspace requirement on office development

CIL Zone	No discount	10% of FS, 20% discount, 15 year period	10% of FS, 50% discount, 15 year period	10% of FS, 50% discount, 125 year period
Zone A				
Off1 - small scale office scheme	37,297,704	36,570,566 -1.95%	35,479,860 -4.87%	34,033,189 -8.75%
Off2 - med scale office scheme	128,356,074	125,698,926 -2.07%	121,713,203 -5.18%	116,426,697 -9.29%
Off3 - large scale office scheme	302,324,679	295,889,398 -2.13%	286,236,476 -5.32%	273,433,220 -9.56%
Zone B				
Off1 - small scale office scheme	10,881,301	10,472,304 -3.76%	9,858,810 -9.40%	9,083,318 -16.52%
Off2 - med scale office scheme	32,652,122	31,157,543 -4.58%	28,915,675 -11.44%	26,081,830 -20.12%
Off3 - large scale office scheme	71,438,369	67,818,686 -5.07%	62,389,160 -12.67%	55,525,944 -22.27%
Zone C				
Off1 - small scale office scheme	4,230,860	3,883,984 -8.20%	3,363,670 -20.50%	2,765,398 -34.64%
Off2 - med scale office scheme	8,349,705	7,082,132 -15.18%	5,180,773 -37.95%	2,994,534 -64.14%
Off3-large scale office scheme	12,580,952	9,511,050 -24.40%	4,906,195 -61.00%	-394,102 -103.13%

6.4 In Zone A, which is the prime office location in the borough, the impact of the requirement on the residual land values of each development is relatively modest at 1.95% to 9.56%. The impact is higher in Zone B, with a reduction of between 3.76% to 22.27% of the residual land value, depending on the extent and length of the discount. In Zone C, where the development of offices is already only marginally viable, the discount results in very significant changes to residual land values, ranging from 8.20% to 103.13%.

6.5 The results of the appraisals indicate that a discount of 20% to market rent for a 15 year period has the lowest impact on viability, but it may be possible to increase the discount to 50% in the highest value parts of the borough. We would suggest that no discount should be imposed on any office development in the south.

6.6 Clearly, in the south of the borough, office rents are significantly lower than rents in Waterloo and Vauxhall. Market rents in the south are therefore already more accessible to a range of businesses that might otherwise have benefited from a discount.

6.7 As an alternative to affordable workspace, the Council may also wish to consider requiring a proportion of office floorspace to be provided as 'collaborative' or 'shared' workspace which is a model that developers are increasingly bringing forward. This provides flexible workspace at lower rents than traditional office floorspace. However, the rents for this type of space are not protected by a planning obligation and can increase over time.

Student housing

6.8 London Plan policy H17A4 requires that 35% of units should be provided at affordable rent levels. For the purposes of the policy, 'affordable' is defined as 55% of the maximum loan income that a new full-time student studying in London and living away from home could receive from the government's maintenance loan. This currently equates to a rent of £155 per week.

6.9 With no affordable housing requirement, the two student housing schemes we have tested generate residual land values of £13.53 million (scheme 16) and £27.08 million (scheme 17). These residual land values value to £7.51 million and £10.05 million respectively as a result of incorporating 35% of rooms at affordable rents. The residual land values for both schemes are higher than benchmark land values and can therefore be considered viable.

Affordable housing

6.10 As noted in Section 4.9, we have tested a series of tenure scenarios, which are summarised in Table 6.10.1 below. Each scenario, we have tested an overall tenure split of 70% rented/30% intermediate (Table 6.10.2) and 60% rented/40% intermediate (Table 6.10.3). The appraisals assume an affordable housing unit mix of 25% one beds, 55% two beds, 20% three beds and 10% three beds.

Table 6.10.1: Tenure scenarios

Scenario	Rent- Tenancy strategy	Rent – London Affordable Rent	Intermediate – London Living Rent	Intermediate - Shd Ownership or intermediate rent at £60k Hhold income	Intermediate – Shared ownership or intermediate rent at £90k HHold income
A1		100%			100%
A2	100%				100%
A3	100%		67%		33%
A4	100%		33%		67%
A5	100%				100%
B1		100%			100%
B2	100%				100%
B3	100%			67%	33%
B4	100%			33%	67%
B5	100%				100%

Table 6.10.2: Residual values applying affordable housing scenarios (70% rent and 30% intermediate) – sales values of £8,000 per sq m

Site	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5
Res1 - low density mix of terrace and flats	1,491,327	1,624,099	1,540,365	1,582,857	1,624,099	1,491,327	1,624,099	1,557,766	1,591,427	1,624,099
Res2 - relatively low density - flats	3,494,979	3,861,001	3,630,166	3,747,306	3,861,001	3,494,979	3,861,001	3,678,137	3,770,934	3,861,001
Res3 - Med size site - mix of terrace and flats	12,564,717	13,800,489	13,021,136	13,416,629	13,800,489	12,564,717	13,800,489	13,183,099	13,496,402	13,800,489
Res4 - Med size site - flats	7,679,586	8,844,588	8,109,867	8,482,711	8,844,588	7,679,586	8,844,588	8,262,554	8,557,915	8,844,588
Res5 - Larger low density scheme	19,896,710	22,081,255	20,703,549	21,402,683	22,081,255	19,896,710	22,081,255	20,989,858	21,543,701	22,081,255
Res6 - Mid-size flatted scheme	18,588,802	21,716,507	19,743,986	20,744,967	21,716,507	18,588,802	21,716,507	20,153,907	20,946,869	21,716,507
Res7 - large flatted scheme	24,785,068	28,955,342	26,325,315	27,659,956	28,955,342	24,785,068	28,955,342	26,871,877	27,929,158	28,955,342
Res8 - Lower density scheme mix of terrace and flats	53,642,432	58,474,132	55,426,969	56,973,290	58,474,132	53,642,432	58,474,132	56,060,218	57,285,190	58,474,132
Res9 - Large higher density scheme	81,676,106	91,843,742	85,459,683	88,699,355	91,843,742	81,676,106	91,843,742	86,786,394	89,352,809	91,843,742
Res10 - Large very high density scheme	46,494,449	56,268,150	50,104,261	53,232,204	56,268,150	46,494,449	56,268,150	51,385,216	53,863,123	56,268,150
Res11 - Large very high density scheme	17,806,513	30,922,588	22,681,307	26,879,967	30,922,588	17,806,513	30,922,588	24,411,145	27,720,088	30,922,588
Shelt1 - Self-contained sheltered scheme	5,219,933	6,004,222	5,509,601	5,760,603	6,004,222	5,219,933	6,004,222	5,612,391	5,811,231	6,004,222
Exc1 - Self-contained extra care scheme	6,391,931	7,240,375	6,705,294	6,976,828	7,240,375	6,391,931	7,240,375	6,816,493	7,031,598	7,240,375
CH1 - Care Home C2 - tall building	281,371	793,364	470,470	634,327	793,364	281,371	793,364	537,573	667,377	793,364
CH2 - Care Home C2 Self-contained low rise building	4,144,353	4,692,916	4,346,959	4,522,520	4,692,916	4,144,353	4,692,916	4,418,854	4,557,931	4,692,916

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Table 6.10.2 (cont): Change in residual values against base position (70% rent and 30% intermediate) – sales values £8,000 per sq m

Site	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5
Res1 - low density mix of terrace and flats	-	8.9%	3.3%	6.1%	8.9%	0.0%	8.9%	4.5%	6.7%	8.9%
Res2 - relatively low density - flats	-	10.5%	3.9%	7.2%	10.5%	0.0%	10.5%	5.2%	7.9%	10.5%
Res3 - Med size site - mix of terrace and flats	-	9.8%	3.6%	6.8%	9.8%	0.0%	9.8%	4.9%	7.4%	9.8%
Res4 - Med size site - flats	-	15.2%	5.6%	10.5%	15.2%	0.0%	15.2%	7.6%	11.4%	15.2%
Res5 - Larger low density scheme	-	11.0%	4.1%	7.6%	11.0%	0.0%	11.0%	5.5%	8.3%	11.0%
Res6 - Mid-size flatted scheme	-	16.8%	6.2%	11.6%	16.8%	0.0%	16.8%	8.4%	12.7%	16.8%
Res7 - large flatted scheme	-	16.8%	6.2%	11.6%	16.8%	0.0%	16.8%	8.4%	12.7%	16.8%
Res8 - Lower density scheme mix of terrace and flats	-	9.0%	3.3%	6.2%	9.0%	0.0%	9.0%	4.5%	6.8%	9.0%
Res9 - Large higher density scheme	-	12.4%	4.6%	8.6%	12.4%	0.0%	12.4%	6.3%	9.4%	12.4%
Res10 - Large very high density scheme	-	21.0%	7.8%	14.5%	21.0%	0.0%	21.0%	10.5%	15.8%	21.0%
Res11 - Large very high density scheme	-	73.7%	27.4%	51.0%	73.7%	0.0%	73.7%	37.1%	55.7%	73.7%
Shelt1 - Self-contained sheltered scheme	-	15.0%	5.5%	10.4%	15.0%	0.0%	15.0%	7.5%	11.3%	15.0%
Exc1 - Self-contained extra care scheme	-	13.3%	4.9%	9.2%	13.3%	0.0%	13.3%	6.6%	10.0%	13.3%
CH1 - Care Home C2 - tall building	-	182.0%	67.2%	125.4%	182.0%	0.0%	182.0%	91.1%	137.2%	182.0%
CH2 - Care Home C2 Self-contained low rise building	-	13.2%	4.9%	9.1%	13.2%	0.0%	13.2%	6.6%	10.0%	13.2%

Table 6.10.2 (cont): Residual values applying affordable housing scenarios (70% rent and 30% intermediate) – sales values £15,000 per sq m

Site	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5
Res1 - low density mix of terrace and flats	3,365,815	3,498,588	3,414,854	3,457,346	3,498,588	3,365,815	3,498,588	3,432,255	3,465,917	3,498,588
Res2 - relatively low density - flats	8,633,203	8,999,223	8,768,388	8,885,529	8,999,223	8,633,203	8,999,223	8,816,359	8,909,157	8,999,223
Res3 - Med size site - mix of terrace and flats	29,684,544	30,920,316	30,140,963	30,536,455	30,920,316	29,684,544	30,920,316	30,302,925	30,616,228	30,920,316
Res4 - Med size site - flats	23,541,442	24,690,189	23,965,719	24,333,361	24,690,189	23,541,442	24,690,189	24,116,276	24,407,515	24,690,189
Res5 - Larger low density scheme	49,729,403	51,911,999	50,536,241	51,235,377	51,911,999	49,729,403	51,911,999	50,822,552	51,376,395	51,911,999
Res6 - Mid-size flatted scheme	60,619,380	63,703,443	61,758,446	62,745,459	63,703,443	60,619,380	63,703,443	62,162,647	62,944,544	63,703,443
Res7 - large flatted scheme	80,825,840	84,937,924	82,344,594	83,660,612	84,937,924	80,825,840	84,937,924	82,883,530	83,926,059	84,937,924
Res8 - Lower density scheme mix of terrace and flats	120,000,635	124,764,914	121,760,270	123,285,016	124,764,914	120,000,635	124,764,914	122,384,684	123,592,563	124,764,914
Res9 - Large higher density scheme	217,064,876	227,187,686	220,803,628	224,043,299	227,187,686	217,064,876	227,187,686	222,130,338	224,696,754	227,187,686
Res10 - Large very high density scheme	170,962,051	180,459,110	174,471,827	177,513,088	180,459,110	170,962,051	180,459,110	175,717,284	178,126,522	180,459,110
Res11 - Large very high density scheme	180,127,132	192,692,212	184,800,698	188,816,466	192,692,212	180,127,132	192,692,212	186,458,567	189,621,909	192,692,212
Shelt1 - Self-contained sheltered scheme	15,203,736	15,959,265	15,485,063	15,725,703	15,959,265	15,203,736	15,959,265	15,583,609	15,774,241	15,959,265
Exc1 - Self-contained extra care scheme	17,847,052	18,683,658	18,156,043	18,423,787	18,683,658	17,847,052	18,683,658	18,265,689	18,477,793	18,683,658
CH1 - Care Home C2 - tall building	7,189,943	7,701,935	7,379,041	7,542,898	7,701,935	7,189,943	7,701,935	7,446,144	7,575,948	7,701,935
CH2 - Care Home C2 Self-contained low rise building	11,550,781	12,091,691	11,750,561	11,923,672	12,091,691	11,550,781	12,091,691	11,821,453	11,958,588	12,091,691

Table 6.10.2 (cont): Change in residual values against base position (70% rent and 30% intermediate) – sales values £15,000 per sq m

Site	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5
Res1 - low density mix of terrace and flats	-	3.9%	1.5%	2.7%	3.9%	0.0%	3.9%	2.0%	3.0%	3.9%
Res2 - relatively low density - flats	-	4.2%	1.6%	2.9%	4.2%	0.0%	4.2%	2.1%	3.2%	4.2%
Res3 - Med size site - mix of terrace and flats	-	4.2%	1.5%	2.9%	4.2%	0.0%	4.2%	2.1%	3.1%	4.2%
Res4 - Med size site - flats	-	4.9%	1.8%	3.4%	4.9%	0.0%	4.9%	2.4%	3.7%	4.9%
Res5 - Larger low density scheme	-	4.4%	1.6%	3.0%	4.4%	0.0%	4.4%	2.2%	3.3%	4.4%
Res6 - Mid-size flatted scheme	-	5.1%	1.9%	3.5%	5.1%	0.0%	5.1%	2.5%	3.8%	5.1%
Res7 - large flatted scheme	-	5.1%	1.9%	3.5%	5.1%	0.0%	5.1%	2.5%	3.8%	5.1%
Res8 - Lower density scheme mix of terrace and flats	-	4.0%	1.5%	2.7%	4.0%	0.0%	4.0%	2.0%	3.0%	4.0%
Res9 - Large higher density scheme	-	4.7%	1.7%	3.2%	4.7%	0.0%	4.7%	2.3%	3.5%	4.7%
Res10 - Large very high density scheme	-	5.6%	2.1%	3.8%	5.6%	0.0%	5.6%	2.8%	4.2%	5.6%
Res11 - Large very high density scheme	-	7.0%	2.6%	4.8%	7.0%	0.0%	7.0%	3.5%	5.3%	7.0%
Shelt1 - Self-contained sheltered scheme	-	5.0%	1.9%	3.4%	5.0%	0.0%	5.0%	2.5%	3.8%	5.0%
Exc1 - Self-contained extra care scheme	-	4.7%	1.7%	3.2%	4.7%	0.0%	4.7%	2.3%	3.5%	4.7%
CH1 - Care Home C2 - tall building	-	7.1%	2.6%	4.9%	7.1%	0.0%	7.1%	3.6%	5.4%	7.1%
CH2 - Care Home C2 Self-contained low rise building	-	4.7%	1.7%	3.2%	4.7%	0.0%	4.7%	2.3%	3.5%	4.7%

Table 6.10.3: Residual values applying affordable housing scenarios (60% rent and 40% intermediate) – sales values of £8,000 per sq m

Site	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5
Res1 - low density mix of terrace and flats	1,549,061	1,662,866	1,551,221	1,607,877	1,662,866	1,549,061	1,662,866	1,574,423	1,619,304	1,662,866
Res2 - relatively low density - flats	3,654,142	3,967,873	3,660,094	3,816,281	3,967,873	3,654,142	3,967,873	3,724,055	3,847,784	3,967,873
Res3 - Med size site - mix of terrace and flats	13,102,084	14,161,318	13,122,180	13,649,503	14,161,318	13,102,084	14,161,318	13,338,129	13,755,866	14,161,318
Res4 - Med size site - flats	8,186,178	9,184,752	8,205,124	8,702,248	9,184,752	8,186,178	9,184,752	8,408,706	8,802,520	9,184,752
Res5 - Larger low density scheme	20,846,643	22,719,111	20,882,168	21,814,347	22,719,111	20,846,643	22,719,111	21,263,915	22,002,372	22,719,111
Res6 - Mid-size flatted scheme	19,948,861	22,629,751	19,999,724	21,334,364	22,629,751	19,948,861	22,629,751	20,546,286	21,603,567	22,629,751
Res7 - large flatted scheme	26,598,481	30,173,002	26,666,298	28,445,820	30,173,002	26,598,481	30,173,002	27,395,048	28,804,755	30,173,002
Res8 - Lower density scheme mix of terrace and flats	55,743,462	59,884,918	55,822,034	57,883,796	59,884,918	55,743,462	59,884,918	56,666,367	58,299,662	59,884,918
Res9 - Large higher density scheme	86,122,761	94,799,456	86,287,377	90,606,940	94,799,456	86,122,761	94,799,456	88,056,325	91,478,212	94,799,456
Res10 - Large very high density scheme	50,744,471	59,108,318	50,903,410	55,074,002	59,108,318	50,744,471	59,108,318	52,611,351	55,915,226	59,108,318
Res11 - Large very high density scheme	23,545,864	34,722,638	23,760,501	29,332,476	34,722,638	23,545,864	34,722,638	26,053,246	30,452,639	34,722,638
Shelt1 - Self-contained sheltered scheme	5,560,975	6,233,223	5,573,729	5,908,397	6,233,223	5,560,975	6,233,223	5,710,782	5,975,901	6,233,223
Exc1 - Self-contained extra care scheme	6,760,871	7,484,969	6,774,668	7,136,713	7,484,969	6,760,871	7,484,969	6,922,932	7,209,739	7,484,969
CH1 - Care Home C2 - tall building	504,007	942,858	512,333	730,808	942,858	504,007	942,858	601,804	774,876	942,858
CH2 - Care Home C2 Self-contained low rise building	4,382,892	4,851,160	4,391,812	4,625,893	4,851,160	4,382,892	4,851,160	4,487,673	4,673,109	4,851,160

Table 6.10.3 (cont): Change in residual values against base position (60% rent and 40% intermediate) – sales values £8,000 per sq m

Site	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5
Res1 - low density mix of terrace and flats	-	7.3%	0.1%	3.8%	7.3%	0.0%	7.3%	1.6%	4.5%	7.3%
Res2 - relatively low density - flats	-	8.6%	0.2%	4.4%	8.6%	0.0%	8.6%	1.9%	5.3%	8.6%
Res3 - Med size site - mix of terrace and flats	-	8.1%	0.2%	4.2%	8.1%	0.0%	8.1%	1.8%	5.0%	8.1%
Res4 - Med size site - flats	-	12.2%	0.2%	6.3%	12.2%	0.0%	12.2%	2.7%	7.5%	12.2%
Res5 - Larger low density scheme	-	9.0%	0.2%	4.6%	9.0%	0.0%	9.0%	2.0%	5.5%	9.0%
Res6 - Mid-size flatted scheme	-	13.4%	0.3%	6.9%	13.4%	0.0%	13.4%	3.0%	8.3%	13.4%
Res7 - large flatted scheme	-	13.4%	0.3%	6.9%	13.4%	0.0%	13.4%	3.0%	8.3%	13.4%
Res8 - Lower density scheme mix of terrace and flats	-	7.4%	0.1%	3.8%	7.4%	0.0%	7.4%	1.7%	4.6%	7.4%
Res9 - Large higher density scheme	-	10.1%	0.2%	5.2%	10.1%	0.0%	10.1%	2.2%	6.2%	10.1%
Res10 - Large very high density scheme	-	16.5%	0.3%	8.5%	16.5%	0.0%	16.5%	3.7%	10.2%	16.5%
Res11 - Large very high density scheme	-	47.5%	0.9%	24.6%	47.5%	0.0%	47.5%	10.6%	29.3%	47.5%
Shelt1 - Self-contained sheltered scheme	-	12.1%	0.2%	6.2%	12.1%	0.0%	12.1%	2.7%	7.5%	12.1%
Exc1 - Self-contained extra care scheme	-	10.7%	0.2%	5.6%	10.7%	0.0%	10.7%	2.4%	6.6%	10.7%
CH1 - Care Home C2 - tall building	-	87.1%	1.7%	45.0%	87.1%	0.0%	87.1%	19.4%	53.7%	87.1%
CH2 - Care Home C2 Self-contained low rise building	-	10.7%	0.2%	5.5%	10.7%	0.0%	10.7%	2.4%	6.6%	10.7%

Table 6.10.3 (cont): Residual values applying affordable housing scenarios (60% rent and 40% intermediate) – sales values £15,000 per sq m

Site	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5
Res1 - low density mix of terrace and flats	3,423,551	3,537,356	3,425,710	3,482,366	3,537,356	3,423,551	3,537,356	3,448,912	3,493,794	3,537,356
Res2 - relatively low density - flats	8,792,364	9,106,097	8,798,317	8,954,503	9,106,097	8,792,364	9,106,097	8,862,278	8,986,007	9,106,097
Res3 - Med size site - mix of terrace and flats	30,221,910	31,281,144	30,242,006	30,769,329	31,281,144	30,221,910	31,281,144	30,457,956	30,875,693	31,281,144
Res4 - Med size site - flats	24,040,966	25,025,606	24,059,647	24,549,835	25,025,606	24,040,966	25,025,606	24,260,389	24,648,708	25,025,606
Res5 - Larger low density scheme	50,679,337	52,540,955	50,714,862	51,647,041	52,540,955	50,679,337	52,540,955	51,096,607	51,834,217	52,540,955
Res6 - Mid-size flatted scheme	61,960,462	64,603,944	62,010,614	63,326,633	64,603,944	61,960,462	64,603,944	62,549,550	63,592,079	64,603,944
Res7 - large flatted scheme	82,613,949	86,138,593	82,680,820	84,435,510	86,138,593	82,613,949	86,138,593	83,399,400	84,789,438	86,138,593
Res8 - Lower density scheme mix of terrace and flats	122,072,347	126,156,016	122,149,823	124,182,816	126,156,016	122,072,347	126,156,016	122,982,374	124,592,878	126,156,016
Res9 - Large higher density scheme	221,466,705	230,143,400	221,631,322	225,950,884	230,143,400	221,466,705	230,143,400	223,400,269	226,822,157	230,143,400
Res10 - Large very high density scheme	175,094,295	183,195,087	175,248,830	179,303,844	183,195,087	175,094,295	183,195,087	176,909,439	180,120,753	183,195,087
Res11 - Large very high density scheme	185,629,568	196,335,399	185,835,344	191,167,739	196,335,399	185,629,568	196,335,399	188,023,872	192,241,662	196,335,399
Shelt1 - Self-contained sheltered scheme	15,534,316	16,178,814	15,546,543	15,867,397	16,178,814	15,534,316	16,178,814	15,677,939	15,932,114	16,178,814
Exc1 - Self-contained extra care scheme	18,210,843	18,927,934	18,224,448	18,581,441	18,927,934	18,210,843	18,927,934	18,370,644	18,653,448	18,927,934
CH1 - Care Home C2 - tall building	7,412,579	7,851,429	7,420,905	7,639,379	7,851,429	7,412,579	7,851,429	7,510,375	7,683,447	7,851,429
CH2 - Care Home C2 Self-contained low rise building	11,785,992	12,249,628	11,794,788	12,025,603	12,249,628	11,785,992	12,249,628	11,889,312	12,072,159	12,249,628

Table 6.10.3 (cont): Change in residual values against base position (60% rent and 40% intermediate) – sales values £15,000 per sq m

Site	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5
Res1 - low density mix of terrace and flats	-	3.3%	0.1%	1.7%	3.3%	0.0%	3.3%	0.7%	2.1%	3.3%
Res2 - relatively low density - flats	-	3.6%	0.1%	1.8%	3.6%	0.0%	3.6%	0.8%	2.2%	3.6%
Res3 - Med size site - mix of terrace and flats	-	3.5%	0.1%	1.8%	3.5%	0.0%	3.5%	0.8%	2.2%	3.5%
Res4 - Med size site - flats	-	4.1%	0.1%	2.1%	4.1%	0.0%	4.1%	0.9%	2.5%	4.1%
Res5 - Larger low density scheme	-	3.7%	0.1%	1.9%	3.7%	0.0%	3.7%	0.8%	2.3%	3.7%
Res6 - Mid-size flatted scheme	-	4.3%	0.1%	2.2%	4.3%	0.0%	4.3%	1.0%	2.6%	4.3%
Res7 - large flatted scheme	-	4.3%	0.1%	2.2%	4.3%	0.0%	4.3%	1.0%	2.6%	4.3%
Res8 - Lower density scheme mix of terrace and flats	-	3.3%	0.1%	1.7%	3.3%	0.0%	3.3%	0.7%	2.1%	3.3%
Res9 - Large higher density scheme	-	3.9%	0.1%	2.0%	3.9%	0.0%	3.9%	0.9%	2.4%	3.9%
Res10 - Large very high density scheme	-	4.6%	0.1%	2.4%	4.6%	0.0%	4.6%	1.0%	2.9%	4.6%
Res11 - Large very high density scheme	-	5.8%	0.1%	3.0%	5.8%	0.0%	5.8%	1.3%	3.6%	5.8%
Shelt1 - Self-contained sheltered scheme	-	4.1%	0.1%	2.1%	4.1%	0.0%	4.1%	0.9%	2.6%	4.1%
Exc1 - Self-contained extra care scheme	-	3.9%	0.1%	2.0%	3.9%	0.0%	3.9%	0.9%	2.4%	3.9%
CH1 - Care Home C2 - tall building	-	5.9%	0.1%	3.1%	5.9%	0.0%	5.9%	1.3%	3.7%	5.9%
CH2 - Care Home C2 Self-contained low rise building	-	3.9%	0.1%	2.0%	3.9%	0.0%	3.9%	0.9%	2.4%	3.9%

6.11 In higher values areas (Waterloo and Vauxhall, or CIL Zone A) changing tenure mix from 70%/30% to 60%/40% has only a modest upwards impact on the residual land value, typically 2% or less. However, in lower value areas in the borough, a change in tenure mix from 70%/30% to 60%/40% could have a much more significant impact on residual land values, ranging from 4% to 79% (with an average across all the residential schemes of 12%). Given the significant scale of movement in residual land values, small tenure changes could be used to improve viability where schemes are unable to meet the Mayor's 35% affordable housing threshold.

6.12 Similarly, our testing of the Council's various affordable housing scenarios for rented and intermediate housing identifies the improvement in residual land values against a 'base' position of the rented housing provided as London Affordable Rent and the intermediate housing provided as shared ownership (household incomes of up to £90,000 per annum). In terms of capital value, London Affordable Rent is the least valuable tenure for rented housing and shared ownership (with a £90,000 household income cap) generates the highest capital values for intermediate housing.

6.13 With rented housing accounting for 70% of the affordable units, changes to rent levels for these units has the most dominant effect on residual land values. In the higher value areas in the north of the borough, the increases in residual land values arising from tenures changes is relatively modest, typically no more than 5%. Market values of residential units are very high in these areas and consequently, a larger proportion of the GDV of a scheme is made up of private housing in comparison to schemes in the south of the borough. Tenure changes to the affordable housing (including rent levels) therefore have little overall impact on the residual land values generated by developments in the north.

6.14 In the lower values parts of the borough, the changes to rent levels and affordability in the Council's scenarios have a much more significant impact on the residual land values generated by our appraisals. In comparison to the base position (the lowest value tenure for the rented element and the highest value tenure for the intermediate tenure), residual land values increase by 11% on average, with a range of 0.1% to 87%.

6.15 We understand that the Council is concerned about the affordability of shared ownership, particularly in the north of the borough. To date, applicants have been permitted to provide shared ownership at the £90,000 household income cap in the London Plan Annual Monitoring Report ('AMR'). This income threshold has always been intended as a cap and it is possible for the Council to apply either bandings on incomes or a lower overall cap (e.g. at £60,000 household income). The rent on retained equity would then need to be adjusted downwards to ensure that the overall housing costs are affordable to a household in receipt of a combined income at the lower £60,000 threshold.

6.16 The results of our appraisals indicate that the Council could secure improvements in viability (if necessary) by adopting alternative scenarios for the rented element, while at the same time adopting intermediate tenure structures which are more affordable to households on significantly lower incomes than those in the London Plan AMR.

Build for rent schemes

6.17 The Council has provided a range of scenarios for affordable housing to be provided on build for rent schemes, as summarised in Table 6.17.1.

Table 6.17.1: Affordable housing scenarios for build for rent schemes

Scenario	Local Housing Allowance	London Affordable Rent	London Living Rents
C1			100%
C2	57%	43%	
C3	70%		30%
C4		70%	30%

6.18 As noted earlier, build for rent is an immature sector of the market with little information on viability metrics. As a consequence, there is little agreement on appropriate inputs for viability assessments, arising from uncertainty on operating costs and forward funding arrangements. However, it is generally accepted that build for rent units trade at a 20% discount to market value, but profits are lower than developments built for sale due to lower risk associated with a pre-sale to the operator or investor. Profit as a percentage of GDV is typically 5% lower for build for rent in comparison to build for sale. The combined impact is therefore a 15% reduction in value in comparison to housing built for sale.

6.19 We have tested schemes 5, 6 and 7 as build for sale, which are all flatted schemes ranging from low to high density providing 150, 225 and 300 units respectively. The residual land values are converted to values per hectare and then compared to the benchmark land values in paragraph 4.40.

Table 6.19.1: Build for rent scheme results (all residual values expressed per hectare)

BLV 1	Scheme	Units	Area	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
Build for sale - scenario C1				£7,500	£7,750	£8,000	£8,500	£9,000	£9,250	£9,965	£11,840	£15,000
5	Res5 - Larger low density scheme	150	0.60	£15,719,618	£17,196,080	£18,672,543	£21,625,470	£24,578,395	£26,054,858	£28,559,059	£37,623,596	£56,152,165
6	Res6 - Mid-size flatted scheme	225	0.40	£9,267,214	£12,427,141	£15,587,067	£21,906,922	£28,226,778	£31,356,719	£36,432,285	£55,440,416	£94,943,372
7	Res7 - large flatted scheme	300	0.60	£8,237,522	£11,046,347	£13,855,172	£19,472,821	£25,090,469	£27,872,639	£32,384,254	£49,280,371	£84,394,110

				CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
Build for sale - scenario C2				£7,500	£7,750	£8,000	£8,500	£9,000	£9,250	£9,965	£11,840	£15,000
5	Res5 - Larger low density scheme	150	0.60	£16,314,408	£17,790,870	£19,267,333	£22,220,260	£25,173,185	£26,649,648	£29,153,848	£38,210,087	£56,738,655
6	Res6 - Mid-size flatted scheme	225	0.40	£10,544,592	£13,704,520	£16,864,447	£23,184,303	£29,489,647	£32,616,275	£37,691,842	£56,699,973	£96,185,354
7	Res7 - large flatted scheme	300	0.60	£9,372,970	£12,181,795	£14,990,619	£20,608,268	£26,213,019	£28,992,244	£33,503,858	£50,399,975	£85,498,092

				CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
Build for sale - scenario C3				£7,500	£7,750	£8,000	£8,500	£9,000	£9,250	£9,965	£11,840	£15,000
5	Res5 - Larger low density scheme	150	0.60	£16,314,408	£17,790,870	£19,267,333	£22,220,260	£25,173,185	£26,649,648	£29,153,848	£38,210,087	£56,738,655
6	Res6 - Mid-size flatted scheme	225	0.40	£10,544,592	£13,704,520	£16,864,447	£23,184,303	£29,489,647	£32,616,275	£37,691,842	£56,699,973	£96,185,354
7	Res7 - large flatted scheme	300	0.60	£9,372,970	£12,181,795	£14,990,619	£20,608,268	£26,213,019	£28,992,244	£33,503,858	£50,399,975	£85,498,092

				CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
Build for sale - scenario C4				£7,500	£7,750	£8,000	£8,500	£9,000	£9,250	£9,965	£11,840	£15,000
5	Res5 - Larger low density scheme	150	0.60	£18,810,976	£20,287,438	£21,763,901	£24,716,828	£27,658,293	£29,124,347	£31,622,753	£40,671,819	£59,200,387
6	Res6 - Mid-size flatted scheme	225	0.40	£15,906,256	£19,066,183	£22,226,111	£28,523,243	£34,776,498	£37,903,124	£42,978,691	£61,986,824	£101,398,433
7	Res7 - large flatted scheme	300	0.60	£14,138,894	£16,947,719	£19,756,543	£25,353,994	£30,912,441	£33,691,667	£38,203,282	£55,099,398	£90,131,941

BLV 2	Scheme	Units	Area	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	45,000,000
Build for sale - scenario C1				£7,500	£7,750	£8,000	£8,500	£9,000	£9,250	£9,965	£11,840	£15,000
5	Res5 - Larger low density scheme	150	0.60	£15,719,618	£17,196,080	£18,672,543	£21,625,470	£24,578,395	£26,054,858	£28,559,059	£37,623,596	£56,152,165
6	Res6 - Mid-size flatted scheme	225	0.40	£9,267,214	£12,427,141	£15,587,067	£21,906,922	£28,226,778	£31,356,719	£36,432,285	£55,440,416	£94,943,372
7	Res7 - large flatted scheme	300	0.60	£8,237,522	£11,046,347	£13,855,172	£19,472,821	£25,090,469	£27,872,639	£32,384,254	£49,280,371	£84,394,110

				CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
Build for sale - scenario C2				£7,500	£7,750	£8,000	£8,500	£9,000	£9,250	£9,965	£11,840	£15,000
5	Res5 - Larger low density scheme	150	0.60	£16,314,408	£17,790,870	£19,267,333	£22,220,260	£25,173,185	£26,649,648	£29,153,848	£38,210,087	£56,738,655
6	Res6 - Mid-size flatted scheme	225	0.40	£10,544,592	£13,704,520	£16,864,447	£23,184,303	£29,489,647	£32,616,275	£37,691,842	£56,699,973	£96,185,354
7	Res7 - large flatted scheme	300	0.60	£9,372,970	£12,181,795	£14,990,619	£20,608,268	£26,213,019	£28,992,244	£33,503,858	£50,399,975	£85,498,092

				CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
Build for sale - scenario C3				£7,500	£7,750	£8,000	£8,500	£9,000	£9,250	£9,965	£11,840	£15,000
5	Res5 - Larger low density scheme	150	0.60	£16,314,408	£17,790,870	£19,267,333	£22,220,260	£25,173,185	£26,649,648	£29,153,848	£38,210,087	£56,738,655
6	Res6 - Mid-size flatted scheme	225	0.40	£10,544,592	£13,704,520	£16,864,447	£23,184,303	£29,489,647	£32,616,275	£37,691,842	£56,699,973	£96,185,354
7	Res7 - large flatted scheme	300	0.60	£9,372,970	£12,181,795	£14,990,619	£20,608,268	£26,213,019	£28,992,244	£33,503,858	£50,399,975	£85,498,092

				CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
Build for sale - scenario C4				£7,500	£7,750	£8,000	£8,500	£9,000	£9,250	£9,965	£11,840	£15,000
5	Res5 - Larger low density scheme	150	0.60	£18,810,976	£20,287,438	£21,763,901	£24,716,828	£27,658,293	£29,124,347	£31,622,753	£40,671,819	£59,200,387
6	Res6 - Mid-size flatted scheme	225	0.40	£15,906,256	£19,066,183	£22,226,111	£28,523,243	£34,776,498	£37,903,124	£42,978,691	£61,986,824	£101,398,433
7	Res7 - large flatted scheme	300	0.60	£14,138,894	£16,947,719	£19,756,543	£25,353,994	£30,912,441	£33,691,667	£38,203,282	£55,099,398	£90,131,941

Table 6.19.1 (continued): Build for rent scheme results (all residual values expressed per hectare)

BLV 3	Scheme	Units	Area	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
Build for sale - scenario C1				£7,500	£7,750	£8,000	£8,500	£9,000	£9,250	£9,965	£11,840	£15,000
5	Res5 - Larger low density scheme	150	0.60	£15,719,618	£17,196,080	£18,672,543	£21,625,470	£24,578,395	£26,054,858	£28,559,059	£37,623,596	£56,152,165
6	Res6 - Mid-size flatted scheme	225	0.40	£9,267,214	£12,427,141	£15,587,067	£21,906,922	£28,226,778	£31,356,719	£36,432,285	£55,440,416	£94,943,372
7	Res7 - large flatted scheme	300	0.60	£8,237,522	£11,046,347	£13,855,172	£19,472,821	£25,090,469	£27,872,639	£32,384,254	£49,280,371	£84,394,110

				CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
Build for sale - scenario C2				£7,500	£7,750	£8,000	£8,500	£9,000	£9,250	£9,965	£11,840	£15,000
5	Res5 - Larger low density scheme	150	0.60	£16,314,408	£17,790,870	£19,267,333	£22,220,260	£25,173,185	£26,649,648	£29,153,848	£38,210,087	£56,738,655
6	Res6 - Mid-size flatted scheme	225	0.40	£10,544,592	£13,704,520	£16,864,447	£23,184,303	£29,489,647	£32,616,275	£37,691,842	£56,699,973	£96,185,354
7	Res7 - large flatted scheme	300	0.60	£9,372,970	£12,181,795	£14,990,619	£20,608,268	£26,213,019	£28,992,244	£33,503,858	£50,399,975	£85,498,092

				CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
Build for sale - scenario C3				£7,500	£7,750	£8,000	£8,500	£9,000	£9,250	£9,965	£11,840	£15,000
5	Res5 - Larger low density scheme	150	0.60	£16,314,408	£17,790,870	£19,267,333	£22,220,260	£25,173,185	£26,649,648	£29,153,848	£38,210,087	£56,738,655
6	Res6 - Mid-size flatted scheme	225	0.40	£10,544,592	£13,704,520	£16,864,447	£23,184,303	£29,489,647	£32,616,275	£37,691,842	£56,699,973	£96,185,354
7	Res7 - large flatted scheme	300	0.60	£9,372,970	£12,181,795	£14,990,619	£20,608,268	£26,213,019	£28,992,244	£33,503,858	£50,399,975	£85,498,092

				CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
Build for sale - scenario C4				£7,500	£7,750	£8,000	£8,500	£9,000	£9,250	£9,965	£11,840	£15,000
5	Res5 - Larger low density scheme	150	0.60	£18,810,976	£20,287,438	£21,763,901	£24,716,828	£27,658,293	£29,124,347	£31,622,753	£40,671,819	£59,200,387
6	Res6 - Mid-size flatted scheme	225	0.40	£15,906,256	£19,066,183	£22,226,111	£28,523,243	£34,776,498	£37,903,124	£42,978,691	£61,986,824	£101,398,433
7	Res7 - large flatted scheme	300	0.60	£14,138,894	£16,947,719	£19,756,543	£25,353,994	£30,912,441	£33,691,667	£38,203,282	£55,099,398	£90,131,941

6.20 Clearly there are significant differences in outcomes between the three benchmark land values which the residual values are tested against. Similar patterns would typically occur for private housing for sale. There are many circumstances where 35% affordable housing is viable, depending on the tenure scenario applied. The results indicate that some build to rent schemes will need to opt to use the viability route in the Draft New London Plan and will not be able to utilise the 35% threshold route.

6.21 The varying tenure scenarios do not generate a significant difference in residual land values, with the exception of scenario 4, which generates a significantly higher residual in comparison to scenarios 1, 2 and 3. If viability issues emerge on individual developments, applying scenario 4 could assist in addressing these issues.

6.22 The Council has requested that we comment on the potential impact of extending the 15 year build to rent 'covenant' period (during which affordable units can only be released to residential for sale upon the payment of a penalty based on the uplift in land value arising from such conversion). The Mayor of London's SPG on viability indicates that build for rent schemes should provide affordable housing for a minimum of 15 years. If units are sold earlier then the owner will be liable to pay a penalty equivalent to the difference between the unrestricted market value of the sold unit and the value of the unit as rented housing.

6.23 If the covenant period were moved out to 25 years, it would simply defer the time when any uplift in value can be realised. The value of the development as a rented housing scheme would be unchanged as a result of any extension to the covenant period, as valuation approaches would simply reflect the value of the ongoing rental income stream. The main effect of any extension would be on potential investor appetite for purchasing build to rent units due to the deferred 'exit' from the investment, which may have a modest impact on investment yields (and consequently on capital value).

Co-living schemes

6.24 As noted in Section 2 London Plan policy H18B requires co-living or similar forms of shared housing to provide 35% affordable housing with rent levels at 50% of market rent. Our appraisals indicate that this requirement should generally be viable (see Table 6.24.1), generating residual land values that exceed existing use values in most cases. Schemes will not be viable outside the highest value parts of the borough when built on sites with the highest existing use values. In these cases, applicants will need to submit viability evidence under the sub-35% route in the Draft New London Plan.

Table 6.24.1: Co-living scheme appraisal results

		CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
EUV		25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
0.13	7500	£1,127,882	£1,579,198	£2,028,326	£2,919,860	£3,811,394	£4,257,160	£4,959,093	£7,623,821	£13,155,121
Residual per hectare		£8,676,015	£12,147,674	£15,602,510	£22,460,462	£29,318,413	£32,747,386	£38,146,871	£58,644,780	£101,193,239
		CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
		10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
		£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
		£1,127,882	£1,579,198	£2,028,326	£2,919,860	£3,811,394	£4,257,160	£4,959,093	£7,623,821	£13,155,121
Residual per hectare		£8,676,015	£12,147,674	£15,602,510	£22,460,462	£29,318,413	£32,747,386	£38,146,871	£58,644,780	£101,193,239
		CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
		6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
		£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
		£1,127,882	£1,579,198	£2,028,326	£2,919,860	£3,811,394	£4,257,160	£4,959,093	£7,623,821	£13,155,121
Residual per hectare		£8,676,015	£12,147,674	£15,602,510	£22,460,462	£29,318,413	£32,747,386	£38,146,871	£58,644,780	£101,193,239
		CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
		2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
		£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
		£1,127,882	£1,579,198	£2,028,326	£2,919,860	£3,811,394	£4,257,160	£4,959,093	£7,623,821	£13,155,121
Residual per hectare		£8,676,015	£12,147,674	£15,602,510	£22,460,462	£29,318,413	£32,747,386	£38,146,871	£58,644,780	£101,193,239

Other DRLLP PSV and draft London Plan policies

6.25 As noted in Section 2, our appraisals reflect the requirements of the following policies:

- Draft London Plan space standards set out in Policy D4 and the child play-space requirement in Local Plan policy H5.
- Accessibility standards set out in Policy D5 of the draft London Plan.
- Local Plan policy ED14 and the Employment & Skills SPD 2018 which requires financial contributions towards training and apprenticeships.
- Low carbon requirements in draft London Plan policy S12C.
- Limitations on car parking provision in London Plan policy T6.1 and cycle storage provisions in draft London Plan policy D4.

6.26 Specific cost allowances are incorporated into the appraisals for accessibility standards; employment and skills; and low carbon requirements, as set out in Section 4. The floor areas and bulk of development in our appraisals have been set at levels which are capable of accommodating the requirements of draft London Plan policies D4 and T6.1. We have not tested these policies individually as their impact is de-minimis but they are reflected in the analyses of the policies which have a greater individual impact in the preceding sections. These policies are also reflected in the analysis of alternative CIL rates in the following section.

Alternative CIL rates

6.27 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. The Residual Land Values are assessed in two ways. Firstly, the surplus residual above the benchmark land value is calculated and converted into a rate per square metre, which is a proxy for potential CIL rates. This results in a significant number of results, depending on other factors tested, most notably the level of affordable housing.

6.28 Development value is finite and – in densely developed Boroughs such as Lambeth - is rarely enhanced through the adoption of new policy requirements. This is because existing use values are sometimes relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process.

6.29 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Council's policy requirements, including the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and policy requirements and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites would remain in their existing use.

6.30 The CIL regulations state that in setting a charge, local authorities must "strike an appropriate balance" between revenue maximisation on the one hand and the potentially adverse impact of CIL upon the viability of development across the whole area on the other. When considering this balance, the following factors are important:

- Firstly, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
- Secondly, councils should take a balanced view of viability – residual valuations are just one factor influencing a developer's decision making – the same applies to local authorities.
- Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
- Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to sensitivity test levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
- Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.

6.31 There is clearly a balance that has to be struck between the aims of Policy H2 on the delivery of affordable housing (which reflects the Mayor of London's threshold approach to affordable housing, which in effect adopts a 35% minimum provision on privately owned sites and privately owned industrial sites where there is no net loss of industrial floorspace to avoid the need for a site-specific viability assessment, which mirrors the previous policy position of 'maximum reasonable' percentage subject to individual scheme viability) and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The CIL rate cannot therefore be set on the basis that every single development typology right across the borough will deliver 35%, as this is not always viable. The latest London Plan Annual Monitoring Report for the financial year 2016/17 (published July 2017) indicates that over the three years 2013/14 to 2015/16, 21% of units were affordable. This includes units delivered on schemes that fall below the 10 unit threshold, so the actual percentage of affordable housing will be slightly higher.

6.32 We have therefore focused on the results of testing where we have included 35% affordable housing, as the Council will need to secure adequate amounts of funding to support new development. Affordable housing cannot be maximised to the total exclusion of securing infrastructure funding and vice versa.

6.33 The appraisals generate a very wide spread of potential CIL rates, depending on the benchmark land value, residential sales values and the mix of uses within each development typology. The results are summarised in tables 6.34.1 to 6.34.12. As one would expect, the capacity for schemes to absorb CIL is greater where the benchmark land value is lowest. Furthermore, it is very clear that the capacity to absorb CIL contributions declines as the percentage of affordable housing increases.

6.34 The second approach to testing potential revised CIL rates is to consider viability from the other perspective; rather than the potential CIL rates being determined by the 'surplus' residual land value over the benchmark land value, the second approach inputs CIL as a cost to determine the scale of impact on the residual land value. This approach helps form a judgement on the impact of CIL on land values, which – if sufficiently modest – is unlikely to prevent a scheme from coming forward.

6.35 The results of this analysis indicate that increases from the adopted CIL rates would not have a significant impact on the residual land values generated. This is illustrated in the graphs at Figure 6.36.1, which set the various residual land values from the four CIL scenarios alongside each other for each development typology. The charts show very modest movements in residual land values in almost all cases, indicating that increases to the Council's currently adopted CIL rates would not prevent development coming forward.

6.36 At any of the alternative CIL rates the burden on development would remain at an acceptably low level in most cases. The change in residual land value resulting from increases in CIL rates would generally be less than 5% in Zone A and less than 10% in zones B and C. This indicates that developments could absorb the higher rates without any adverse significant impact upon land supply.

Table 6.34.1: Maximum CIL rates (before buffer) 50% affordable housing (70% rent, 30% shared ownership)

Aff Hsg:	50%	Rented:	70%	PRS:	Off	Aff Workspace:	0%	discounted
		SO:	30%	E&T costs	Off		50%	discount applied

	Appraisal results - max CIL rates - BLV1			EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
					25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£261	£337	£412	£564	£163	£238	£179	£194	-£231
2	Res2 - relatively low density - flats	24	0.100	2,172	£82	£151	£221	£360	£38	£108	£77	£138	-£134
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£327	£396	£466	£605	£329	£399	£390	£497	£339
4	Res4 - Med size site - flats	80	0.150	7,240	£204	£269	£334	£464	£387	£452	£534	£811	£1,109
5	Res5 - Larger low density scheme	150	0.600	13,575	£21	£86	£151	£280	-£32	£33	-£3	£41	-£247
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£109	£170	£231	£354	£281	£342	£420	£681	£961
7	Res7 - large flatted scheme	300	0.600	27,150	£47	£109	£170	£293	£195	£256	£321	£558	£776
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£210	£282	£353	£496	£86	£158	£86	£69	-£410
9	Res9 - Large higher density scheme	750	1.400	67,875	£389	£448	£508	£626	£538	£597	£664	£901	£1,134
10	Res10 - Large very high density scheme	750	1.000	67,875	£53	£108	£164	£274	£237	£292	£375	£638	£957
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£304	-£249	-£194	-£84	-£74	-£20	£86	£390	£814
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£641	-£589	-£537	-£433	-£847	-£795	-£907	-£1,040	-£1,688
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£925	-£866	-£806	-£688	-£1,261	-£1,202	-£1,379	-£1,628	-£2,611
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£536	-£480	-£424	-£313	-£336	-£280	-£189	£91	£455
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,532	-£2,473	-£2,413	-£2,295	-£3,511	-£3,452	-£3,951	-£4,844	-£7,436
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£774	£774	£774	£774	£615	£615	£536	£377	-£19
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£973	£973	£973	£973	£894	£894	£854	£775	£576
18	CoL1 - Co-living scheme	300	0.130	7,500	£132	£190	£249	£367	£310	£368	£448	£710	£1,007
19	Off1 - small scale office scheme	-	0.200	10,000	-£14	-£14	-£14	-£14	-£110	£451	£486	£2,959	£2,459
20	Off2 - med scale office scheme	-	0.400	40,000	£21	£21	£21	£21	£17	£529	£602	£2,935	£2,685
21	Off3 - large scale office scheme	-	0.600	100,000	£39	£39	£39	£39	£71	£567	£657	£2,949	£2,799
22	Ret1 - small retail	-	0.030	450	-£894	-£894	-£894	-£894	-£1,435	-£782	-£491	-£828	-£2,494
23	Ret2 - medium retail	-	0.060	900	-£894	-£894	-£894	-£894	-£1,435	-£782	-£491	-£828	-£2,494
24	Ret2 - large retail	-	0.250	3,000	-£415	-£415	-£415	-£415	-£1,248	-£1,248	-£1,665	-£2,603	-£4,687
25	Ind1 - industrial	-	1.000	5,000	-£5,126	-£5,126	-£5,126	-£5,126	-£7,126	-£7,126	-£8,126	-£9,957	-£14,957
26	Sto1 - Storage	-	1.000	5,000	-£4,966	-£4,966	-£4,966	-£4,966	-£6,966	-£6,966	-£7,966	-£9,800	-£14,800
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£138	£138	£138	£570	£332	£764	£645	£328	-£267
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£257	£257	£257	£689	£499	£931	£836	£566	£90
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£224	£224	£224	£656	£576	£1,008	£968	£809	£609

	Appraisal results - max CIL rates - BLV2			EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
					10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,090	£1,165	£1,241	£343	£494	£570	£786	£470	£874
2	Res2 - relatively low density - flats	24	0.100	2,172	£772	£842	£911	£176	£315	£384	£583	£368	£787
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£949	£1,018	£1,087	£439	£578	£647	£846	£704	£1,168
4	Res4 - Med size site - flats	80	0.150	7,240	£515	£580	£645	£381	£511	£576	£762	£915	£1,523
5	Res5 - Larger low density scheme	150	0.600	13,575	£684	£749	£814	£103	£233	£298	£483	£262	£637
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£403	£465	£526	£276	£399	£460	£636	£779	£1,354
7	Res7 - large flatted scheme	300	0.600	27,150	£379	£440	£502	£204	£327	£389	£564	£669	£1,218
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,039	£1,110	£1,182	£275	£418	£489	£693	£345	£695
9	Res9 - Large higher density scheme	750	1.400	67,875	£699	£758	£817	£544	£662	£721	£890	£1,004	£1,546
10	Res10 - Large very high density scheme	750	1.000	67,875	£274	£329	£385	£215	£326	£381	£537	£712	£1,252
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£155	-£99	-£45	-£124	-£14	£40	£195	£439	£1,013
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£135	£187	£239	-£640	-£537	-£485	-£338	-£781	-£653
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£110	£169	£228	-£964	-£847	-£788	-£620	-£1,283	-£1,231
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£336	-£280	-£224	-£366	-£256	-£200	-£43	£158	£722
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£532	-£473	-£413	-£2,829	-£2,711	-£2,652	-£2,485	-£4,178	-£4,769
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,012	£1,012	£1,012	£711	£711	£711	£711	£457	£298
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,092	£1,092	£1,092	£942	£942	£942	£942	£815	£735
18	CoL1 - Co-living scheme	300	0.130	7,500	£392	£450	£509	£297	£414	£472	£639	£797	£1,354
19	Off1 - small scale office scheme	-	0.200	10,000	£286	£286	£286	-£94	£10	£571	£706	£3,059	£2,859
20	Off2 - med scale office scheme	-	0.400	40,000	£171	£171	£171	-£19	£77	£589	£712	£2,985	£2,885
21	Off3 - large scale office scheme	-	0.600	100,000	£129	£129	£129	£15	£107	£603	£723	£2,979	£2,919
22	Ret1 - small retail	-	0.030	450	£106	£106	£106	-£1,160	-£1,035	-£382	£243	-£494	-£1,161
23	Ret2 - medium retail	-	0.060	900	£106	£106	£106	-£1,160	-£1,035	-£382	£243	-£494	-£1,161
24	Ret2 - large retail	-	0.250	3,000	£835	£835	£835	-£748	-£748	-£748	-£748	-£2,187	-£3,020
25	Ind1 - industrial	-	1.000	5,000	-£2,126	-£2,126	-£2,126	-£5,926	-£5,926	-£5,926	-£5,926	-£8,957	-£10,957
26	Sto1 - Storage	-	1.000	5,000	-£1,966	-£1,966	-£1,966	-£5,766	-£5,766	-£5,766	-£5,766	-£8,800	-£10,800
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£495	£495	£495	£475	£475	£907	£907	£447	£209
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£543	£543	£543	£613	£613	£1,045	£1,045	£662	£471
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£344	£344	£344	£624	£624	£1,056	£1,056	£849	£769

	Appraisal results - max CIL rates - BLV3			EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
					6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,283	£1,359	£1,434	£951	£1,102	£1,178	£731	£1,299	£2,256
2	Res2 - relatively low density - flats	24	0.100	2,172	£933	£1,003	£1,072	£682	£821	£891	£537	£1,059	£1,938
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,094	£1,163	£1,233	£895	£1,034	£1,103	£805	£1,326	£2,204
4	Res4 - Med size site - flats	80	0.150	7,240	£587	£652	£717	£609	£739	£804	£741	£1,225	£2,041
5	Res5 - Larger low density scheme	150	0.600	13,575	£839	£904	£968	£590	£719	£784	£439	£925	£1,742
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£472	£533	£595	£492	£615	£676	£616	£1,074	£1,845
7	Res7 - large flatted scheme	300	0.600	27,150	£456	£517	£579	£448	£570	£632	£542	£1,000	£1,771
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,232	£1,304	£1,375	£883	£1,025	£1,097	£638	£1,174	£2,076
9	Res9 - Large higher density scheme	750	1.400	67,875	£771	£830	£889	£770	£889	£948	£870	£1,314	£2,062
10	Res10 - Large very high density scheme	750	1.000	67,875	£326	£381	£436	£377	£488	£543	£523	£933	£1,620
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£120	-£65	-£10	-£14	£95	£149	£185	£589	£1,262
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£316	£368	£420	-£71	£32	£84	-£390	-£5	£640
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£351	£410	£469	-£206	-£88	-£29	-£689	-£249	£493
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£290	-£234	-£178	-£219	-£109	-£54	-£56	£358	£1,055
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£65	-£6	£53	-£1,362	-£1,245	-£1,186	-£2,618	-£2,178	-£1,436
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,068	£1,068	£1,068	£885	£885	£885	£695	£695	£695
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,120	£1,120	£1,120	£1,029	£1,029	£1,029	£934	£934	£934
18	CoL1 - Co-living scheme	300	0.130	7,500	£452	£511	£570	£488	£605	£663	£622	£1,057	£1,787
19	Off1 - small scale office scheme	0	0.200	10,000	£356	£356	£356	£126	£230	£791	£686	£3,359	£3,359
20	Off2 - med scale office scheme	0	0.400	40,000	£206	£206	£206	£91	£187	£699	£702	£3,135	£3,135
21	Off3 - large scale office scheme	0	0.600	100,000	£150	£150	£150	£81	£173	£669	£717	£3,069	£3,069
22	Ret1 - small retail	0	0.030	450	£340	£340	£340	-£427	-£302	£352	£176	£506	£506
23	Ret2 - medium retail	0	0.060	900	£340	£340	£340	-£427	-£302	£352	£176	£506	£506
24	Ret2 - large retail	0	0.250	3,000	£1,127	£1,127	£1,127	£169	£169	£169	-£831	-£937	-£937
25	Ind1 - industrial	0	1.000	5,000	-£1,426	-£1,426	-£1,426	-£3,726	-£3,726	-£3,726	-£6,126	-£5,957	-£5,957
26	Sto1 - Storage	0	1.000	5,000	-£1,266	-£1,266	-£1,266	-£3,566	-£3,566	-£3,566	-£5,966	-£5,800	-£5,800
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£578	£578	£578	£737	£737	£1,169	£884	£804	£804
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£609	£609	£609	£823	£823	£1,255	£1,026	£947	£947
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£372	£372	£372	£712	£712	£1,144	£1,048	£969	£969

	Appraisal results - max CIL rates - BLV4			EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
					2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,490	£1,566	£1,642	£1,793	£1,944	£1,896	£2,112	£2,542	£3,499
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,106	£1,175	£1,245	£1,384	£1,523	£1,489	£1,688	£2,095	£2,974
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,249	£1,318	£1,388	£1,527	£1,666	£1,642	£1,841	£2,258	£3,136
4	Res4 - Med size site - flats	80	0.150	7,240	£665	£730	£795	£925	£1,055	£1,074	£1,259	£1,691	£2,507
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,005	£1,069	£1,134	£1,264	£1,393	£1,359	£1,544	£1,920	£2,737
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£546	£607	£668	£791	£914	£931	£1,107	£1,516	£2,287
7	Res7 - large flatted scheme	300	0.600	27,150	£539	£600	£662	£785	£907	£919	£1,095	£1,497	£2,268
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,439	£1,511	£1,582	£1,725	£1,868	£1,815	£2,019	£2,417	£3,319
9	Res9 - Large higher density scheme	750	1.400	67,875	£848	£907	£967	£1,085	£1,203	£1,216	£1,385	£1,778	£2,526
10	Res10 - Large very high density scheme	750	1.000	67,875	£381	£436	£492	£602	£713	£734	£891	£1,264	£1,952
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£83	-£27	£28	£137	£247	£279	£434	£812	£1,485
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£510	£562	£614	£718	£821	£756	£903	£1,159	£1,804
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£610	£669	£728	£846	£964	£867	£1,035	£1,303	£2,045
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£240	-£184	-£128	-£16	£94	£120	£277	£658	£1,355
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£435	£494	£553	£671	£789	£548	£715	£822	£1,564
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,127	£1,127	£1,127	£1,127	£1,127	£1,092	£1,092	£1,052	£1,052
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,150	£1,150	£1,150	£1,150	£1,150	£1,132	£1,132	£1,112	£1,112
18	CoL1 - Co-living scheme	300	0.130	7,500	£517	£576	£635	£752	£869	£888	£1,055	£1,447	£2,177
19	Off1 - small scale office scheme	0	0.200	10,000	£431	£431	£431	£431	£535	£1,051	£1,186	£3,809	£3,809
20	Off2 - med scale office scheme	0	0.400	40,000	£244	£244	£244	£244	£339	£829	£952	£3,360	£3,360
21	Off3 - large scale office scheme	0	0.600	100,000	£172	£172	£172	£172	£265	£747	£867	£3,204	£3,204
22	Ret1 - small retail	0	0.030	450	£590	£590	£590	£590	£715	£1,218	£1,843	£2,006	£2,006
23	Ret2 - medium retail	0	0.060	900	£590	£590	£590	£590	£715	£1,218	£1,843	£2,006	£2,006
24	Ret2 - large retail	0	0.250	3,000	£1,439	£1,439	£1,439	£1,439	£1,439	£1,252	£1,252	£938	£938
25	Ind1 - industrial	0	1.000	5,000	-£676	-£676	-£676	-£676	-£676	-£1,126	-£1,126	-£1,457	-£1,457
26	Sto1 - Storage	0	1.000	5,000	-£516	-£516	-£516	-£516	-£516	-£966	-£966	-£1,300	-£1,300
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£668	£668	£668	£1,100	£1,100	£1,479	£1,479	£1,340	£1,340
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£681	£681	£681	£1,113	£1,113	£1,503	£1,503	£1,376	£1,376
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£402	£402	£402	£834	£834	£1,248	£1,248	£1,149	£1,149

Table 6.34.2: Maximum CIL rates (before buffer) 35% affordable housing (70% rent, 30% shared ownership)

Aff Hsg:	35%	Rented:	70%	PRS:	Off	Aff Workspace:	0%	discounted
		SO:	30%	E&T costs	Off		50%	discount applied

Appraisal results - max CIL rates - BLV1

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£557	£655	£754	£951	£595	£693	£698	£884	£747
2	Res2 - relatively low density - flats	24	0.100	2,172	£352	£443	£533	£714	£435	£525	£553	£771	£763
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£593	£683	£773	£954	£720	£811	£862	£1,125	£1,230
4	Res4 - Med size site - flats	80	0.150	7,240	£450	£534	£619	£788	£750	£834	£971	£1,394	£1,936
5	Res5 - Larger low density scheme	150	0.600	13,575	£265	£349	£433	£602	£328	£413	£433	£622	£581
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£337	£417	£497	£656	£620	£700	£829	£1,228	£1,739
7	Res7 - large flatted scheme	300	0.600	27,150	£276	£356	£435	£595	£534	£614	£731	£1,105	£1,554
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£481	£574	£667	£854	£487	£581	£571	£715	£507
9	Res9 - Large higher density scheme	750	1.400	67,875	£606	£684	£761	£915	£863	£939	£1,056	£1,427	£1,884
10	Res10 - Large very high density scheme	750	1.000	67,875	£246	£318	£390	£534	£529	£601	£731	£1,115	£1,640
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£118	-£46	£25	£166	£208	£278	£428	£851	£1,474
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£460	-£392	-£325	-£190	-£573	-£506	-£573	-£590	-£1,045
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£702	-£625	-£548	-£394	-£931	-£855	-£982	-£1,099	-£1,859
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£326	-£254	-£182	-£39	-£29	£43	£181	£586	£1,159
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,309	-£2,232	-£2,155	-£2,001	-£3,182	-£3,106	-£3,554	-£4,315	-£6,684
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,184	£1,184	£1,184	£1,184	£1,025	£1,025	£946	£787	£390
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,383	£1,383	£1,383	£1,383	£1,304	£1,304	£1,264	£1,185	£986
18	CoL1 - Co-living scheme	300	0.130	7,500	£344	£420	£496	£648	£627	£702	£832	£1,224	£1,739
19	Off1 - small scale office scheme	-	0.200	10,000	-£14	-£14	-£14	-£14	-£110	£451	£486	£2,959	£2,459
20	Off2 - med scale office scheme	-	0.400	40,000	£21	£21	£21	£21	£17	£529	£602	£2,935	£2,685
21	Off3 - large scale office scheme	-	0.600	100,000	£39	£39	£39	£39	£71	£567	£657	£2,949	£2,799
22	Ret1 - small retail	-	0.030	450	-£894	-£894	-£894	-£894	-£1,435	-£782	-£491	-£828	-£2,494
23	Ret2 - medium retail	-	0.060	900	-£894	-£894	-£894	-£894	-£1,435	-£782	-£491	-£828	-£2,494
24	Ret2 - large retail	-	0.250	3,000	-£415	-£415	-£415	-£415	-£1,248	-£1,248	-£1,665	-£2,603	-£4,687
25	Ind1 - industrial	-	1.000	5,000	-£5,126	-£5,126	-£5,126	-£5,126	-£7,126	-£7,126	-£8,126	-£9,957	-£14,957
26	Sto1 - Storage	-	1.000	5,000	-£4,966	-£4,966	-£4,966	-£4,966	-£6,966	-£6,966	-£7,966	-£9,800	-£14,800
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£138	£138	£138	£570	£332	£764	£645	£328	-£267
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£257	£257	£257	£689	£499	£931	£836	£566	£90
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£224	£224	£224	£656	£576	£1,008	£968	£809	£609

Appraisal results - max CIL rates - BLV2

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,386	£1,484	£1,582	£730	£926	£1,025	£1,306	£1,160	£1,852
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,043	£1,133	£1,224	£530	£711	£801	£1,060	£1,002	£1,684
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,214	£1,305	£1,395	£788	£969	£1,059	£1,317	£1,332	£2,059
4	Res4 - Med size site - flats	80	0.150	7,240	£761	£845	£930	£705	£874	£959	£1,199	£1,497	£2,351
5	Res5 - Larger low density scheme	150	0.600	13,575	£928	£1,012	£1,096	£425	£594	£678	£919	£843	£1,465
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£632	£712	£791	£578	£738	£817	£1,046	£1,326	£2,132
7	Res7 - large flatted scheme	300	0.600	27,150	£607	£687	£767	£507	£666	£746	£974	£1,215	£1,996
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,310	£1,403	£1,496	£633	£819	£912	£1,179	£991	£1,612
9	Res9 - Large higher density scheme	750	1.400	67,875	£916	£993	£1,070	£832	£986	£1,063	£1,283	£1,531	£2,297
10	Res10 - Large very high density scheme	750	1.000	67,875	£467	£539	£611	£475	£618	£689	£893	£1,189	£1,934
11	Res11 - Large very high density scheme	1,000	0.900	90,500	£32	£103	£174	£127	£268	£338	£538	£900	£1,673
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£316	£384	£451	-£397	-£262	-£195	-£4	-£332	-£10
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£333	£410	£486	-£670	-£518	-£441	-£223	-£754	-£480
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£126	-£54	£18	-£92	£51	£123	£328	£653	£1,426
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£309	-£232	-£155	-£2,535	-£2,382	-£2,306	-£2,087	-£3,648	-£4,017
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,422	£1,422	£1,422	£1,120	£1,120	£1,120	£1,120	£866	£708
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,502	£1,502	£1,502	£1,351	£1,351	£1,351	£1,351	£1,224	£1,145
18	CoL1 - Co-living scheme	300	0.130	7,500	£604	£680	£756	£579	£731	£806	£1,023	£1,311	£2,086
19	Off1 - small scale office scheme	-	0.200	10,000	£286	£286	£286	-£94	£10	£571	£706	£3,059	£2,859
20	Off2 - med scale office scheme	-	0.400	40,000	£171	£171	£171	-£19	£77	£589	£712	£2,985	£2,885
21	Off3 - large scale office scheme	-	0.600	100,000	£129	£129	£129	£15	£107	£603	£723	£2,979	£2,919
22	Ret1 - small retail	-	0.030	450	£106	£106	£106	-£1,160	-£1,035	-£382	£243	-£494	-£1,161
23	Ret2 - medium retail	-	0.060	900	£106	£106	£106	-£1,160	-£1,035	-£382	£243	-£494	-£1,161
24	Ret2 - large retail	-	0.250	3,000	£835	£835	£835	-£748	-£748	-£748	-£748	-£2,187	-£3,020
25	Ind1 - industrial	-	1.000	5,000	-£2,126	-£2,126	-£2,126	-£5,926	-£5,926	-£5,926	-£5,926	-£8,957	-£10,957
26	Sto1 - Storage	-	1.000	5,000	-£1,966	-£1,966	-£1,966	-£5,766	-£5,766	-£5,766	-£5,766	-£8,800	-£10,800
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£495	£495	£495	£475	£475	£907	£907	£447	£209
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£543	£543	£543	£613	£613	£1,045	£1,045	£662	£471
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£344	£344	£344	£624	£624	£1,056	£1,056	£849	£769

Appraisal results - max CIL rates - BLV3

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,579	£1,677	£1,776	£1,337	£1,534	£1,633	£1,251	£1,989	£3,233
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,204	£1,295	£1,385	£1,036	£1,217	£1,308	£1,014	£1,692	£2,835
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,359	£1,450	£1,540	£1,244	£1,425	£1,515	£1,276	£1,953	£3,094
4	Res4 - Med size site - flats	80	0.150	7,240	£833	£918	£1,002	£933	£1,102	£1,187	£1,178	£1,808	£2,869
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,083	£1,167	£1,251	£911	£1,080	£1,164	£875	£1,506	£2,570
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£700	£780	£860	£794	£954	£1,033	£1,026	£1,621	£2,623
7	Res7 - large flatted scheme	300	0.600	27,150	£685	£764	£844	£750	£909	£989	£952	£1,547	£2,549
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,503	£1,596	£1,689	£1,240	£1,427	£1,520	£1,123	£1,820	£2,993
9	Res9 - Large higher density scheme	750	1.400	67,875	£988	£1,065	£1,143	£1,059	£1,213	£1,290	£1,263	£1,840	£2,813
10	Res10 - Large very high density scheme	750	1.000	67,875	£519	£591	£663	£637	£780	£851	£878	£1,410	£2,303
11	Res11 - Large very high density scheme	1000	0.900	90,500	£66	£138	£209	£236	£377	£448	£528	£1,050	£1,921
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£497	£565	£632	£172	£307	£374	-£56	£444	£1,283
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£574	£651	£728	£88	£241	£317	-£292	£280	£1,245
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£79	-£7	£64	£54	£198	£270	£315	£853	£1,759
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£158	£235	£312	-£1,068	-£915	-£839	-£2,221	-£1,648	-£684
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,478	£1,478	£1,478	£1,295	£1,295	£1,295	£1,105	£1,105	£1,105
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,530	£1,530	£1,530	£1,439	£1,439	£1,439	£1,343	£1,343	£1,343
18	CoL1 - Co-living scheme	300	0.130	7,500	£664	£741	£817	£770	£921	£997	£1,006	£1,571	£2,519
19	Off1 - small scale office scheme	0	0.200	10,000	£356	£356	£356	£126	£230	£791	£686	£3,359	£3,359
20	Off2 - med scale office scheme	0	0.400	40,000	£206	£206	£206	£91	£187	£699	£702	£3,135	£3,135
21	Off3 - large scale office scheme	0	0.600	100,000	£150	£150	£150	£81	£173	£669	£717	£3,069	£3,069
22	Ret1 - small retail	0	0.030	450	£340	£340	£340	-£427	-£302	£352	£176	£506	£506
23	Ret2 - medium retail	0	0.060	900	£340	£340	£340	-£427	-£302	£352	£176	£506	£506
24	Ret2 - large retail	0	0.250	3,000	£1,127	£1,127	£1,127	£169	£169	£169	-£831	-£937	-£937
25	Ind1 - industrial	0	1.000	5,000	-£1,426	-£1,426	-£1,426	-£3,726	-£3,726	-£3,726	-£6,126	-£5,957	-£5,957
26	Sto1 - Storage	0	1.000	5,000	-£1,266	-£1,266	-£1,266	-£3,566	-£3,566	-£3,566	-£5,966	-£5,800	-£5,800
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£578	£578	£578	£737	£737	£1,169	£884	£804	£804
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£609	£609	£609	£823	£823	£1,255	£1,026	£947	£947
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£372	£372	£372	£712	£712	£1,144	£1,048	£969	£969

Appraisal results - max CIL rates - BLV4

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,786	£1,885	£1,983	£2,180	£2,377	£2,351	£2,632	£3,232	£4,476
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,377	£1,467	£1,558	£1,738	£1,919	£1,906	£2,165	£2,728	£3,871
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,515	£1,605	£1,695	£1,876	£2,057	£2,054	£2,312	£2,886	£4,027
4	Res4 - Med size site - flats	80	0.150	7,240	£911	£995	£1,080	£1,249	£1,418	£1,456	£1,696	£2,274	£3,335
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,248	£1,333	£1,417	£1,585	£1,754	£1,739	£1,980	£2,501	£3,564
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£774	£854	£934	£1,094	£1,253	£1,289	£1,517	£2,063	£3,065
7	Res7 - large flatted scheme	300	0.600	27,150	£767	£847	£927	£1,087	£1,246	£1,277	£1,505	£2,044	£3,046
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,710	£1,803	£1,897	£2,083	£2,269	£2,238	£2,504	£3,063	£4,236
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,065	£1,143	£1,220	£1,374	£1,528	£1,558	£1,778	£2,304	£3,277
10	Res10 - Large very high density scheme	750	1.000	67,875	£574	£646	£718	£862	£1,004	£1,042	£1,246	£1,741	£2,634
11	Res11 - Large very high density scheme	1000	0.900	90,500	£104	£175	£247	£388	£529	£577	£777	£1,273	£2,145
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£691	£759	£826	£961	£1,095	£1,046	£1,237	£1,608	£2,447
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£833	£910	£986	£1,140	£1,293	£1,214	£1,432	£1,832	£2,796
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£29	£43	£114	£258	£401	£443	£648	£1,153	£2,059
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£658	£735	£812	£965	£1,118	£894	£1,113	£1,352	£2,316
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,537	£1,537	£1,537	£1,537	£1,537	£1,501	£1,501	£1,462	£1,462
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,560	£1,560	£1,560	£1,560	£1,560	£1,542	£1,542	£1,522	£1,522
18	CoL1 - Co-living scheme	300	0.130	7,500	£729	£806	£882	£1,034	£1,186	£1,222	£1,439	£1,961	£2,909
19	Off1 - small scale office scheme	0	0.200	10,000	£431	£431	£431	£431	£535	£1,051	£1,186	£3,809	£3,809
20	Off2 - med scale office scheme	0	0.400	40,000	£244	£244	£244	£244	£339	£829	£952	£3,360	£3,360
21	Off3 - large scale office scheme	0	0.600	100,000	£172	£172	£172	£172	£265	£747	£867	£3,204	£3,204
22	Ret1 - small retail	0	0.030	450	£590	£590	£590	£590	£715	£1,218	£1,843	£2,006	£2,006
23	Ret2 - medium retail	0	0.060	900	£590	£590	£590	£590	£715	£1,218	£1,843	£2,006	£2,006
24	Ret2 - large retail	0	0.250	3,000	£1,439	£1,439	£1,439	£1,439	£1,439	£1,252	£1,252	£938	£938
25	Ind1 - industrial	0	1.000	5,000	-£676	-£676	-£676	-£676	-£676	-£1,126	-£1,126	-£1,457	-£1,457
26	Sto1 - Storage	0	1.000	5,000	-£516	-£516	-£516	-£516	-£516	-£966	-£966	-£1,300	-£1,300
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£668	£668	£668	£1,100	£1,100	£1,479	£1,479	£1,340	£1,340
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£681	£681	£681	£1,113	£1,113	£1,503	£1,503	£1,376	£1,376
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£402	£402	£402	£834	£834	£1,248	£1,248	£1,149	£1,149

Table 6.34.3: Maximum CIL rates (before buffer) 50% affordable housing (60% rent, 40% shared ownership)

Aff Hsg:	50%	Rented:	60%	PRS:	Off	Aff Workspace:	0%	discounted
		SO:	40%	E&T costs	Off		50%	discount applied

Appraisal results - max CIL rates - BLV1				EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
					25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£375	£451	£526	£678	£277	£352	£293	£308	-£117
2	Res2 - relatively low density - flats	24	0.100	2,172	£186	£256	£325	£464	£143	£213	£181	£243	-£29
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£433	£503	£572	£711	£435	£505	£496	£603	£445
4	Res4 - Med size site - flats	80	0.150	7,240	£304	£369	£434	£564	£487	£551	£632	£909	£1,208
5	Res5 - Larger low density scheme	150	0.600	13,575	£121	£186	£251	£380	£68	£133	£97	£141	-£148
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£204	£265	£327	£450	£376	£437	£514	£775	£1,055
7	Res7 - large flatted scheme	300	0.600	27,150	£143	£204	£265	£388	£290	£352	£416	£652	£871
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£319	£391	£462	£605	£195	£267	£195	£178	-£301
9	Res9 - Large higher density scheme	750	1.400	67,875	£482	£541	£600	£719	£631	£690	£756	£994	£1,225
10	Res10 - Large very high density scheme	750	1.000	67,875	£143	£198	£253	£363	£326	£380	£464	£725	£1,043
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£213	-£158	-£103	£6	£15	£70	£175	£477	£900
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£557	-£505	-£453	-£350	-£764	-£713	-£825	-£958	-£1,607
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£834	-£775	-£716	-£599	-£1,171	-£1,112	-£1,289	-£1,539	-£2,521
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£450	-£394	-£338	-£228	-£251	-£196	-£105	£176	£540
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,441	-£2,382	-£2,323	-£2,206	-£3,422	-£3,363	-£3,862	-£4,755	-£7,346
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£774	£774	£774	£774	£615	£615	£536	£377	-£19
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£973	£973	£973	£973	£894	£894	£854	£775	£576
18	CoL1 - Co-living scheme	300	0.130	7,500	£225	£284	£343	£459	£402	£461	£541	£801	£1,097
19	Off1 - small scale office scheme	-	0.200	10,000	-£14	-£14	-£14	-£14	-£110	£451	£486	£2,959	£2,459
20	Off2 - med scale office scheme	-	0.400	40,000	£21	£21	£21	£21	£17	£529	£602	£2,935	£2,685
21	Off3 - large scale office scheme	-	0.600	100,000	£39	£39	£39	£39	£71	£567	£657	£2,949	£2,799
22	Ret1 - small retail	-	0.030	450	-£894	-£894	-£894	-£894	-£1,435	-£782	-£491	-£828	-£2,494
23	Ret2 - medium retail	-	0.060	900	-£894	-£894	-£894	-£894	-£1,435	-£782	-£491	-£828	-£2,494
24	Ret2 - large retail	-	0.250	3,000	-£415	-£415	-£415	-£415	-£1,248	-£1,248	-£1,665	-£2,603	-£4,687
25	Ind1 - industrial	-	1.000	5,000	-£5,126	-£5,126	-£5,126	-£5,126	-£7,126	-£7,126	-£8,126	-£9,957	-£14,957
26	Sto1 - Storage	-	1.000	5,000	-£4,966	-£4,966	-£4,966	-£4,966	-£6,966	-£6,966	-£7,966	-£9,800	-£14,800
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£138	£138	£138	£570	£332	£764	£645	£328	-£267
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£257	£257	£257	£689	£499	£931	£836	£566	£90
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£224	£224	£224	£656	£576	£1,008	£968	£809	£609

Appraisal results - max CIL rates - BLV2				EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
					10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,204	£1,279	£1,355	£457	£608	£684	£900	£584	£988
2	Res2 - relatively low density - flats	24	0.100	2,172	£877	£946	£1,016	£280	£419	£489	£688	£473	£892
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,055	£1,124	£1,194	£545	£684	£753	£952	£810	£1,274
4	Res4 - Med size site - flats	80	0.150	7,240	£615	£680	£745	£481	£611	£676	£860	£1,013	£1,622
5	Res5 - Larger low density scheme	150	0.600	13,575	£784	£849	£914	£203	£333	£398	£583	£362	£736
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£499	£560	£621	£371	£494	£555	£730	£873	£1,448
7	Res7 - large flatted scheme	300	0.600	27,150	£474	£536	£597	£300	£423	£484	£659	£763	£1,313
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,148	£1,219	£1,291	£384	£527	£598	£802	£454	£804
9	Res9 - Large higher density scheme	750	1.400	67,875	£791	£850	£910	£636	£755	£814	£983	£1,097	£1,638
10	Res10 - Large very high density scheme	750	1.000	67,875	£364	£419	£474	£304	£414	£469	£626	£799	£1,338
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£64	-£9	£46	-£33	£75	£129	£284	£527	£1,099
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£219	£271	£323	-£557	-£454	-£402	-£256	-£699	-£573
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£201	£260	£318	-£875	-£757	-£698	-£531	-£1,194	-£1,142
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£250	-£194	-£138	-£281	-£171	-£116	£42	£243	£807
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£441	-£382	-£323	-£2,739	-£2,622	-£2,563	-£2,395	-£4,088	-£4,680
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,012	£1,012	£1,012	£711	£711	£711	£711	£457	£298
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,092	£1,092	£1,092	£942	£942	£942	£942	£815	£735
18	CoL1 - Co-living scheme	300	0.130	7,500	£485	£544	£603	£390	£506	£565	£731	£888	£1,444
19	Off1 - small scale office scheme	-	0.200	10,000	£286	£286	£286	-£94	£10	£571	£706	£3,059	£2,859
20	Off2 - med scale office scheme	-	0.400	40,000	£171	£171	£171	-£19	£77	£589	£712	£2,985	£2,885
21	Off3 - large scale office scheme	-	0.600	100,000	£129	£129	£129	£15	£107	£603	£723	£2,979	£2,919
22	Ret1 - small retail	-	0.030	450	£106	£106	£106	-£1,160	-£1,035	-£382	£243	-£494	-£1,161
23	Ret2 - medium retail	-	0.060	900	£106	£106	£106	-£1,160	-£1,035	-£382	£243	-£494	-£1,161
24	Ret2 - large retail	-	0.250	3,000	£835	£835	£835	-£748	-£748	-£748	-£748	-£2,187	-£3,020
25	Ind1 - industrial	-	1.000	5,000	-£2,126	-£2,126	-£2,126	-£5,926	-£5,926	-£5,926	-£5,926	-£8,957	-£10,957
26	Sto1 - Storage	-	1.000	5,000	-£1,966	-£1,966	-£1,966	-£5,766	-£5,766	-£5,766	-£5,766	-£8,800	-£10,800
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£495	£495	£495	£475	£475	£907	£907	£447	£209
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£543	£543	£543	£613	£613	£1,045	£1,045	£662	£471
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£344	£344	£344	£624	£624	£1,056	£1,056	£849	£769

Appraisal results - max CIL rates - BLV3				EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
					6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,397	£1,473	£1,548	£1,064	£1,216	£1,292	£845	£1,413	£2,370
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,038	£1,108	£1,177	£787	£926	£995	£642	£1,164	£2,043
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,200	£1,269	£1,339	£1,001	£1,140	£1,209	£911	£1,432	£2,310
4	Res4 - Med size site - flats	80	0.150	7,240	£687	£752	£817	£709	£839	£903	£840	£1,324	£2,140
5	Res5 - Larger low density scheme	150	0.600	13,575	£939	£1,004	£1,068	£690	£819	£884	£539	£1,025	£1,841
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£567	£629	£690	£587	£710	£771	£710	£1,168	£1,939
7	Res7 - large flatted scheme	300	0.600	27,150	£551	£613	£674	£543	£666	£727	£637	£1,094	£1,865
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,341	£1,413	£1,484	£992	£1,134	£1,206	£747	£1,283	£2,185
9	Res9 - Large higher density scheme	750	1.400	67,875	£863	£923	£982	£863	£981	£1,041	£962	£1,406	£2,153
10	Res10 - Large very high density scheme	750	1.000	67,875	£415	£470	£526	£466	£576	£631	£611	£1,020	£1,706
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£29	£26	£81	£76	£184	£239	£274	£676	£1,348
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£400	£452	£504	£12	£115	£167	-£307	£77	£720
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£442	£501	£560	-£116	£1	£60	-£600	-£159	£583
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£204	-£148	-£92	-£135	-£24	£31	£29	£443	£1,140
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£26	£85	£144	-£1,272	-£1,155	-£1,096	-£2,528	-£2,088	-£1,346
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,068	£1,068	£1,068	£885	£885	£885	£695	£695	£695
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,120	£1,120	£1,120	£1,029	£1,029	£1,029	£934	£934	£934
18	CoL1 - Co-living scheme	300	0.130	7,500	£546	£605	£663	£580	£697	£755	£714	£1,148	£1,877
19	Off1 - small scale office scheme	0	0.200	10,000	£356	£356	£356	£126	£230	£791	£686	£3,359	£3,359
20	Off2 - med scale office scheme	0	0.400	40,000	£206	£206	£206	£91	£187	£699	£702	£3,135	£3,135
21	Off3 - large scale office scheme	0	0.600	100,000	£150	£150	£150	£81	£173	£669	£717	£3,069	£3,069
22	Ret1 - small retail	0	0.030	450	£340	£340	£340	-£427	-£302	£352	£176	£506	£506
23	Ret2 - medium retail	0	0.060	900	£340	£340	£340	-£427	-£302	£352	£176	£506	£506
24	Ret2 - large retail	0	0.250	3,000	£1,127	£1,127	£1,127	£169	£169	£169	-£831	-£937	-£937
25	Ind1 - industrial	0	1.000	5,000	-£1,426	-£1,426	-£1,426	-£3,726	-£3,726	-£3,726	-£6,126	-£5,957	-£5,957
26	Sto1 - Storage	0	1.000	5,000	-£1,266	-£1,266	-£1,266	-£3,566	-£3,566	-£3,566	-£5,966	-£5,800	-£5,800
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£578	£578	£578	£737	£737	£1,169	£884	£804	£804
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£609	£609	£609	£823	£823	£1,255	£1,026	£947	£947
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£372	£372	£372	£712	£712	£1,144	£1,048	£969	£969

Appraisal results - max CIL rates - BLV4				EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
					2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,604	£1,680	£1,756	£1,907	£2,058	£2,010	£2,226	£2,656	£3,613
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,211	£1,280	£1,350	£1,489	£1,628	£1,594	£1,793	£2,200	£3,079
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,355	£1,424	£1,494	£1,633	£1,772	£1,748	£1,947	£2,364	£3,242
4	Res4 - Med size site - flats	80	0.150	7,240	£765	£830	£895	£1,025	£1,155	£1,173	£1,357	£1,790	£2,606
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,104	£1,169	£1,234	£1,364	£1,493	£1,459	£1,644	£2,019	£2,835
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£641	£702	£764	£887	£1,010	£1,027	£1,202	£1,610	£2,381
7	Res7 - large flatted scheme	300	0.600	27,150	£634	£696	£757	£880	£1,003	£1,015	£1,189	£1,592	£2,362
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,549	£1,620	£1,691	£1,834	£1,977	£1,924	£2,128	£2,526	£3,428
9	Res9 - Large higher density scheme	750	1.400	67,875	£941	£1,000	£1,059	£1,178	£1,296	£1,309	£1,478	£1,871	£2,618
10	Res10 - Large very high density scheme	750	1.000	67,875	£470	£526	£581	£691	£801	£822	£979	£1,351	£2,037
11	Res11 - Large very high density scheme	1000	0.900	90,500	£8	£63	£118	£228	£336	£368	£523	£900	£1,571
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£594	£646	£698	£801	£904	£839	£986	£1,240	£1,884
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£701	£760	£818	£936	£1,053	£957	£1,125	£1,392	£2,134
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£154	-£98	-£42	£69	£179	£204	£362	£743	£1,440
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£526	£585	£644	£761	£878	£637	£805	£912	£1,654
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,127	£1,127	£1,127	£1,127	£1,127	£1,092	£1,092	£1,052	£1,052
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,150	£1,150	£1,150	£1,150	£1,150	£1,132	£1,132	£1,112	£1,112
18	CoL1 - Co-living scheme	300	0.130	7,500	£611	£670	£728	£845	£961	£981	£1,147	£1,538	£2,267
19	Off1 - small scale office scheme	0	0.200	10,000	£431	£431	£431	£431	£535	£1,051	£1,186	£3,809	£3,809
20	Off2 - med scale office scheme	0	0.400	40,000	£244	£244	£244	£244	£339	£829	£952	£3,360	£3,360
21	Off3 - large scale office scheme	0	0.600	100,000	£172	£172	£172	£172	£265	£747	£867	£3,204	£3,204
22	Ret1 - small retail	0	0.030	450	£590	£590	£590	£590	£715	£1,218	£1,843	£2,006	£2,006
23	Ret2 - medium retail	0	0.060	900	£590	£590	£590	£590	£715	£1,218	£1,843	£2,006	£2,006
24	Ret2 - large retail	0	0.250	3,000	£1,439	£1,439	£1,439	£1,439	£1,439	£1,252	£1,252	£938	£938
25	Ind1 - industrial	0	1.000	5,000	-£676	-£676	-£676	-£676	-£676	-£1,126	-£1,126	-£1,457	-£1,457
26	Sto1 - Storage	0	1.000	5,000	-£516	-£516	-£516	-£516	-£516	-£966	-£966	-£1,300	-£1,300
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£668	£668	£668	£1,100	£1,100	£1,479	£1,479	£1,340	£1,340
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£681	£681	£681	£1,113	£1,113	£1,503	£1,503	£1,376	£1,376
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£402	£402	£402	£834	£834	£1,248	£1,248	£1,149	£1,149

Table 6.34.4: Maximum CIL rates (before buffer) 35% affordable housing (60% rent, 40% shared ownership)

Aff Hsg:	35%	Rented:	60%	PRS:	Off	Aff Workspace:	0% discounted
		SO:	40%	E&T costs	Off		50% discount applied

Appraisal results - max CIL rates - BLV1					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£637	£735	£833	£1,030	£675	£773	£778	£964	£826
2	Res2 - relatively low density - flats	24	0.100	2,172	£426	£516	£606	£787	£508	£598	£627	£845	£836
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£667	£757	£848	£1,028	£794	£885	£936	£1,199	£1,304
4	Res4 - Med size site - flats	80	0.150	7,240	£520	£604	£689	£858	£820	£904	£1,040	£1,463	£2,005
5	Res5 - Larger low density scheme	150	0.600	13,575	£335	£419	£503	£672	£398	£483	£503	£692	£650
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£404	£484	£564	£723	£686	£766	£895	£1,294	£1,805
7	Res7 - large flatted scheme	300	0.600	27,150	£342	£422	£502	£662	£601	£680	£797	£1,171	£1,620
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£558	£652	£745	£931	£565	£658	£647	£791	£583
9	Res9 - Large higher density scheme	750	1.400	67,875	£672	£749	£826	£980	£927	£1,004	£1,121	£1,492	£1,949
10	Res10 - Large very high density scheme	750	1.000	67,875	£309	£381	£453	£596	£591	£662	£792	£1,176	£1,700
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£54	£17	£88	£229	£270	£340	£490	£912	£1,534
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£401	-£333	-£266	-£131	-£515	-£448	-£515	-£533	-£988
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£638	-£561	-£485	-£332	-£869	-£792	-£919	-£1,036	-£1,796
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£266	-£195	-£123	£21	£31	£102	£241	£645	£1,218
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,245	-£2,168	-£2,091	-£1,939	-£3,119	-£3,043	-£3,491	-£4,252	-£6,621
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,184	£1,184	£1,184	£1,184	£1,025	£1,025	£946	£787	£390
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,383	£1,383	£1,383	£1,383	£1,304	£1,304	£1,264	£1,185	£986
18	CoL1 - Co-living scheme	300	0.130	7,500	£409	£486	£562	£713	£691	£767	£897	£1,288	£1,802
19	Off1 - small scale office scheme	-	0.200	10,000	-£14	-£14	-£14	-£14	-£110	£451	£486	£2,959	£2,459
20	Off2 - med scale office scheme	-	0.400	40,000	£21	£21	£21	£21	£17	£529	£602	£2,935	£2,685
21	Off3 - large scale office scheme	-	0.600	100,000	£39	£39	£39	£39	£71	£567	£657	£2,949	£2,799
22	Ret1 - small retail	-	0.030	450	-£894	-£894	-£894	-£894	-£1,435	-£782	-£491	-£828	-£2,494
23	Ret2 - medium retail	-	0.060	900	-£894	-£894	-£894	-£894	-£1,435	-£782	-£491	-£828	-£2,494
24	Ret2 - large retail	-	0.250	3,000	-£415	-£415	-£415	-£415	-£1,248	-£1,248	-£1,665	-£2,603	-£4,687
25	Ind1 - industrial	-	1.000	5,000	-£5,126	-£5,126	-£5,126	-£5,126	-£7,126	-£7,126	-£8,126	-£9,957	-£14,957
26	Sto1 - Storage	-	1.000	5,000	-£4,966	-£4,966	-£4,966	-£4,966	-£6,966	-£6,966	-£7,966	-£9,800	-£14,800
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£138	£138	£138	£570	£332	£764	£645	£328	-£267
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£257	£257	£257	£689	£499	£931	£836	£566	£90
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£224	£224	£224	£656	£576	£1,008	£968	£809	£609

Appraisal results - max CIL rates - BLV2					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,465	£1,564	£1,662	£809	£1,006	£1,105	£1,386	£1,240	£1,931
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,116	£1,207	£1,297	£603	£784	£874	£1,133	£1,075	£1,757
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,289	£1,379	£1,469	£862	£1,043	£1,133	£1,392	£1,406	£2,133
4	Res4 - Med size site - flats	80	0.150	7,240	£831	£915	£1,000	£775	£944	£1,028	£1,268	£1,566	£2,420
5	Res5 - Larger low density scheme	150	0.600	13,575	£998	£1,082	£1,166	£495	£664	£748	£989	£913	£1,534
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£699	£778	£858	£645	£804	£884	£1,111	£1,392	£2,197
7	Res7 - large flatted scheme	300	0.600	27,150	£674	£754	£834	£573	£733	£813	£1,040	£1,281	£2,062
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,387	£1,480	£1,573	£710	£896	£989	£1,255	£1,067	£1,688
9	Res9 - Large higher density scheme	750	1.400	67,875	£981	£1,058	£1,135	£897	£1,051	£1,128	£1,348	£1,595	£2,362
10	Res10 - Large very high density scheme	750	1.000	67,875	£530	£602	£674	£537	£679	£751	£954	£1,250	£1,994
11	Res11 - Large very high density scheme	1,000	0.900	90,500	£95	£166	£237	£189	£330	£400	£600	£961	£1,733
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£375	£443	£510	-£338	-£204	-£137	£54	-£274	£46
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£396	£473	£550	-£608	-£455	-£379	-£160	-£691	-£417
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£66	£5	£77	-£33	£111	£182	£387	£712	£1,485
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£245	-£168	-£91	-£2,472	-£2,319	-£2,243	-£2,025	-£3,586	-£3,955
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,422	£1,422	£1,422	£1,120	£1,120	£1,120	£1,120	£866	£708
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,502	£1,502	£1,502	£1,351	£1,351	£1,351	£1,351	£1,224	£1,145
18	CoL1 - Co-living scheme	300	0.130	7,500	£669	£746	£822	£644	£795	£871	£1,087	£1,374	£2,149
19	Off1 - small scale office scheme	-	0.200	10,000	£286	£286	£286	-£94	£10	£571	£706	£3,059	£2,859
20	Off2 - med scale office scheme	-	0.400	40,000	£171	£171	£171	-£19	£77	£589	£712	£2,985	£2,885
21	Off3 - large scale office scheme	-	0.600	100,000	£129	£129	£129	£15	£107	£603	£723	£2,979	£2,919
22	Ret1 - small retail	-	0.030	450	£106	£106	£106	-£1,160	-£1,035	-£382	£243	-£494	-£1,161
23	Ret2 - medium retail	-	0.060	900	£106	£106	£106	-£1,160	-£1,035	-£382	£243	-£494	-£1,161
24	Ret2 - large retail	-	0.250	3,000	£835	£835	£835	-£748	-£748	-£748	-£748	-£2,187	-£3,020
25	Ind1 - industrial	-	1.000	5,000	-£2,126	-£2,126	-£2,126	-£5,926	-£5,926	-£5,926	-£5,926	-£8,957	-£10,957
26	Sto1 - Storage	-	1.000	5,000	-£1,966	-£1,966	-£1,966	-£5,766	-£5,766	-£5,766	-£5,766	-£8,800	-£10,800
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£495	£495	£495	£475	£475	£907	£907	£447	£209
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£543	£543	£543	£613	£613	£1,045	£1,045	£662	£471
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£344	£344	£344	£624	£624	£1,056	£1,056	£849	£769

Appraisal results - max CIL rates - BLV3					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,659	£1,757	£1,856	£1,417	£1,614	£1,712	£1,331	£2,069	£3,313
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,277	£1,368	£1,458	£1,110	£1,290	£1,381	£1,087	£1,765	£2,908
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,434	£1,524	£1,614	£1,318	£1,499	£1,589	£1,350	£2,028	£3,169
4	Res4 - Med size site - flats	80	0.150	7,240	£903	£988	£1,072	£1,003	£1,172	£1,256	£1,247	£1,877	£2,938
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,153	£1,237	£1,321	£981	£1,150	£1,234	£945	£1,576	£2,639
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£767	£847	£927	£861	£1,020	£1,100	£1,092	£1,686	£2,688
7	Res7 - large flatted scheme	300	0.600	27,150	£751	£831	£911	£817	£976	£1,056	£1,018	£1,613	£2,615
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,580	£1,674	£1,767	£1,318	£1,504	£1,597	£1,200	£1,896	£3,069
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,053	£1,130	£1,207	£1,124	£1,278	£1,355	£1,328	£1,905	£2,877
10	Res10 - Large very high density scheme	750	1.000	67,875	£582	£654	£725	£699	£841	£913	£940	£1,471	£2,363
11	Res11 - Large very high density scheme	1000	0.900	90,500	£130	£201	£272	£298	£440	£509	£590	£1,110	£1,981
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£556	£624	£691	£231	£365	£432	£2	£501	£1,339
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£638	£715	£791	£151	£304	£380	-£229	£343	£1,307
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£20	£52	£124	£114	£257	£329	£374	£912	£1,818
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£222	£298	£375	-£1,005	-£853	-£776	-£2,158	-£1,586	-£621
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,478	£1,478	£1,478	£1,295	£1,295	£1,295	£1,105	£1,105	£1,105
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,530	£1,530	£1,530	£1,439	£1,439	£1,439	£1,343	£1,343	£1,343
18	CoL1 - Co-living scheme	300	0.130	7,500	£730	£806	£882	£834	£986	£1,062	£1,070	£1,634	£2,582
19	Off1 - small scale office scheme	0	0.200	10,000	£356	£356	£356	£126	£230	£791	£686	£3,359	£3,359
20	Off2 - med scale office scheme	0	0.400	40,000	£206	£206	£206	£91	£187	£699	£702	£3,135	£3,135
21	Off3 - large scale office scheme	0	0.600	100,000	£150	£150	£150	£81	£173	£669	£717	£3,069	£3,069
22	Ret1 - small retail	0	0.030	450	£340	£340	£340	-£427	-£302	£352	£176	£506	£506
23	Ret2 - medium retail	0	0.060	900	£340	£340	£340	-£427	-£302	£352	£176	£506	£506
24	Ret2 - large retail	0	0.250	3,000	£1,127	£1,127	£1,127	£169	£169	£169	-£831	-£937	-£937
25	Ind1 - industrial	0	1.000	5,000	-£1,426	-£1,426	-£1,426	-£3,726	-£3,726	-£3,726	-£6,126	-£5,957	-£5,957
26	Sto1 - Storage	0	1.000	5,000	-£1,266	-£1,266	-£1,266	-£3,566	-£3,566	-£3,566	-£5,966	-£5,800	-£5,800
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£578	£578	£578	£737	£737	£1,169	£884	£804	£804
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£609	£609	£609	£823	£823	£1,255	£1,026	£947	£947
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£372	£372	£372	£712	£712	£1,144	£1,048	£969	£969

Appraisal results - max CIL rates - BLV4					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,866	£1,964	£2,063	£2,260	£2,456	£2,431	£2,712	£3,312	£4,556
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,450	£1,540	£1,631	£1,812	£1,993	£1,979	£2,238	£2,801	£3,944
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,589	£1,679	£1,770	£1,950	£2,131	£2,128	£2,386	£2,960	£4,101
4	Res4 - Med size site - flats	80	0.150	7,240	£981	£1,065	£1,150	£1,319	£1,488	£1,525	£1,765	£2,343	£3,404
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,318	£1,403	£1,487	£1,655	£1,824	£1,809	£2,050	£2,571	£3,633
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£841	£921	£1,001	£1,160	£1,320	£1,356	£1,583	£2,128	£3,130
7	Res7 - large flatted scheme	300	0.600	27,150	£834	£914	£994	£1,154	£1,313	£1,343	£1,571	£2,110	£3,112
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,788	£1,881	£1,974	£2,160	£2,347	£2,315	£2,581	£3,139	£4,312
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,131	£1,208	£1,285	£1,439	£1,593	£1,623	£1,843	£2,369	£3,341
10	Res10 - Large very high density scheme	750	1.000	67,875	£637	£709	£781	£924	£1,066	£1,104	£1,308	£1,802	£2,694
11	Res11 - Large very high density scheme	1000	0.900	90,500	£167	£239	£309	£450	£591	£639	£838	£1,334	£2,205
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£750	£818	£885	£1,020	£1,153	£1,104	£1,295	£1,665	£2,503
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£896	£973	£1,050	£1,203	£1,355	£1,276	£1,495	£1,895	£2,859
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	£30	£102	£174	£317	£461	£502	£707	£1,212	£2,118
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£722	£798	£875	£1,028	£1,181	£957	£1,175	£1,414	£2,379
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,537	£1,537	£1,537	£1,537	£1,537	£1,501	£1,501	£1,462	£1,462
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,560	£1,560	£1,560	£1,560	£1,560	£1,542	£1,542	£1,522	£1,522
18	CoL1 - Co-living scheme	300	0.130	7,500	£795	£871	£947	£1,099	£1,250	£1,287	£1,503	£2,024	£2,972
19	Off1 - small scale office scheme	0	0.200	10,000	£431	£431	£431	£431	£535	£1,051	£1,186	£3,809	£3,809
20	Off2 - med scale office scheme	0	0.400	40,000	£244	£244	£244	£244	£339	£829	£952	£3,360	£3,360
21	Off3 - large scale office scheme	0	0.600	100,000	£172	£172	£172	£172	£265	£747	£867	£3,204	£3,204
22	Ret1 - small retail	0	0.030	450	£590	£590	£590	£590	£715	£1,218	£1,843	£2,006	£2,006
23	Ret2 - medium retail	0	0.060	900	£590	£590	£590	£590	£715	£1,218	£1,843	£2,006	£2,006
24	Ret2 - large retail	0	0.250	3,000	£1,439	£1,439	£1,439	£1,439	£1,439	£1,252	£1,252	£938	£938
25	Ind1 - industrial	0	1.000	5,000	-£676	-£676	-£676	-£676	-£676	-£1,126	-£1,126	-£1,457	-£1,457
26	Sto1 - Storage	0	1.000	5,000	-£516	-£516	-£516	-£516	-£516	-£966	-£966	-£1,300	-£1,300
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£668	£668	£668	£1,100	£1,100	£1,479	£1,479	£1,340	£1,340
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£681	£681	£681	£1,113	£1,113	£1,503	£1,503	£1,376	£1,376
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£402	£402	£402	£834	£834	£1,248	£1,248	£1,149	£1,149

Table 6.34.5: Maximum CIL rates (before buffer) 50% affordable housing (70% rent, 30% shared ownership) – 30% of units provided as build for rent

Aff Hsg:	50%	Rented:	70%	PRS:	On	Aff Workspace:	0%	discounted
		SO:	30%	E&T costs	Off		50%	discount applied

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
Appraisal results - max CIL rates - BLV1				EUV	25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£57	£125	£194	£332	-£83	-£14	-£93	-£129	-£639
2	Res2 - relatively low density - flats	24	0.100	2,172	-£106	-£43	£20	£147	-£187	-£124	-£173	-£158	-£509
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£139	£203	£266	£392	£104	£168	£141	£201	-£36
4	Res4 - Med size site - flats	80	0.150	7,240	£29	£88	£147	£265	£176	£236	£301	£536	£760
5	Res5 - Larger low density scheme	150	0.600	13,575	-£154	-£95	-£36	£82	-£242	-£183	-£235	-£235	-£595
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	-£57	-£1	£55	£166	£82	£138	£199	£421	£631
7	Res7 - large flatted scheme	300	0.600	27,150	-£119	-£63	-£7	£105	-£4	£52	£101	£298	£447
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£16	£82	£147	£277	-£145	-£80	-£171	-£236	-£796
9	Res9 - Large higher density scheme	750	1.400	67,875	£228	£282	£337	£445	£346	£400	£451	£649	£814
10	Res10 - Large very high density scheme	750	1.000	67,875	-£98	-£47	£4	£105	£58	£109	£179	£406	£664
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£455	-£404	-£353	-£252	-£251	-£201	-£109	£161	£527
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£782	-£734	-£687	-£592	-£1,015	-£967	-£1,092	-£1,258	-£1,963
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£1,084	-£1,030	-£977	-£869	-£1,451	-£1,397	-£1,589	-£1,878	-£2,927
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£687	-£636	-£585	-£484	-£515	-£464	-£387	-£144	£157
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,691	-£2,637	-£2,584	-£2,476	-£3,702	-£3,648	-£4,162	-£5,095	-£7,753
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£774	£774	£774	£774	£615	£615	£536	£377	-£19
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£973	£973	£973	£973	£894	£894	£854	£775	£576
18	CoL1 - Co-living scheme	300	0.130	7,500	-£28	£26	£80	£187	£120	£174	£239	£463	£696
19	Off1 - small scale office scheme	-	0.200	10,000	-£14	-£14	-£14	-£14	-£110	£451	£486	£2,959	£2,459
20	Off2 - med scale office scheme	-	0.400	40,000	£21	£21	£21	£21	£17	£529	£602	£2,935	£2,685
21	Off3 - large scale office scheme	-	0.600	100,000	£39	£39	£39	£39	£71	£567	£657	£2,949	£2,799
22	Ret1 - small retail	-	0.030	450	-£894	-£894	-£894	-£894	-£1,435	-£782	-£491	-£828	-£2,494
23	Ret2 - medium retail	-	0.060	900	-£894	-£894	-£894	-£894	-£1,435	-£782	-£491	-£828	-£2,494
24	Ret2 - large retail	-	0.250	3,000	-£415	-£415	-£415	-£415	-£1,248	-£1,248	-£1,665	-£2,603	-£4,687
25	Ind1 - industrial	-	1.000	5,000	-£5,126	-£5,126	-£5,126	-£5,126	-£7,126	-£7,126	-£8,126	-£9,957	-£14,957
26	Sto1 - Storage	-	1.000	5,000	-£4,966	-£4,966	-£4,966	-£4,966	-£6,966	-£6,966	-£7,966	-£9,800	-£14,800
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£138	£138	£138	£570	£332	£764	£645	£328	-£267
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£257	£257	£257	£689	£499	£931	£836	£566	£90
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£224	£224	£224	£656	£576	£1,008	£968	£809	£609

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
Appraisal results - max CIL rates - BLV2				EUV	10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£885	£954	£1,023	£111	£249	£318	£515	£148	£466
2	Res2 - relatively low density - flats	24	0.100	2,172	£584	£648	£711	-£37	£89	£153	£334	£72	£411
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£761	£824	£887	£227	£353	£416	£597	£408	£793
4	Res4 - Med size site - flats	80	0.150	7,240	£339	£399	£458	£182	£301	£360	£529	£639	£1,175
5	Res5 - Larger low density scheme	150	0.600	13,575	£509	£568	£627	-£95	£23	£82	£251	-£14	£289
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£237	£293	£349	£88	£200	£255	£415	£519	£1,024
7	Res7 - large flatted scheme	300	0.600	27,150	£213	£269	£325	£17	£128	£184	£344	£409	£889
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£845	£910	£976	£56	£186	£251	£437	£41	£309
9	Res9 - Large higher density scheme	750	1.400	67,875	£538	£592	£646	£362	£470	£524	£678	£752	£1,227
10	Res10 - Large very high density scheme	750	1.000	67,875	£123	£174	£225	£46	£147	£197	£341	£479	£958
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£306	-£255	-£204	-£292	-£192	-£142	£1	£211	£726
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£6	£42	£89	-£799	-£704	-£657	-£523	-£999	-£928
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£50	£4	£58	-£1,145	-£1,037	-£984	-£831	-£1,534	-£1,548
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£487	-£436	-£385	-£537	-£435	-£384	-£241	-£77	£424
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£691	-£637	-£584	-£3,009	-£2,902	-£2,848	-£2,695	-£4,428	-£5,086
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,012	£1,012	£1,012	£711	£711	£711	£711	£457	£298
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,092	£1,092	£1,092	£942	£942	£942	£942	£815	£735
18	CoL1 - Co-living scheme	300	0.130	7,500	£232	£286	£340	£117	£224	£278	£430	£550	£1,042
19	Off1 - small scale office scheme	-	0.200	10,000	£286	£286	£286	-£94	£10	£571	£706	£3,059	£2,859
20	Off2 - med scale office scheme	-	0.400	40,000	£171	£171	£171	-£19	£77	£589	£712	£2,985	£2,885
21	Off3 - large scale office scheme	-	0.600	100,000	£129	£129	£129	£15	£107	£603	£723	£2,979	£2,919
22	Ret1 - small retail	-	0.030	450	£106	£106	£106	-£1,160	-£1,035	-£382	£243	-£494	-£1,161
23	Ret2 - medium retail	-	0.060	900	£106	£106	£106	-£1,160	-£1,035	-£382	£243	-£494	-£1,161
24	Ret2 - large retail	-	0.250	3,000	£835	£835	£835	-£748	-£748	-£748	-£748	-£2,187	-£3,020
25	Ind1 - industrial	-	1.000	5,000	-£2,126	-£2,126	-£2,126	-£5,926	-£5,926	-£5,926	-£5,926	-£8,957	-£10,957
26	Sto1 - Storage	-	1.000	5,000	-£1,966	-£1,966	-£1,966	-£5,766	-£5,766	-£5,766	-£5,766	-£8,800	-£10,800
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£495	£495	£495	£475	£475	£907	£907	£447	£209
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£543	£543	£543	£613	£613	£1,045	£1,045	£662	£471
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£344	£344	£344	£624	£624	£1,056	£1,056	£849	£769

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
Appraisal results - max CIL rates - BLV3				EUV	6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,079	£1,148	£1,216	£719	£857	£926	£460	£976	£1,847
2	Res2 - relatively low density - flats	24	0.100	2,172	£745	£809	£872	£469	£596	£659	£288	£762	£1,562
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£906	£969	£1,032	£682	£809	£872	£556	£1,030	£1,828
4	Res4 - Med size site - flats	80	0.150	7,240	£412	£471	£530	£410	£529	£588	£508	£950	£1,693
5	Res5 - Larger low density scheme	150	0.600	13,575	£664	£723	£782	£391	£509	£568	£207	£649	£1,394
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£306	£362	£418	£304	£416	£471	£396	£814	£1,515
7	Res7 - large flatted scheme	300	0.600	27,150	£290	£346	£402	£260	£371	£427	£322	£740	£1,442
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,038	£1,104	£1,169	£664	£794	£859	£382	£869	£1,691
9	Res9 - Large higher density scheme	750	1.400	67,875	£610	£664	£718	£589	£697	£751	£657	£1,062	£1,742
10	Res10 - Large very high density scheme	750	1.000	67,875	£175	£226	£277	£208	£309	£359	£326	£700	£1,327
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£271	-£220	-£169	-£182	-£82	-£32	-£9	£360	£974
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£175	£223	£270	-£230	-£135	-£88	-£574	-£223	£365
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£192	£245	£299	-£386	-£279	-£225	-£900	-£499	£176
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£441	-£390	-£339	-£390	-£288	-£238	-£254	£123	£757
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£225	-£171	-£117	-£1,543	-£1,435	-£1,381	-£2,829	-£2,428	-£1,753
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,068	£1,068	£1,068	£885	£885	£885	£695	£695	£695
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,120	£1,120	£1,120	£1,029	£1,029	£1,029	£934	£934	£934
18	CoL1 - Co-living scheme	300	0.130	7,500	£293	£347	£400	£308	£415	£469	£412	£810	£1,476
19	Off1 - small scale office scheme	0	0.200	10,000	£356	£356	£356	£126	£230	£791	£686	£3,359	£3,359
20	Off2 - med scale office scheme	0	0.400	40,000	£206	£206	£206	£91	£187	£699	£702	£3,135	£3,135
21	Off3 - large scale office scheme	0	0.600	100,000	£150	£150	£150	£81	£173	£669	£717	£3,069	£3,069
22	Ret1 - small retail	0	0.030	450	£340	£340	£340	-£427	-£302	£352	£176	£506	£506
23	Ret2 - medium retail	0	0.060	900	£340	£340	£340	-£427	-£302	£352	£176	£506	£506
24	Ret2 - large retail	0	0.250	3,000	£1,127	£1,127	£1,127	£169	£169	£169	-£831	-£937	-£937
25	Ind1 - industrial	0	1.000	5,000	-£1,426	-£1,426	-£1,426	-£3,726	-£3,726	-£3,726	-£6,126	-£5,957	-£5,957
26	Sto1 - Storage	0	1.000	5,000	-£1,266	-£1,266	-£1,266	-£3,566	-£3,566	-£3,566	-£5,966	-£5,800	-£5,800
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£578	£578	£578	£737	£737	£1,169	£884	£804	£804
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£609	£609	£609	£823	£823	£1,255	£1,026	£947	£947
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£372	£372	£372	£712	£712	£1,144	£1,048	£969	£969

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
Appraisal results - max CIL rates - BLV4				EUV	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,286	£1,355	£1,424	£1,561	£1,699	£1,644	£1,841	£2,219	£3,090
2	Res2 - relatively low density - flats	24	0.100	2,172	£918	£981	£1,045	£1,171	£1,298	£1,258	£1,439	£1,798	£2,598
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,061	£1,125	£1,188	£1,314	£1,441	£1,411	£1,591	£1,962	£2,761
4	Res4 - Med size site - flats	80	0.150	7,240	£490	£549	£608	£726	£845	£857	£1,026	£1,416	£2,159
5	Res5 - Larger low density scheme	150	0.600	13,575	£830	£889	£947	£1,065	£1,183	£1,143	£1,312	£1,643	£2,388
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£380	£436	£492	£603	£715	£727	£887	£1,256	£1,957
7	Res7 - large flatted scheme	300	0.600	27,150	£373	£429	£485	£597	£708	£715	£874	£1,237	£1,939
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,246	£1,311	£1,376	£1,506	£1,637	£1,577	£1,763	£2,112	£2,934
9	Res9 - Large higher density scheme	750	1.400	67,875	£687	£741	£796	£904	£1,012	£1,019	£1,173	£1,526	£2,206
10	Res10 - Large very high density scheme	750	1.000	67,875	£230	£281	£332	£433	£534	£551	£694	£1,032	£1,658
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£233	-£183	-£132	-£31	£69	£97	£239	£583	£1,198
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£369	£417	£464	£559	£653	£584	£719	£941	£1,529
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£450	£504	£558	£665	£773	£672	£824	£1,053	£1,728
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£391	-£340	-£289	-£187	-£85	-£64	£79	£423	£1,057
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£275	£329	£383	£491	£598	£352	£505	£572	£1,247
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,127	£1,127	£1,127	£1,127	£1,127	£1,092	£1,092	£1,052	£1,052
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,150	£1,150	£1,150	£1,150	£1,150	£1,132	£1,132	£1,112	£1,112
18	CoL1 - Co-living scheme	300	0.130	7,500	£358	£412	£465	£572	£679	£694	£846	£1,200	£1,866
19	Off1 - small scale office scheme	0	0.200	10,000	£431	£431	£431	£431	£535	£1,051	£1,186	£3,809	£3,809
20	Off2 - med scale office scheme	0	0.400	40,000	£244	£244	£244	£244	£339	£829	£952	£3,360	£3,360
21	Off3 - large scale office scheme	0	0.600	100,000	£172	£172	£172	£172	£265	£747	£867	£3,204	£3,204
22	Ret1 - small retail	0	0.030	450	£590	£590	£590	£590	£715	£1,218	£1,843	£2,006	£2,006
23	Ret2 - medium retail	0	0.060	900	£590	£590	£590	£590	£715	£1,218	£1,843	£2,006	£2,006
24	Ret2 - large retail	0	0.250	3,000	£1,439	£1,439	£1,439	£1,439	£1,439	£1,252	£1,252	£938	£938
25	Ind1 - industrial	0	1.000	5,000	-£676	-£676	-£676	-£676	-£676	-£1,126	-£1,126	-£1,457	-£1,457
26	Sto1 - Storage	0	1.000	5,000	-£516	-£516	-£516	-£516	-£516	-£966	-£966	-£1,300	-£1,300
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£668	£668	£668	£1,100	£1,100	£1,479	£1,479	£1,340	£1,340
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£681	£681	£681	£1,113	£1,113	£1,503	£1,503	£1,376	£1,376
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£402	£402	£402	£834	£834	£1,248	£1,248	£1,149	£1,149

BNP PARIBAS REAL ESTATE

Table 6.34.6: Maximum CIL rates (before buffer) 35% affordable housing (70% rent, 30% shared ownership) – 30% of units provided as build for rent

Aff Hsg:	35%	Rented:	70%	PRS:	On	Aff Workspace:	0%	discounted
		SO:	30%	E&T costs	Off		50%	discount applied

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
	Appraisal results - max CIL rates - BLV1			EUV	25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£353	£444	£536	£719	£350	£441	£427	£562	£338
2	Res2 - relatively low density - flats	24	0.100	2,172	£165	£249	£333	£501	£209	£293	£304	£475	£388
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£405	£489	£573	£741	£495	£579	£612	£829	£855
4	Res4 - Med size site - flats	80	0.150	7,240	£274	£353	£432	£589	£539	£618	£739	£1,118	£1,588
5	Res5 - Larger low density scheme	150	0.600	13,575	£90	£168	£247	£404	£118	£197	£200	£346	£232
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£171	£246	£320	£469	£421	£495	£609	£968	£1,409
7	Res7 - large flatted scheme	300	0.600	27,150	£110	£184	£258	£407	£335	£409	£511	£845	£1,225
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£288	£374	£461	£634	£255	£342	£314	£410	£121
9	Res9 - Large higher density scheme	750	1.400	67,875	£445	£517	£590	£734	£671	£742	£844	£1,175	£1,565
10	Res10 - Large very high density scheme	750	1.000	67,875	£97	£164	£231	£365	£351	£418	£534	£883	£1,347
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£266	-£199	-£133	£0	£32	£98	£236	£624	£1,189
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£601	-£538	-£474	-£349	-£740	-£678	-£758	-£808	-£1,320
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£861	-£790	-£718	-£575	-£1,122	-£1,051	-£1,192	-£1,349	-£2,176
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£477	-£409	-£341	-£208	-£208	-£141	-£16	£351	£861
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,468	-£2,397	-£2,325	-£2,182	-£3,372	-£3,301	-£3,765	-£4,565	-£7,001
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,184	£1,184	£1,184	£1,184	£1,025	£1,025	£946	£787	£390
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,383	£1,383	£1,383	£1,383	£1,304	£1,304	£1,264	£1,185	£986
18	CoL1 - Co-living scheme	300	0.130	7,500	£185	£256	£327	£469	£438	£508	£623	£977	£1,429
19	Off1 - small scale office scheme	-	0.200	10,000	-£14	-£14	-£14	-£14	-£110	£451	£486	£2,959	£2,459
20	Off2 - med scale office scheme	-	0.400	40,000	£21	£21	£21	£21	£17	£529	£602	£2,935	£2,685
21	Off3 - large scale office scheme	-	0.600	100,000	£39	£39	£39	£39	£71	£567	£657	£2,949	£2,799
22	Ret1 - small retail	-	0.030	450	-£894	-£894	-£894	-£894	-£1,435	-£782	-£491	-£828	-£2,494
23	Ret2 - medium retail	-	0.060	900	-£894	-£894	-£894	-£894	-£1,435	-£782	-£491	-£828	-£2,494
24	Ret2 - large retail	-	0.250	3,000	-£415	-£415	-£415	-£415	-£1,248	-£1,248	-£1,665	-£2,603	-£4,687
25	Ind1 - industrial	-	1.000	5,000	-£5,126	-£5,126	-£5,126	-£5,126	-£7,126	-£7,126	-£8,126	-£9,957	-£14,957
26	Sto1 - Storage	-	1.000	5,000	-£4,966	-£4,966	-£4,966	-£4,966	-£6,966	-£6,966	-£7,966	-£9,800	-£14,800
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£138	£138	£138	£570	£332	£764	£645	£328	-£267
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£257	£257	£257	£689	£499	£931	£836	£566	£90
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£224	£224	£224	£656	£576	£1,008	£968	£809	£609

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
	Appraisal results - max CIL rates - BLV2			EUV	10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,181	£1,273	£1,364	£498	£681	£773	£1,035	£838	£1,443
2	Res2 - relatively low density - flats	24	0.100	2,172	£855	£939	£1,023	£317	£485	£570	£810	£705	£1,308
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,027	£1,111	£1,195	£576	£744	£828	£1,068	£1,036	£1,683
4	Res4 - Med size site - flats	80	0.150	7,240	£585	£664	£742	£506	£663	£742	£967	£1,222	£2,002
5	Res5 - Larger low density scheme	150	0.600	13,575	£753	£831	£910	£227	£384	£462	£686	£567	£1,116
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£466	£540	£615	£390	£539	£613	£825	£1,066	£1,802
7	Res7 - large flatted scheme	300	0.600	27,150	£441	£516	£590	£319	£467	£542	£754	£956	£1,667
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,116	£1,203	£1,290	£413	£587	£673	£921	£687	£1,226
9	Res9 - Large higher density scheme	750	1.400	67,875	£755	£827	£899	£651	£794	£866	£1,071	£1,278	£1,977
10	Res10 - Large very high density scheme	750	1.000	67,875	£318	£385	£452	£306	£440	£506	£696	£957	£1,642
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£117	-£50	£16	-£40	£92	£157	£345	£673	£1,388
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£175	£238	£301	-£555	-£430	-£367	-£189	-£550	-£285
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£173	£245	£316	-£851	-£708	-£637	-£434	-£1,004	-£796
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£277	-£209	-£141	-£261	-£128	-£61	£130	£418	£1,128
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£468	-£397	-£325	-£2,716	-£2,572	-£2,501	-£2,298	-£3,899	-£4,334
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,422	£1,422	£1,422	£1,120	£1,120	£1,120	£1,120	£866	£708
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,502	£1,502	£1,502	£1,351	£1,351	£1,351	£1,351	£1,224	£1,145
18	CoL1 - Co-living scheme	300	0.130	7,500	£445	£516	£587	£400	£542	£612	£814	£1,064	£1,775
19	Off1 - small scale office scheme	-	0.200	10,000	£286	£286	£286	-£94	£10	£571	£706	£3,059	£2,859
20	Off2 - med scale office scheme	-	0.400	40,000	£171	£171	£171	-£19	£77	£589	£712	£2,985	£2,885
21	Off3 - large scale office scheme	-	0.600	100,000	£129	£129	£129	£15	£107	£603	£723	£2,979	£2,919
22	Ret1 - small retail	-	0.030	450	£106	£106	£106	-£1,160	-£1,035	-£382	£243	-£494	-£1,161
23	Ret2 - medium retail	-	0.060	900	£106	£106	£106	-£1,160	-£1,035	-£382	£243	-£494	-£1,161
24	Ret2 - large retail	-	0.250	3,000	£835	£835	£835	-£748	-£748	-£748	-£748	-£2,187	-£3,020
25	Ind1 - industrial	-	1.000	5,000	-£2,126	-£2,126	-£2,126	-£5,926	-£5,926	-£5,926	-£5,926	-£8,957	-£10,957
26	Sto1 - Storage	-	1.000	5,000	-£1,966	-£1,966	-£1,966	-£5,766	-£5,766	-£5,766	-£5,766	-£8,800	-£10,800
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£495	£495	£495	£475	£475	£907	£907	£447	£209
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£543	£543	£543	£613	£613	£1,045	£1,045	£662	£471
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£344	£344	£344	£624	£624	£1,056	£1,056	£849	£769

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
	Appraisal results - max CIL rates - BLV3			EUV	6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,375	£1,466	£1,558	£1,106	£1,289	£1,380	£979	£1,667	£2,824
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,016	£1,100	£1,185	£824	£992	£1,076	£764	£1,396	£2,459
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,172	£1,256	£1,340	£1,032	£1,200	£1,284	£1,027	£1,657	£2,719
4	Res4 - Med size site - flats	80	0.150	7,240	£658	£736	£815	£734	£891	£970	£946	£1,533	£2,520
5	Res5 - Larger low density scheme	150	0.600	13,575	£908	£986	£1,065	£713	£870	£948	£642	£1,230	£2,221
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£535	£609	£683	£606	£755	£829	£806	£1,361	£2,293
7	Res7 - large flatted scheme	300	0.600	27,150	£519	£593	£667	£562	£710	£785	£732	£1,287	£2,220
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,310	£1,396	£1,483	£1,021	£1,194	£1,281	£866	£1,515	£2,607
9	Res9 - Large higher density scheme	750	1.400	67,875	£827	£899	£971	£878	£1,021	£1,093	£1,050	£1,588	£2,493
10	Res10 - Large very high density scheme	750	1.000	67,875	£369	£437	£504	£468	£602	£668	£681	£1,178	£2,010
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£82	-£15	£51	£70	£201	£267	£335	£823	£1,636
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£356	£419	£483	£13	£139	£202	-£240	£226	£1,008
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£414	£486	£558	-£93	£50	£122	-£503	£30	£928
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£230	-£162	-£95	-£114	£19	£86	£117	£618	£1,461
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2	£70	£141	-£1,249	-£1,106	-£1,034	-£2,431	-£1,899	-£1,001
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,478	£1,478	£1,478	£1,295	£1,295	£1,295	£1,105	£1,105	£1,105
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,530	£1,530	£1,530	£1,439	£1,439	£1,439	£1,343	£1,343	£1,343
18	CoL1 - Co-living scheme	300	0.130	7,500	£505	£577	£648	£591	£732	£803	£797	£1,324	£2,209
19	Off1 - small scale office scheme	0	0.200	10,000	£356	£356	£356	£126	£230	£791	£686	£3,359	£3,359
20	Off2 - med scale office scheme	0	0.400	40,000	£206	£206	£206	£91	£187	£699	£702	£3,135	£3,135
21	Off3 - large scale office scheme	0	0.600	100,000	£150	£150	£150	£81	£173	£669	£717	£3,069	£3,069
22	Ret1 - small retail	0	0.030	450	£340	£340	£340	-£427	-£302	£352	£176	£506	£506
23	Ret2 - medium retail	0	0.060	900	£340	£340	£340	-£427	-£302	£352	£176	£506	£506
24	Ret2 - large retail	0	0.250	3,000	£1,127	£1,127	£1,127	£169	£169	£169	-£831	-£937	-£937
25	Ind1 - industrial	0	1.000	5,000	-£1,426	-£1,426	-£1,426	-£3,726	-£3,726	-£3,726	-£6,126	-£5,957	-£5,957
26	Sto1 - Storage	0	1.000	5,000	-£1,266	-£1,266	-£1,266	-£3,566	-£3,566	-£3,566	-£5,966	-£5,800	-£5,800
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£578	£578	£578	£737	£737	£1,169	£884	£804	£804
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£609	£609	£609	£823	£823	£1,255	£1,026	£947	£947
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£372	£372	£372	£712	£712	£1,144	£1,048	£969	£969

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
	Appraisal results - max CIL rates - BLV4			EUV	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,582	£1,673	£1,765	£1,948	£2,131	£2,099	£2,361	£2,910	£4,067
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,189	£1,273	£1,357	£1,526	£1,694	£1,675	£1,915	£2,432	£3,495
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,327	£1,411	£1,495	£1,663	£1,832	£1,822	£2,063	£2,590	£3,652
4	Res4 - Med size site - flats	80	0.150	7,240	£735	£814	£893	£1,050	£1,207	£1,239	£1,464	£1,999	£2,986
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,073	£1,152	£1,230	£1,387	£1,544	£1,523	£1,747	£2,225	£3,216
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£608	£683	£757	£906	£1,054	£1,084	£1,297	£1,803	£2,735
7	Res7 - large flatted scheme	300	0.600	27,150	£602	£676	£750	£899	£1,047	£1,072	£1,285	£1,784	£2,717
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,517	£1,603	£1,690	£1,864	£2,037	£1,999	£2,247	£2,758	£3,850
9	Res9 - Large higher density scheme	750	1.400	67,875	£904	£976	£1,049	£1,193	£1,336	£1,361	£1,566	£2,052	£2,957
10	Res10 - Large very high density scheme	750	1.000	67,875	£424	£492	£559	£693	£826	£860	£1,050	£1,510	£2,342
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£45	£22	£88	£221	£353	£396	£584	£1,046	£1,860
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£550	£613	£676	£802	£928	£874	£1,053	£1,390	£2,172
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£673	£745	£816	£959	£1,102	£1,018	£1,221	£1,582	£2,479
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£180	-£112	-£45	£89	£222	£259	£450	£918	£1,761
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£498	£570	£641	£784	£928	£699	£902	£1,101	£1,999
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,537	£1,537	£1,537	£1,537	£1,537	£1,501	£1,501	£1,462	£1,462
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,560	£1,560	£1,560	£1,560	£1,560	£1,542	£1,542	£1,522	£1,522
18	CoL1 - Co-living scheme	300	0.130	7,500	£570	£642	£713	£855	£997	£1,028	£1,230	£1,714	£2,599
19	Off1 - small scale office scheme	0	0.200	10,000	£431	£431	£431	£431	£535	£1,051	£1,186	£3,809	£3,809
20	Off2 - med scale office scheme	0	0.400	40,000	£244	£244	£244	£244	£339	£829	£952	£3,360	£3,360
21	Off3 - large scale office scheme	0	0.600	100,000	£172	£172	£172	£172	£265	£747	£867	£3,204	£3,204
22	Ret1 - small retail	0	0.030	450	£590	£590	£590	£590	£715	£1,218	£1,843	£2,006	£2,006
23	Ret2 - medium retail	0	0.060	900	£590	£590	£590	£590	£715	£1,218	£1,843	£2,006	£2,006
24	Ret2 - large retail	0	0.250	3,000	£1,439	£1,439	£1,439	£1,439	£1,439	£1,252	£1,252	£938	£938
25	Ind1 - industrial	0	1.000	5,000	-£676	-£676	-£676	-£676	-£676	-£1,126	-£1,126	-£1,457	-£1,457
26	Sto1 - Storage	0	1.000	5,000	-£516	-£516	-£516	-£516	-£516	-£966	-£966	-£1,300	-£1,300
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£668	£668	£668	£1,100	£1,100	£1,479	£1,479	£1,340	£1,340
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£681	£681	£681	£1,113	£1,113	£1,503	£1,503	£1,376	£1,376
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£402	£402	£402	£834	£834	£1,248	£1,248	£1,149	£1,149

Table 6.34.7: Maximum CIL rates (before buffer) 50% affordable housing (70% rent, 30% shared ownership) – employment and training payments included

Aff Hsg:	50%	Rented:	70%	PRS:	Off	Aff Workspace:	0%	discounted
		SO:	30%	E&T costs	On		50%	discount applied

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
Appraisal results - max CIL rates - BLV1				EUV	25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£221	£296	£372	£523	£122	£198	£138	£154	-£271
2	Res2 - relatively low density - flats	24	0.100	2,172	£41	£111	£180	£319	-£2	£68	£36	£98	-£174
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£287	£357	£426	£565	£290	£359	£351	£457	£299
4	Res4 - Med size site - flats	80	0.150	7,240	£163	£228	£293	£423	£346	£411	£493	£770	£1,068
5	Res5 - Larger low density scheme	150	0.600	13,575	-£18	£47	£112	£241	-£71	-£6	-£42	£2	-£285
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£68	£129	£191	£313	£240	£301	£379	£641	£920
7	Res7 - large flatted scheme	300	0.600	27,150	£6	£68	£129	£252	£154	£215	£280	£518	£736
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£171	£242	£314	£457	£48	£119	£47	£30	-£449
9	Res9 - Large higher density scheme	750	1.400	67,875	£350	£409	£469	£587	£499	£558	£624	£862	£1,095
10	Res10 - Large very high density scheme	750	1.000	67,875	£13	£68	£124	£234	£197	£253	£336	£599	£918
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£348	-£292	-£236	-£127	-£116	-£62	£44	£348	£773
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£678	-£626	-£574	-£470	-£884	-£832	-£944	-£1,076	-£1,723
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£965	-£906	-£847	-£728	-£1,300	-£1,242	-£1,419	-£1,668	-£2,650
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£580	-£524	-£468	-£356	-£379	-£324	-£232	£48	£412
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,572	-£2,513	-£2,454	-£2,335	-£3,551	-£3,492	-£3,991	-£4,884	-£7,476
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£732	£732	£732	£732	£573	£573	£494	£335	-£62
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£931	£931	£931	£931	£852	£852	£812	£733	£534
18	CoL1 - Co-living scheme	300	0.130	7,500	£91	£150	£209	£327	£270	£329	£409	£671	£969
19	Off1 - small scale office scheme	-	0.200	10,000	-£77	-£77	-£77	-£77	-£172	£388	£423	£2,896	£2,396
20	Off2 - med scale office scheme	-	0.400	40,000	-£41	-£41	-£41	-£41	-£46	£466	£540	£2,872	£2,622
21	Off3 - large scale office scheme	-	0.600	100,000	-£24	-£24	-£24	-£24	£8	£504	£594	£2,887	£2,737
22	Ret1 - small retail	-	0.030	450	-£947	-£947	-£947	-£947	-£1,489	-£836	-£544	-£881	-£2,548
23	Ret2 - medium retail	-	0.060	900	-£947	-£947	-£947	-£947	-£1,489	-£836	-£544	-£881	-£2,548
24	Ret2 - large retail	-	0.250	3,000	-£468	-£468	-£468	-£468	-£1,301	-£1,301	-£1,718	-£2,657	-£4,740
25	Ind1 - industrial	-	1.000	5,000	-£5,172	-£5,172	-£5,172	-£5,172	-£7,172	-£7,172	-£8,172	-£10,004	-£15,004
26	Sto1 - Storage	-	1.000	5,000	-£5,008	-£5,008	-£5,008	-£5,008	-£7,008	-£7,008	-£8,008	-£9,842	-£14,842
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£96	£96	£96	£528	£290	£722	£603	£286	-£309
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£215	£215	£215	£647	£457	£889	£794	£524	£48
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£180	£180	£180	£613	£533	£965	£925	£766	£566

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
Appraisal results - max CIL rates - BLV2				EUV	10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,049	£1,125	£1,201	£302	£454	£529	£746	£430	£834
2	Res2 - relatively low density - flats	24	0.100	2,172	£732	£801	£871	£135	£274	£344	£543	£328	£747
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£909	£978	£1,048	£399	£538	£608	£806	£664	£1,128
4	Res4 - Med size site - flats	80	0.150	7,240	£473	£538	£603	£340	£470	£535	£721	£874	£1,482
5	Res5 - Larger low density scheme	150	0.600	13,575	£645	£710	£775	£64	£194	£259	£444	£223	£599
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£362	£424	£485	£235	£358	£419	£595	£739	£1,313
7	Res7 - large flatted scheme	300	0.600	27,150	£338	£399	£461	£164	£286	£348	£524	£628	£1,178
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,000	£1,071	£1,143	£236	£379	£451	£655	£306	£656
9	Res9 - Large higher density scheme	750	1.400	67,875	£659	£719	£778	£504	£623	£682	£851	£965	£1,507
10	Res10 - Large very high density scheme	750	1.000	67,875	£234	£289	£345	£175	£286	£341	£498	£673	£1,213
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£198	-£143	-£87	-£166	-£57	-£2	£153	£398	£972
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£98	£150	£202	-£677	-£573	-£522	-£375	-£817	-£689
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£70	£129	£188	-£1,004	-£886	-£828	-£660	-£1,323	-£1,271
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£380	-£324	-£268	-£409	-£299	-£244	-£86	£115	£679
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£572	-£513	-£454	-£2,869	-£2,751	-£2,692	-£2,524	-£4,217	-£4,809
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£970	£970	£970	£669	£669	£669	£669	£415	£256
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,050	£1,050	£1,050	£899	£899	£899	£899	£772	£693
18	CoL1 - Co-living scheme	300	0.130	7,500	£351	£410	£469	£257	£374	£433	£599	£758	£1,316
19	Off1 - small scale office scheme	-	0.200	10,000	£223	£223	£223	-£157	-£52	£508	£643	£2,996	£2,796
20	Off2 - med scale office scheme	-	0.400	40,000	£109	£109	£109	-£81	£14	£526	£650	£2,922	£2,822
21	Off3 - large scale office scheme	-	0.600	100,000	£66	£66	£66	-£48	£44	£540	£660	£2,917	£2,857
22	Ret1 - small retail	-	0.030	450	£53	£53	£53	-£1,214	-£1,089	-£436	£189	-£548	-£1,215
23	Ret2 - medium retail	-	0.060	900	£53	£53	£53	-£1,214	-£1,089	-£436	£189	-£548	-£1,215
24	Ret2 - large retail	-	0.250	3,000	£782	£782	£782	-£801	-£801	-£801	-£801	-£2,240	-£3,073
25	Ind1 - industrial	-	1.000	5,000	-£2,172	-£2,172	-£2,172	-£5,972	-£5,972	-£5,972	-£5,972	-£9,004	-£11,004
26	Sto1 - Storage	-	1.000	5,000	-£2,008	-£2,008	-£2,008	-£5,808	-£5,808	-£5,808	-£5,808	-£8,842	-£10,842
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£453	£453	£453	£433	£433	£865	£865	£405	£167
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£501	£501	£501	£571	£571	£1,003	£1,003	£620	£429
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£300	£300	£300	£581	£581	£1,013	£1,013	£806	£726

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
Appraisal results - max CIL rates - BLV3				EUV	6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,243	£1,318	£1,394	£910	£1,062	£1,137	£691	£1,259	£2,215
2	Res2 - relatively low density - flats	24	0.100	2,172	£893	£962	£1,032	£642	£781	£850	£497	£1,019	£1,898
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,054	£1,123	£1,193	£855	£994	£1,064	£765	£1,286	£2,164
4	Res4 - Med size site - flats	80	0.150	7,240	£546	£611	£676	£568	£698	£763	£700	£1,184	£2,000
5	Res5 - Larger low density scheme	150	0.600	13,575	£800	£864	£929	£551	£680	£745	£400	£886	£1,704
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£431	£493	£554	£451	£574	£635	£575	£1,034	£1,804
7	Res7 - large flatted scheme	300	0.600	27,150	£415	£477	£538	£407	£530	£591	£501	£960	£1,731
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,193	£1,265	£1,336	£844	£987	£1,058	£600	£1,135	£2,038
9	Res9 - Large higher density scheme	750	1.400	67,875	£731	£791	£850	£731	£850	£909	£831	£1,275	£2,023
10	Res10 - Large very high density scheme	750	1.000	67,875	£285	£341	£396	£337	£448	£503	£483	£894	£1,581
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£164	-£108	-£52	-£57	£53	£107	£143	£547	£1,221
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£279	£331	£383	-£108	-£5	£47	-£426	-£41	£604
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£311	£370	£429	-£246	-£128	-£69	-£729	-£289	£453
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£333	-£277	-£221	-£263	-£152	-£97	-£99	£315	£1,012
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£105	-£46	£13	-£1,402	-£1,284	-£1,226	-£2,658	-£2,217	-£1,476
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,026	£1,026	£1,026	£843	£843	£843	£653	£653	£653
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,078	£1,078	£1,078	£987	£987	£987	£891	£891	£891
18	CoL1 - Co-living scheme	300	0.130	7,500	£412	£471	£530	£448	£565	£623	£582	£1,018	£1,749
19	Off1 - small scale office scheme	0	0.200	10,000	£293	£293	£293	£63	£168	£728	£623	£3,296	£3,296
20	Off2 - med scale office scheme	0	0.400	40,000	£144	£144	£144	£29	£124	£636	£640	£3,072	£3,072
21	Off3 - large scale office scheme	0	0.600	100,000	£87	£87	£87	£18	£110	£606	£654	£3,007	£3,007
22	Ret1 - small retail	0	0.030	450	£286	£286	£286	-£481	-£355	£298	£122	£452	£452
23	Ret2 - medium retail	0	0.060	900	£286	£286	£286	-£481	-£355	£298	£122	£452	£452
24	Ret2 - large retail	0	0.250	3,000	£1,074	£1,074	£1,074	£115	£115	£115	-£885	-£990	-£990
25	Ind1 - industrial	0	1.000	5,000	-£1,472	-£1,472	-£1,472	-£3,772	-£3,772	-£3,772	-£6,172	-£6,004	-£6,004
26	Sto1 - Storage	0	1.000	5,000	-£1,308	-£1,308	-£1,308	-£3,608	-£3,608	-£3,608	-£6,008	-£5,842	-£5,842
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£536	£536	£536	£695	£695	£1,127	£841	£762	£762
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£567	£567	£567	£781	£781	£1,213	£984	£905	£905
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£328	£328	£328	£669	£669	£1,101	£1,005	£926	£926

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
Appraisal results - max CIL rates - BLV4				EUV	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,450	£1,526	£1,601	£1,753	£1,904	£1,855	£2,072	£2,502	£3,458
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,066	£1,135	£1,205	£1,344	£1,483	£1,449	£1,648	£2,055	£2,934
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,209	£1,279	£1,348	£1,487	£1,626	£1,602	£1,801	£2,218	£3,096
4	Res4 - Med size site - flats	80	0.150	7,240	£624	£689	£754	£884	£1,014	£1,032	£1,218	£1,651	£2,467
5	Res5 - Larger low density scheme	150	0.600	13,575	£965	£1,030	£1,095	£1,225	£1,354	£1,320	£1,505	£1,880	£2,698
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£505	£566	£628	£750	£873	£891	£1,066	£1,476	£2,246
7	Res7 - large flatted scheme	300	0.600	27,150	£498	£559	£621	£744	£867	£878	£1,054	£1,457	£2,228
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,400	£1,472	£1,543	£1,687	£1,829	£1,777	£1,981	£2,378	£3,281
9	Res9 - Large higher density scheme	750	1.400	67,875	£809	£868	£928	£1,046	£1,164	£1,177	£1,346	£1,739	£2,487
10	Res10 - Large very high density scheme	750	1.000	67,875	£340	£396	£451	£562	£673	£695	£851	£1,225	£1,913
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£126	-£71	-£15	£95	£205	£237	£392	£771	£1,444
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£473	£525	£577	£681	£784	£720	£867	£1,123	£1,768
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£570	£629	£688	£806	£924	£827	£995	£1,263	£2,005
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£283	-£227	-£171	-£59	£51	£76	£234	£615	£1,312
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£395	£454	£513	£631	£749	£508	£676	£783	£1,524
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,085	£1,085	£1,085	£1,085	£1,085	£1,049	£1,049	£1,010	£1,010
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,108	£1,108	£1,108	£1,108	£1,108	£1,090	£1,090	£1,070	£1,070
18	CoL1 - Co-living scheme	300	0.130	7,500	£477	£536	£595	£712	£829	£849	£1,015	£1,408	£2,139
19	Off1 - small scale office scheme	0	0.200	10,000	£368	£368	£368	£368	£473	£988	£1,123	£3,746	£3,746
20	Off2 - med scale office scheme	0	0.400	40,000	£181	£181	£181	£181	£277	£766	£890	£3,297	£3,297
21	Off3 - large scale office scheme	0	0.600	100,000	£109	£109	£109	£109	£202	£684	£804	£3,142	£3,142
22	Ret1 - small retail	0	0.030	450	£536	£536	£536	£536	£661	£1,164	£1,789	£1,952	£1,952
23	Ret2 - medium retail	0	0.060	900	£536	£536	£536	£536	£661	£1,164	£1,789	£1,952	£1,952
24	Ret2 - large retail	0	0.250	3,000	£1,386	£1,386	£1,386	£1,386	£1,386	£1,199	£1,199	£885	£885
25	Ind1 - industrial	0	1.000	5,000	-£722	-£722	-£722	-£722	-£722	-£1,172	-£1,172	-£1,504	-£1,504
26	Sto1 - Storage	0	1.000	5,000	-£558	-£558	-£558	-£558	-£558	-£1,008	-£1,008	-£1,342	-£1,342
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£626	£626	£626	£1,058	£1,058	£1,437	£1,437	£1,298	£1,298
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£639	£639	£639	£1,071	£1,071	£1,461	£1,461	£1,334	£1,334
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£358	£358	£358	£791	£791	£1,205	£1,205	£1,106	£1,106

Table 6.34.8: Maximum CIL rates (before buffer) 35% affordable housing (70% rent, 30% shared ownership) – employment and training payments included

Aff Hsg:	35%	Rented:	70%	PRS:	Off	Aff Workspace:	0%	discounted
		SO:	30%	E&T costs	On		50%	discount applied

	Appraisal results - max CIL rates - BLV1				CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£517	£615	£713	£910	£555	£653	£658	£844	£706
2	Res2 - relatively low density - flats	24	0.100	2,172	£312	£402	£493	£674	£394	£485	£513	£731	£723
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£553	£643	£734	£914	£681	£771	£822	£1,085	£1,190
4	Res4 - Med size site - flats	80	0.150	7,240	£408	£493	£577	£746	£708	£793	£930	£1,353	£1,895
5	Res5 - Larger low density scheme	150	0.600	13,575	£226	£310	£394	£563	£289	£374	£393	£583	£542
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£296	£376	£456	£616	£579	£659	£789	£1,187	£1,698
7	Res7 - large flatted scheme	300	0.600	27,150	£235	£315	£395	£554	£493	£573	£691	£1,065	£1,514
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£442	£535	£628	£815	£448	£542	£532	£676	£468
9	Res9 - Large higher density scheme	750	1.400	67,875	£567	£644	£722	£876	£823	£900	£1,017	£1,388	£1,845
10	Res10 - Large very high density scheme	750	1.000	67,875	£206	£278	£350	£494	£490	£561	£691	£1,076	£1,601
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£160	-£89	-£17	£124	£166	£236	£387	£810	£1,433
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£497	-£429	-£362	-£227	-£610	-£542	-£610	-£626	-£1,080
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£742	-£665	-£588	-£435	-£971	-£895	-£1,021	-£1,139	-£1,899
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£369	-£297	-£225	-£82	-£72	£0	£138	£543	£1,116
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,349	-£2,272	-£2,195	-£2,042	-£3,222	-£3,145	-£3,594	-£4,355	-£6,724
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,142	£1,142	£1,142	£1,142	£983	£983	£904	£745	£348
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,341	£1,341	£1,341	£1,341	£1,262	£1,262	£1,222	£1,142	£944
18	CoL1 - Co-living scheme	300	0.130	7,500	£303	£380	£456	£609	£587	£663	£793	£1,185	£1,701
19	Off1 - small scale office scheme	-	0.200	10,000	-£77	-£77	-£77	-£77	-£172	£388	£423	£2,896	£2,396
20	Off2 - med scale office scheme	-	0.400	40,000	-£41	-£41	-£41	-£41	-£46	£466	£540	£2,872	£2,622
21	Off3 - large scale office scheme	-	0.600	100,000	-£24	-£24	-£24	-£24	£8	£504	£594	£2,887	£2,737
22	Ret1 - small retail	-	0.030	450	-£947	-£947	-£947	-£947	-£1,489	-£836	-£544	-£881	-£2,548
23	Ret2 - medium retail	-	0.060	900	-£947	-£947	-£947	-£947	-£1,489	-£836	-£544	-£881	-£2,548
24	Ret2 - large retail	-	0.250	3,000	-£468	-£468	-£468	-£468	-£1,301	-£1,301	-£1,718	-£2,657	-£4,740
25	Ind1 - industrial	-	1.000	5,000	-£5,172	-£5,172	-£5,172	-£5,172	-£7,172	-£7,172	-£8,172	-£10,004	-£15,004
26	Sto1 - Storage	-	1.000	5,000	-£5,008	-£5,008	-£5,008	-£5,008	-£7,008	-£7,008	-£8,008	-£9,842	-£14,842
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£96	£96	£96	£528	£290	£722	£603	£286	-£309
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£215	£215	£215	£647	£457	£889	£794	£524	£48
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£180	£180	£180	£613	£533	£965	£925	£766	£566

	Appraisal results - max CIL rates - BLV2				CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,345	£1,444	£1,542	£689	£886	£984	£1,266	£1,120	£1,811
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,003	£1,093	£1,183	£490	£670	£761	£1,019	£961	£1,644
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,175	£1,265	£1,355	£749	£929	£1,019	£1,278	£1,292	£2,019
4	Res4 - Med size site - flats	80	0.150	7,240	£719	£804	£888	£664	£833	£917	£1,158	£1,456	£2,310
5	Res5 - Larger low density scheme	150	0.600	13,575	£889	£973	£1,057	£386	£555	£639	£880	£804	£1,426
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£591	£671	£751	£537	£697	£777	£1,005	£1,286	£2,091
7	Res7 - large flatted scheme	300	0.600	27,150	£566	£646	£726	£466	£626	£705	£934	£1,175	£1,956
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,271	£1,364	£1,457	£594	£780	£873	£1,139	£952	£1,573
9	Res9 - Large higher density scheme	750	1.400	67,875	£876	£954	£1,031	£793	£947	£1,024	£1,244	£1,492	£2,258
10	Res10 - Large very high density scheme	750	1.000	67,875	£427	£499	£571	£435	£578	£649	£853	£1,150	£1,896
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£11	£60	£132	£84	£225	£296	£496	£859	£1,632
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£278	£346	£414	-£434	-£299	-£232	-£41	-£368	-£46
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£292	£369	£446	-£711	-£557	-£481	-£263	-£794	-£519
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£169	-£97	-£25	-£135	£8	£80	£285	£610	£1,383
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£349	-£272	-£195	-£2,575	-£2,422	-£2,345	-£2,127	-£3,688	-£4,057
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,380	£1,380	£1,380	£1,078	£1,078	£1,078	£1,078	£824	£666
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,460	£1,460	£1,460	£1,309	£1,309	£1,309	£1,309	£1,182	£1,103
18	CoL1 - Co-living scheme	300	0.130	7,500	£563	£640	£716	£539	£691	£767	£983	£1,272	£2,048
19	Off1 - small scale office scheme	-	0.200	10,000	£223	£223	£223	-£157	-£52	£508	£643	£2,996	£2,796
20	Off2 - med scale office scheme	-	0.400	40,000	£109	£109	£109	-£81	£14	£526	£650	£2,922	£2,822
21	Off3 - large scale office scheme	-	0.600	100,000	£66	£66	£66	-£48	£44	£540	£660	£2,917	£2,857
22	Ret1 - small retail	-	0.030	450	£53	£53	£53	-£1,214	-£1,089	-£436	£189	-£548	-£1,215
23	Ret2 - medium retail	-	0.060	900	£53	£53	£53	-£1,214	-£1,089	-£436	£189	-£548	-£1,215
24	Ret2 - large retail	-	0.250	3,000	£782	£782	£782	-£801	-£801	-£801	-£801	-£2,240	-£3,073
25	Ind1 - industrial	-	1.000	5,000	-£2,172	-£2,172	-£2,172	-£5,972	-£5,972	-£5,972	-£5,972	-£9,004	-£11,004
26	Sto1 - Storage	-	1.000	5,000	-£2,008	-£2,008	-£2,008	-£5,808	-£5,808	-£5,808	-£5,808	-£8,842	-£10,842
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£453	£453	£453	£433	£433	£865	£865	£405	£167
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£501	£501	£501	£571	£571	£1,003	£1,003	£620	£429
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£300	£300	£300	£581	£581	£1,013	£1,013	£806	£726

	Appraisal results - max CIL rates - BLV3				CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,539	£1,637	£1,735	£1,297	£1,494	£1,592	£1,211	£1,949	£3,193
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,164	£1,254	£1,345	£996	£1,177	£1,267	£973	£1,652	£2,795
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,320	£1,410	£1,500	£1,204	£1,385	£1,475	£1,236	£1,914	£3,055
4	Res4 - Med size site - flats	80	0.150	7,240	£792	£876	£961	£892	£1,061	£1,145	£1,137	£1,767	£2,828
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,044	£1,128	£1,212	£872	£1,041	£1,125	£835	£1,467	£2,531
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£660	£739	£819	£753	£913	£993	£985	£1,580	£2,582
7	Res7 - large flatted scheme	300	0.600	27,150	£644	£724	£803	£709	£869	£948	£912	£1,507	£2,509
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,464	£1,557	£1,650	£1,201	£1,388	£1,481	£1,084	£1,781	£2,954
9	Res9 - Large higher density scheme	750	1.400	67,875	£948	£1,026	£1,103	£1,020	£1,174	£1,251	£1,224	£1,801	£2,774
10	Res10 - Large very high density scheme	750	1.000	67,875	£479	£551	£623	£597	£740	£811	£838	£1,371	£2,264
11	Res11 - Large very high density scheme	1000	0.900	90,500	£24	£95	£166	£194	£335	£405	£486	£1,009	£1,881
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£459	£527	£595	£135	£270	£337	-£92	£408	£1,247
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£534	£611	£687	£48	£201	£278	-£332	£241	£1,205
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£123	-£50	£21	£11	£155	£227	£272	£810	£1,716
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£118	£195	£271	-£1,108	-£955	-£879	-£2,261	-£1,688	-£724
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,435	£1,435	£1,435	£1,253	£1,253	£1,253	£1,062	£1,062	£1,062
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,488	£1,488	£1,488	£1,396	£1,396	£1,396	£1,301	£1,301	£1,301
18	CoL1 - Co-living scheme	300	0.130	7,500	£624	£701	£777	£730	£882	£957	£966	£1,532	£2,481
19	Off1 - small scale office scheme	0	0.200	10,000	£293	£293	£293	£63	£168	£728	£623	£3,296	£3,296
20	Off2 - med scale office scheme	0	0.400	40,000	£144	£144	£144	£29	£124	£636	£640	£3,072	£3,072
21	Off3 - large scale office scheme	0	0.600	100,000	£87	£87	£87	£18	£110	£606	£654	£3,007	£3,007
22	Ret1 - small retail	0	0.030	450	£286	£286	£286	-£481	-£355	£298	£122	£452	£452
23	Ret2 - medium retail	0	0.060	900	£286	£286	£286	-£481	-£355	£298	£122	£452	£452
24	Ret2 - large retail	0	0.250	3,000	£1,074	£1,074	£1,074	£115	£115	£115	-£885	-£990	-£990
25	Ind1 - industrial	0	1.000	5,000	-£1,472	-£1,472	-£1,472	-£3,772	-£3,772	-£3,772	-£6,172	-£6,004	-£6,004
26	Sto1 - Storage	0	1.000	5,000	-£1,308	-£1,308	-£1,308	-£3,608	-£3,608	-£3,608	-£6,008	-£5,842	-£5,842
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£536	£536	£536	£695	£695	£1,127	£841	£762	£762
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£567	£567	£567	£781	£781	£1,213	£984	£905	£905
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£328	£328	£328	£669	£669	£1,101	£1,005	£926	£926

	Appraisal results - max CIL rates - BLV4				CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,746	£1,844	£1,943	£2,139	£2,336	£2,310	£2,592	£3,192	£4,436
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,336	£1,427	£1,517	£1,698	£1,879	£1,866	£2,124	£2,688	£3,831
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,475	£1,565	£1,656	£1,836	£2,017	£2,014	£2,272	£2,846	£3,987
4	Res4 - Med size site - flats	80	0.150	7,240	£869	£954	£1,038	£1,207	£1,377	£1,414	£1,655	£2,233	£3,294
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,209	£1,294	£1,378	£1,546	£1,715	£1,700	£1,940	£2,462	£3,526
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£733	£813	£893	£1,053	£1,212	£1,248	£1,476	£2,022	£3,024
7	Res7 - large flatted scheme	300	0.600	27,150	£727	£806	£886	£1,046	£1,206	£1,236	£1,464	£2,004	£3,006
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,671	£1,764	£1,857	£2,044	£2,230	£2,199	£2,465	£3,024	£4,198
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,026	£1,103	£1,181	£1,335	£1,489	£1,519	£1,739	£2,265	£3,238
10	Res10 - Large very high density scheme	750	1.000	67,875	£534	£606	£678	£822	£965	£1,003	£1,207	£1,703	£2,596
11	Res11 - Large very high density scheme	1000	0.900	90,500	£61	£132	£204	£345	£487	£535	£735	£1,232	£2,105
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£653	£721	£789	£924	£1,059	£1,009	£1,201	£1,572	£2,411
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£792	£869	£946	£1,100	£1,253	£1,174	£1,392	£1,792	£2,757
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£73	£0	£71	£215	£358	£400	£605	£1,110	£2,016
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£618	£695	£771	£925	£1,078	£855	£1,073	£1,312	£2,276
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,495	£1,495	£1,495	£1,495	£1,495	£1,459	£1,459	£1,420	£1,420
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,517	£1,517	£1,517	£1,517	£1,517	£1,500	£1,500	£1,480	£1,480
18	CoL1 - Co-living scheme	300	0.130	7,500	£689	£766	£842	£994	£1,146	£1,183	£1,399	£1,922	£2,871
19	Off1 - small scale office scheme	0	0.200	10,000	£368	£368	£368	£368	£473	£988	£1,123	£3,746	£3,746
20	Off2 - med scale office scheme	0	0.400	40,000	£181	£181	£181	£181	£277	£766	£890	£3,297	£3,297
21	Off3 - large scale office scheme	0	0.600	100,000	£109	£109	£109	£109	£202	£684	£804	£3,142	£3,142
22	Ret1 - small retail	0	0.030	450	£536	£536	£536	£536	£661	£1,164	£1,789	£1,952	£1,952
23	Ret2 - medium retail	0	0.060	900	£536	£536	£536	£536	£661	£1,164	£1,789	£1,952	£1,952
24	Ret2 - large retail	0	0.250	3,000	£1,386	£1,386	£1,386	£1,386	£1,386	£1,199	£1,199	£885	£885
25	Ind1 - industrial	0	1.000	5,000	-£722	-£722	-£722	-£722	-£722	-£1,172	-£1,172	-£1,504	-£1,504
26	Sto1 - Storage	0	1.000	5,000	-£558	-£558	-£558	-£558	-£558	-£1,008	-£1,008	-£1,342	-£1,342
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£626	£626	£626	£1,058	£1,058	£1,437	£1,437	£1,298	£1,298
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£639	£639	£639	£1,071	£1,071	£1,461	£1,461	£1,334	£1,334
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£358	£358	£358	£791	£791	£1,205	£1,205	£1,106	£1,106

Table 6.34.9: Maximum CIL rates (before buffer) 50% affordable housing (70% rent, 30% shared ownership) – employment and training payments included and 10% of employment space at 80% of market rents for 15 years

Aff Hsg:	50%	Rented:	70%	PRS:	Off	Aff Workspace:	10%	discounted
		SO:	30%	E&T costs	On		20%	discount applied

Appraisal results - max CIL rates - BLV1

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£221	£296	£372	£523	£122	£198	£138	£154	-£271
2	Res2 - relatively low density - flats	24	0.100	2,172	£41	£111	£180	£319	-£2	£68	£36	£98	-£174
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£287	£357	£426	£565	£290	£359	£351	£457	£299
4	Res4 - Med size site - flats	80	0.150	7,240	£163	£228	£293	£423	£346	£411	£493	£770	£1,068
5	Res5 - Larger low density scheme	150	0.600	13,575	-£18	£47	£112	£241	-£71	-£6	-£42	£2	-£285
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£68	£129	£191	£313	£240	£301	£379	£641	£920
7	Res7 - large flatted scheme	300	0.600	27,150	£6	£68	£129	£252	£154	£215	£280	£518	£736
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£171	£242	£314	£457	£48	£119	£47	£30	-£449
9	Res9 - Large higher density scheme	750	1.400	67,875	£350	£409	£469	£587	£499	£558	£624	£862	£1,095
10	Res10 - Large very high density scheme	750	1.000	67,875	£13	£68	£124	£234	£197	£253	£336	£599	£918
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£348	-£292	-£236	-£127	-£116	-£62	£44	£348	£773
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£678	-£626	-£574	-£470	-£884	-£832	-£944	-£1,076	-£1,723
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£965	-£906	-£847	-£728	-£1,300	-£1,242	-£1,419	-£1,668	-£2,650
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£580	-£524	-£468	-£356	-£379	-£324	-£232	£48	£412
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,572	-£2,513	-£2,454	-£2,335	-£3,551	-£3,492	-£3,991	-£4,884	-£7,476
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£732	£732	£732	£732	£573	£573	£494	£335	-£62
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£931	£931	£931	£931	£852	£852	£812	£733	£534
18	CoL1 - Co-living scheme	300	0.130	7,500	£91	£150	£209	£327	£270	£329	£409	£671	£969
19	Off1 - small scale office scheme	-	0.200	10,000	-£112	-£112	-£112	-£112	-£208	£347	£381	£2,823	£2,323
20	Off2 - med scale office scheme	-	0.400	40,000	-£73	-£73	-£73	-£73	-£78	£429	£502	£2,806	£2,556
21	Off3 - large scale office scheme	-	0.600	100,000	-£55	-£55	-£55	-£55	-£23	£468	£557	£2,822	£2,672
22	Ret1 - small retail	-	0.030	450	-£947	-£947	-£947	-£947	-£1,489	-£836	-£544	-£881	-£2,548
23	Ret2 - medium retail	-	0.060	900	-£947	-£947	-£947	-£947	-£1,489	-£836	-£544	-£881	-£2,548
24	Ret2 - large retail	-	0.250	3,000	-£468	-£468	-£468	-£468	-£1,301	-£1,301	-£1,718	-£2,657	-£4,740
25	Ind1 - industrial	-	1.000	5,000	-£5,172	-£5,172	-£5,172	-£5,172	-£7,172	-£7,172	-£8,172	-£10,004	-£15,004
26	Sto1 - Storage	-	1.000	5,000	-£5,008	-£5,008	-£5,008	-£5,008	-£7,008	-£7,008	-£8,008	-£9,842	-£14,842
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£96	£96	£96	£528	£290	£722	£603	£286	-£309
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£215	£215	£215	£647	£457	£889	£794	£524	£48
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£180	£180	£180	£613	£533	£965	£925	£766	£566

Appraisal results - max CIL rates - BLV2

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,049	£1,125	£1,201	£302	£454	£529	£746	£430	£834
2	Res2 - relatively low density - flats	24	0.100	2,172	£732	£801	£871	£135	£274	£344	£543	£328	£747
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£909	£978	£1,048	£399	£538	£608	£806	£664	£1,128
4	Res4 - Med size site - flats	80	0.150	7,240	£473	£538	£603	£340	£470	£535	£721	£874	£1,482
5	Res5 - Larger low density scheme	150	0.600	13,575	£645	£710	£775	£64	£194	£259	£444	£223	£599
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£362	£424	£485	£235	£358	£419	£595	£739	£1,313
7	Res7 - large flatted scheme	300	0.600	27,150	£338	£399	£461	£164	£286	£348	£524	£628	£1,178
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,000	£1,071	£1,143	£236	£379	£451	£655	£306	£656
9	Res9 - Large higher density scheme	750	1.400	67,875	£659	£719	£778	£504	£623	£682	£851	£965	£1,507
10	Res10 - Large very high density scheme	750	1.000	67,875	£234	£289	£345	£175	£286	£341	£498	£673	£1,213
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£198	-£143	-£87	-£166	-£57	-£2	£153	£398	£972
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£98	£150	£202	-£677	-£573	-£522	-£375	-£817	-£689
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£70	£129	£188	-£1,004	-£886	-£828	-£660	-£1,323	-£1,271
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£380	-£324	-£268	-£409	-£299	-£244	-£86	£115	£679
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£572	-£513	-£454	-£2,869	-£2,751	-£2,692	-£2,524	-£4,217	-£4,809
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£970	£970	£970	£669	£669	£669	£669	£415	£256
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,050	£1,050	£1,050	£899	£899	£899	£899	£772	£693
18	CoL1 - Co-living scheme	300	0.130	7,500	£351	£410	£469	£257	£374	£433	£599	£758	£1,316
19	Off1 - small scale office scheme	-	0.200	10,000	£188	£188	£188	-£192	-£88	£467	£601	£2,923	£2,723
20	Off2 - med scale office scheme	-	0.400	40,000	£77	£77	£77	-£113	-£18	£489	£612	£2,856	£2,756
21	Off3 - large scale office scheme	-	0.600	100,000	£35	£35	£35	-£79	£13	£504	£623	£2,852	£2,792
22	Ret1 - small retail	-	0.030	450	£53	£53	£53	-£1,214	-£1,089	-£436	£189	-£548	-£1,215
23	Ret2 - medium retail	-	0.060	900	£53	£53	£53	-£1,214	-£1,089	-£436	£189	-£548	-£1,215
24	Ret2 - large retail	-	0.250	3,000	£782	£782	£782	-£801	-£801	-£801	-£801	-£2,240	-£3,073
25	Ind1 - industrial	-	1.000	5,000	-£2,172	-£2,172	-£2,172	-£5,972	-£5,972	-£5,972	-£5,972	-£9,004	-£11,004
26	Sto1 - Storage	-	1.000	5,000	-£2,008	-£2,008	-£2,008	-£5,808	-£5,808	-£5,808	-£5,808	-£8,842	-£10,842
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£453	£453	£453	£433	£433	£865	£865	£405	£167
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£501	£501	£501	£571	£571	£1,003	£1,003	£620	£429
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£300	£300	£300	£581	£581	£1,013	£1,013	£806	£726

Appraisal results - max CIL rates - BLV3

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,243	£1,318	£1,394	£910	£1,062	£1,137	£691	£1,259	£2,215
2	Res2 - relatively low density - flats	24	0.100	2,172	£893	£962	£1,032	£642	£781	£850	£497	£1,019	£1,898
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,054	£1,123	£1,193	£855	£994	£1,064	£765	£1,286	£2,164
4	Res4 - Med size site - flats	80	0.150	7,240	£546	£611	£676	£568	£698	£763	£700	£1,184	£2,000
5	Res5 - Larger low density scheme	150	0.600	13,575	£800	£864	£929	£551	£680	£745	£400	£886	£1,704
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£431	£493	£554	£451	£574	£635	£575	£1,034	£1,804
7	Res7 - large flatted scheme	300	0.600	27,150	£415	£477	£538	£407	£530	£591	£501	£960	£1,731
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,193	£1,265	£1,336	£844	£987	£1,058	£600	£1,135	£2,038
9	Res9 - Large higher density scheme	750	1.400	67,875	£731	£791	£850	£731	£850	£909	£831	£1,275	£2,023
10	Res10 - Large very high density scheme	750	1.000	67,875	£285	£341	£396	£337	£448	£503	£483	£894	£1,581
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£164	-£108	-£52	-£57	£53	£107	£143	£547	£1,221
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£279	£331	£383	-£108	-£5	£47	-£426	-£41	£604
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£311	£370	£429	-£246	-£128	-£69	-£729	-£289	£453
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£333	-£277	-£221	-£263	-£152	-£97	-£99	£315	£1,012
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£105	-£46	£13	-£1,402	-£1,284	-£1,226	-£2,658	-£2,217	-£1,476
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,026	£1,026	£1,026	£843	£843	£843	£653	£653	£653
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,078	£1,078	£1,078	£987	£987	£987	£891	£891	£891
18	CoL1 - Co-living scheme	300	0.130	7,500	£412	£471	£530	£448	£565	£623	£582	£1,018	£1,749
19	Off1 - small scale office scheme	0	0.200	10,000	£258	£258	£258	£28	£132	£687	£581	£3,223	£3,223
20	Off2 - med scale office scheme	0	0.400	40,000	£112	£112	£112	-£3	£92	£599	£602	£3,006	£3,006
21	Off3 - large scale office scheme	0	0.600	100,000	£56	£56	£56	-£13	£79	£570	£617	£2,942	£2,942
22	Ret1 - small retail	0	0.030	450	£286	£286	£286	-£481	-£355	£298	£122	£452	£452
23	Ret2 - medium retail	0	0.060	900	£286	£286	£286	-£481	-£355	£298	£122	£452	£452
24	Ret2 - large retail	0	0.250	3,000	£1,074	£1,074	£1,074	£115	£115	£115	-£885	-£990	-£990
25	Ind1 - industrial	0	1.000	5,000	-£1,472	-£1,472	-£1,472	-£3,772	-£3,772	-£3,772	-£6,172	-£6,004	-£6,004
26	Sto1 - Storage	0	1.000	5,000	-£1,308	-£1,308	-£1,308	-£3,608	-£3,608	-£3,608	-£6,008	-£5,842	-£5,842
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£536	£536	£536	£695	£695	£1,127	£841	£762	£762
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£567	£567	£567	£781	£781	£1,213	£984	£905	£905
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£328	£328	£328	£669	£669	£1,101	£1,005	£926	£926

Appraisal results - max CIL rates - BLV4

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,450	£1,526	£1,601	£1,753	£1,904	£1,855	£2,072	£2,502	£3,458
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,066	£1,135	£1,205	£1,344	£1,483	£1,449	£1,648	£2,055	£2,934
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,209	£1,279	£1,348	£1,487	£1,626	£1,602	£1,801	£2,218	£3,096
4	Res4 - Med size site - flats	80	0.150	7,240	£624	£689	£754	£884	£1,014	£1,032	£1,218	£1,651	£2,467
5	Res5 - Larger low density scheme	150	0.600	13,575	£965	£1,030	£1,095	£1,225	£1,354	£1,320	£1,505	£1,880	£2,698
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£505	£566	£628	£750	£873	£891	£1,066	£1,476	£2,246
7	Res7 - large flatted scheme	300	0.600	27,150	£498	£559	£621	£744	£867	£878	£1,054	£1,457	£2,228
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,400	£1,472	£1,543	£1,687	£1,829	£1,777	£1,981	£2,378	£3,281
9	Res9 - Large higher density scheme	750	1.400	67,875	£809	£868	£928	£1,046	£1,164	£1,177	£1,346	£1,739	£2,487
10	Res10 - Large very high density scheme	750	1.000	67,875	£340	£396	£451	£562	£673	£695	£851	£1,225	£1,913
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£126	-£71	-£15	£95	£205	£237	£392	£771	£1,444
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£473	£525	£577	£681	£784	£720	£867	£1,123	£1,768
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£570	£629	£688	£806	£924	£827	£995	£1,263	£2,005
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£283	-£227	-£171	-£59	£51	£76	£234	£615	£1,312
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£395	£454	£513	£631	£749	£508	£676	£783	£1,524
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,085	£1,085	£1,085	£1,085	£1,085	£1,049	£1,049	£1,010	£1,010
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,108	£1,108	£1,108	£1,108	£1,108	£1,090	£1,090	£1,070	£1,070
18	CoL1 - Co-living scheme	300	0.130	7,500	£477	£536	£595	£712	£829	£849	£1,015	£1,408	£2,139
19	Off1 - small scale office scheme	0	0.200	10,000	£333	£333	£333	£333	£437	£947	£1,081	£3,673	£3,673
20	Off2 - med scale office scheme	0	0.400	40,000	£150	£150	£150	£150	£245	£729	£852	£3,231	£3,231
21	Off3 - large scale office scheme	0	0.600	100,000	£79	£79	£79	£79	£171	£648	£767	£3,077	£3,077
22	Ret1 - small retail	0	0.030	450	£536	£536	£536	£536	£661	£1,164	£1,789	£1,952	£1,952
23	Ret2 - medium retail	0	0.060	900	£536	£536	£536	£536	£661	£1,164	£1,789	£1,952	£1,952
24	Ret2 - large retail	0	0.250	3,000	£1,386	£1,386	£1,386	£1,386	£1,386	£1,199	£1,199	£885	£885
25	Ind1 - industrial	0	1.000	5,000	-£722	-£722	-£722	-£722	-£722	-£1,172	-£1,172	-£1,504	-£1,504
26	Sto1 - Storage	0	1.000	5,000	-£558	-£558	-£558	-£558	-£558	-£1,008	-£1,008	-£1,342	-£1,342
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£626	£626	£626	£1,058	£1,058	£1,437	£1,437	£1,298	£1,298
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£639	£639	£639	£1,071	£1,071	£1,461	£1,461	£1,334	£1,334
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£358	£358	£358	£791	£791	£1,205	£1,205	£1,106	£1,106

BNP PARIBAS REAL ESTATE

Table 6.34.10: Maximum CIL rates (before buffer) 35% affordable housing (70% rent, 30% shared ownership) – employment and training payments included and 10% of employment space at 80% of market rents for 15 years

Aff Hsg:	35%	Rented:	70%	PRS:	Off	Aff Workspace:	10%	discounted
		SO:	30%	E&T costs	On		20%	discount applied

Appraisal results - max CIL rates - BLV1				EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
					25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£517	£615	£713	£910	£555	£653	£658	£844	£706
2	Res2 - relatively low density - flats	24	0.100	2,172	£312	£402	£493	£674	£394	£485	£513	£731	£723
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£553	£643	£734	£914	£681	£771	£822	£1,085	£1,190
4	Res4 - Med size site - flats	80	0.150	7,240	£408	£493	£577	£746	£708	£793	£930	£1,353	£1,895
5	Res5 - Larger low density scheme	150	0.600	13,575	£226	£310	£394	£563	£289	£374	£393	£583	£542
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£296	£376	£456	£616	£579	£659	£789	£1,187	£1,698
7	Res7 - large flatted scheme	300	0.600	27,150	£235	£315	£395	£554	£493	£573	£691	£1,065	£1,514
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£442	£535	£628	£815	£448	£542	£532	£676	£468
9	Res9 - Large higher density scheme	750	1.400	67,875	£567	£644	£722	£876	£823	£900	£1,017	£1,388	£1,845
10	Res10 - Large very high density scheme	750	1.000	67,875	£206	£278	£350	£494	£490	£561	£691	£1,076	£1,601
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£160	-£89	-£17	£124	£166	£236	£387	£810	£1,433
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£497	-£429	-£362	-£227	-£610	-£542	-£610	-£626	-£1,080
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£742	-£665	-£588	-£435	-£971	-£895	-£1,021	-£1,139	-£1,899
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£369	-£297	-£225	-£82	-£72	£0	£138	£543	£1,116
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,349	-£2,272	-£2,195	-£2,042	-£3,222	-£3,145	-£3,594	-£4,355	-£6,724
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,142	£1,142	£1,142	£1,142	£983	£983	£904	£745	£348
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,341	£1,341	£1,341	£1,341	£1,262	£1,262	£1,222	£1,142	£944
18	CoL1 - Co-living scheme	300	0.130	7,500	£303	£380	£456	£609	£587	£663	£793	£1,185	£1,701
19	Off1 - small scale office scheme	-	0.200	10,000	-£112	-£112	-£112	-£112	-£208	£347	£381	£2,823	£2,323
20	Off2 - med scale office scheme	-	0.400	40,000	-£73	-£73	-£73	-£73	-£78	£429	£502	£2,806	£2,556
21	Off3 - large scale office scheme	-	0.600	100,000	-£55	-£55	-£55	-£55	-£23	£468	£557	£2,822	£2,672
22	Ret1 - small retail	-	0.030	450	-£947	-£947	-£947	-£947	-£1,489	-£836	-£544	-£881	-£2,548
23	Ret2 - medium retail	-	0.060	900	-£947	-£947	-£947	-£947	-£1,489	-£836	-£544	-£881	-£2,548
24	Ret2 - large retail	-	0.250	3,000	-£468	-£468	-£468	-£468	-£1,301	-£1,301	-£1,718	-£2,657	-£4,740
25	Ind1 - industrial	-	1.000	5,000	-£5,172	-£5,172	-£5,172	-£5,172	-£7,172	-£7,172	-£8,172	-£10,004	-£15,004
26	Sto1 - Storage	-	1.000	5,000	-£5,008	-£5,008	-£5,008	-£5,008	-£7,008	-£7,008	-£8,008	-£9,842	-£14,842
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£96	£96	£96	£528	£290	£722	£603	£286	-£309
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£215	£215	£215	£647	£457	£889	£794	£524	£48
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£180	£180	£180	£613	£533	£965	£925	£766	£566

Appraisal results - max CIL rates - BLV2				EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
					10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,345	£1,444	£1,542	£689	£886	£984	£1,266	£1,120	£1,811
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,003	£1,093	£1,183	£490	£670	£761	£1,019	£961	£1,644
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,175	£1,265	£1,355	£749	£929	£1,019	£1,278	£1,292	£2,019
4	Res4 - Med size site - flats	80	0.150	7,240	£719	£804	£888	£664	£833	£917	£1,158	£1,456	£2,310
5	Res5 - Larger low density scheme	150	0.600	13,575	£889	£973	£1,057	£386	£555	£639	£880	£804	£1,426
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£591	£671	£751	£537	£697	£777	£1,005	£1,286	£2,091
7	Res7 - large flatted scheme	300	0.600	27,150	£566	£646	£726	£466	£626	£705	£934	£1,175	£1,956
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,271	£1,364	£1,457	£594	£780	£873	£1,139	£952	£1,573
9	Res9 - Large higher density scheme	750	1.400	67,875	£876	£954	£1,031	£793	£947	£1,024	£1,244	£1,492	£2,258
10	Res10 - Large very high density scheme	750	1.000	67,875	£427	£499	£571	£435	£578	£649	£853	£1,150	£1,896
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£11	£60	£132	£84	£225	£296	£496	£859	£1,632
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£278	£346	£414	-£434	-£299	-£232	-£41	-£368	-£46
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£292	£369	£446	-£711	-£557	-£481	-£263	-£794	-£519
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£169	-£97	-£25	-£135	£8	£80	£285	£610	£1,383
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£349	-£272	-£195	-£2,575	-£2,422	-£2,345	-£2,127	-£3,688	-£4,057
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,380	£1,380	£1,380	£1,078	£1,078	£1,078	£1,078	£824	£666
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,460	£1,460	£1,460	£1,309	£1,309	£1,309	£1,309	£1,182	£1,103
18	CoL1 - Co-living scheme	300	0.130	7,500	£563	£640	£716	£539	£691	£767	£983	£1,272	£2,048
19	Off1 - small scale office scheme	-	0.200	10,000	£188	£188	£188	-£192	-£88	£467	£601	£2,923	£2,723
20	Off2 - med scale office scheme	-	0.400	40,000	£77	£77	£77	-£113	-£18	£489	£612	£2,856	£2,756
21	Off3 - large scale office scheme	-	0.600	100,000	£35	£35	£35	-£79	£13	£504	£623	£2,852	£2,792
22	Ret1 - small retail	-	0.030	450	£53	£53	£53	-£1,214	-£1,089	-£436	£189	-£548	-£1,215
23	Ret2 - medium retail	-	0.060	900	£53	£53	£53	-£1,214	-£1,089	-£436	£189	-£548	-£1,215
24	Ret2 - large retail	-	0.250	3,000	£782	£782	£782	-£801	-£801	-£801	-£801	-£2,240	-£3,073
25	Ind1 - industrial	-	1.000	5,000	-£2,172	-£2,172	-£2,172	-£5,972	-£5,972	-£5,972	-£5,972	-£9,004	-£11,004
26	Sto1 - Storage	-	1.000	5,000	-£2,008	-£2,008	-£2,008	-£5,808	-£5,808	-£5,808	-£5,808	-£8,842	-£10,842
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£453	£453	£453	£433	£433	£865	£865	£405	£167
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£501	£501	£501	£571	£571	£1,003	£1,003	£620	£429
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£300	£300	£300	£581	£581	£1,013	£1,013	£806	£726

Appraisal results - max CIL rates - BLV3				EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
					6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,539	£1,637	£1,735	£1,297	£1,494	£1,592	£1,211	£1,949	£3,193
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,164	£1,254	£1,345	£996	£1,177	£1,267	£973	£1,652	£2,795
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,320	£1,410	£1,500	£1,204	£1,385	£1,475	£1,236	£1,914	£3,055
4	Res4 - Med size site - flats	80	0.150	7,240	£792	£876	£961	£892	£1,061	£1,145	£1,137	£1,767	£2,828
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,044	£1,128	£1,212	£872	£1,041	£1,125	£835	£1,467	£2,531
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£660	£739	£819	£753	£913	£993	£985	£1,580	£2,582
7	Res7 - large flatted scheme	300	0.600	27,150	£644	£724	£803	£709	£869	£948	£912	£1,507	£2,509
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,464	£1,557	£1,650	£1,201	£1,388	£1,481	£1,084	£1,781	£2,954
9	Res9 - Large higher density scheme	750	1.400	67,875	£948	£1,026	£1,103	£1,020	£1,174	£1,251	£1,224	£1,801	£2,774
10	Res10 - Large very high density scheme	750	1.000	67,875	£479	£551	£623	£597	£740	£811	£838	£1,371	£2,264
11	Res11 - Large very high density scheme	1000	0.900	90,500	£24	£95	£166	£194	£335	£405	£486	£1,009	£1,881
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£459	£527	£595	£135	£270	£337	-£92	£408	£1,247
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£534	£611	£687	£48	£201	£278	-£332	£241	£1,205
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£123	-£50	£21	£11	£155	£227	£272	£810	£1,716
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£118	£195	£271	-£1,108	-£955	-£879	-£2,261	-£1,688	-£724
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,435	£1,435	£1,435	£1,253	£1,253	£1,253	£1,062	£1,062	£1,062
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,488	£1,488	£1,488	£1,396	£1,396	£1,396	£1,301	£1,301	£1,301
18	CoL1 - Co-living scheme	300	0.130	7,500	£624	£701	£777	£730	£882	£957	£966	£1,532	£2,481
19	Off1 - small scale office scheme	0	0.200	10,000	£258	£258	£258	£28	£132	£687	£581	£3,223	£3,223
20	Off2 - med scale office scheme	0	0.400	40,000	£112	£112	£112	-£3	£92	£599	£602	£3,006	£3,006
21	Off3 - large scale office scheme	0	0.600	100,000	£56	£56	£56	-£13	£79	£570	£617	£2,942	£2,942
22	Ret1 - small retail	0	0.030	450	£286	£286	£286	-£481	-£355	£298	£122	£452	£452
23	Ret2 - medium retail	0	0.060	900	£286	£286	£286	-£481	-£355	£298	£122	£452	£452
24	Ret2 - large retail	0	0.250	3,000	£1,074	£1,074	£1,074	£115	£115	£115	-£885	-£990	-£990
25	Ind1 - industrial	0	1.000	5,000	-£1,472	-£1,472	-£1,472	-£3,772	-£3,772	-£3,772	-£6,172	-£6,004	-£6,004
26	Sto1 - Storage	0	1.000	5,000	-£1,308	-£1,308	-£1,308	-£3,608	-£3,608	-£3,608	-£6,008	-£5,842	-£5,842
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£536	£536	£536	£695	£695	£1,127	£841	£762	£762
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£567	£567	£567	£781	£781	£1,213	£984	£905	£905
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£328	£328	£328	£669	£669	£1,101	£1,005	£926	£926

Appraisal results - max CIL rates - BLV4				EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
					2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,746	£1,844	£1,943	£2,139	£2,336	£2,310	£2,592	£3,192	£4,436
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,336	£1,427	£1,517	£1,698	£1,879	£1,866	£2,124	£2,688	£3,831
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,475	£1,565	£1,656	£1,836	£2,017	£2,014	£2,272	£2,846	£3,987
4	Res4 - Med size site - flats	80	0.150	7,240	£869	£954	£1,038	£1,207	£1,377	£1,414	£1,655	£2,233	£3,294
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,209	£1,294	£1,378	£1,546	£1,715	£1,700	£1,940	£2,462	£3,526
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£733	£813	£893	£1,053	£1,212	£1,248	£1,476	£2,022	£3,024
7	Res7 - large flatted scheme	300	0.600	27,150	£727	£806	£886	£1,046	£1,206	£1,236	£1,464	£2,004	£3,006
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,671	£1,764	£1,857	£2,044	£2,230	£2,199	£2,465	£3,024	£4,198
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,026	£1,103	£1,181	£1,335	£1,489	£1,519	£1,739	£2,265	£3,238
10	Res10 - Large very high density scheme	750	1.000	67,875	£534	£606	£678	£822	£965	£1,003	£1,207	£1,703	£2,596
11	Res11 - Large very high density scheme	1000	0.900	90,500	£61	£132	£204	£345	£487	£535	£735	£1,232	£2,105
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£653	£721	£789	£924	£1,059	£1,009	£1,201	£1,572	£2,411
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£792	£869	£946	£1,100	£1,253	£1,174	£1,392	£1,792	£2,757
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£73	£0	£71	£215	£358	£400	£605	£1,110	£2,016
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£618	£695	£771	£925	£1,078	£855	£1,073	£1,312	£2,276
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,495	£1,495	£1,495	£1,495	£1,495	£1,459	£1,459	£1,420	£1,420
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,517	£1,517	£1,517	£1,517	£1,517	£1,500	£1,500	£1,480	£1,480
18	CoL1 - Co-living scheme	300	0.130	7,500	£689	£766	£842	£994	£1,146	£1,183	£1,399	£1,922	£2,871
19	Off1 - small scale office scheme	0	0.200	10,000	£333	£333	£333	£333	£437	£947	£1,081	£3,673	£3,673
20	Off2 - med scale office scheme	0	0.400	40,000	£150	£150	£150	£150	£245	£729	£852	£3,231	£3,231
21	Off3 - large scale office scheme	0	0.600	100,000	£79	£79	£79	£79	£171	£648	£767	£3,077	£3,077
22	Ret1 - small retail	0	0.030	450	£536	£536	£536	£536	£661	£1,164	£1,789	£1,952	£1,952
23	Ret2 - medium retail	0	0.060	900	£536	£536	£536	£536	£661	£1,164	£1,789	£1,952	£1,952
24	Ret2 - large retail	0	0.250	3,000	£1,386	£1,386	£1,386	£1,386	£1,386	£1,199	£1,199	£885	£885
25	Ind1 - industrial	0	1.000	5,000	-£722	-£722	-£722	-£722	-£722	-£1,172	-£1,172	-£1,504	-£1,504
26	Sto1 - Storage	0	1.000	5,000	-£558	-£558	-£558	-£558	-£558	-£1,008	-£1,008	-£1,342	-£1,342
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£626	£626	£626	£1,058	£1,058	£1,437	£1,437	£1,298	£1,298
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£639	£639	£639	£1,071	£1,071	£1,461	£1,461	£1,334	£1,334
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£358	£358	£358	£791	£791	£1,205	£1,205	£1,106	£1,106

Table 6.34.11: Maximum CIL rates (before buffer) 50% affordable housing (70% rent, 30% shared ownership) – employment and training payments included and 10% of employment space at 50% of market rents for 15 years

Aff Hsg:	50%	Rented:	70%	PRS:	Off
		SO:	30%	E&T costs	On

Aff Workspace:	10% discounted
	50% discount applied

	Appraisal results - max CIL rates - BLV1				CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£221	£296	£372	£523	£122	£198	£138	£154	-£271
2	Res2 - relatively low density - flats	24	0.100	2,172	£41	£111	£180	£319	-£2	£68	£36	£98	-£174
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£287	£357	£426	£565	£290	£359	£351	£457	£299
4	Res4 - Med size site - flats	80	0.150	7,240	£163	£228	£293	£423	£346	£411	£493	£770	£1,068
5	Res5 - Larger low density scheme	150	0.600	13,575	-£18	£47	£112	£241	-£71	-£6	-£42	£2	-£285
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£68	£129	£191	£313	£240	£301	£379	£641	£920
7	Res7 - large flatted scheme	300	0.600	27,150	£6	£68	£129	£252	£154	£215	£280	£518	£736
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£171	£242	£314	£457	£48	£119	£47	£30	-£449
9	Res9 - Large higher density scheme	750	1.400	67,875	£350	£409	£469	£587	£499	£558	£624	£862	£1,095
10	Res10 - Large very high density scheme	750	1.000	67,875	£13	£68	£124	£234	£197	£253	£336	£599	£918
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£348	-£292	-£236	-£127	-£116	-£62	£44	£348	£773
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£678	-£626	-£574	-£470	-£884	-£832	-£944	-£1,076	-£1,723
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£965	-£906	-£847	-£728	-£1,300	-£1,242	-£1,419	-£1,668	-£2,650
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£580	-£524	-£468	-£356	-£379	-£324	-£232	£48	£412
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,572	-£2,513	-£2,454	-£2,335	-£3,551	-£3,492	-£3,991	-£4,884	-£7,476
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£732	£732	£732	£732	£573	£573	£494	£335	-£62
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£931	£931	£931	£931	£852	£852	£812	£733	£534
18	CoL1 - Co-living scheme	300	0.130	7,500	£91	£150	£209	£327	£270	£329	£409	£671	£969
19	Off1 - small scale office scheme	-	0.200	10,000	-£164	-£164	-£164	-£164	-£260	£286	£319	£2,714	£2,214
20	Off2 - med scale office scheme	-	0.400	40,000	-£120	-£120	-£120	-£120	-£126	£373	£445	£2,706	£2,456
21	Off3 - large scale office scheme	-	0.600	100,000	-£101	-£101	-£101	-£101	-£70	£414	£502	£2,726	£2,576
22	Ret1 - small retail	-	0.030	450	-£947	-£947	-£947	-£947	-£1,489	-£836	-£544	-£881	-£2,548
23	Ret2 - medium retail	-	0.060	900	-£947	-£947	-£947	-£947	-£1,489	-£836	-£544	-£881	-£2,548
24	Ret2 - large retail	-	0.250	3,000	-£468	-£468	-£468	-£468	-£1,301	-£1,301	-£1,718	-£2,657	-£4,740
25	Ind1 - industrial	-	1.000	5,000	-£5,172	-£5,172	-£5,172	-£5,172	-£7,172	-£7,172	-£8,172	-£10,004	-£15,004
26	Sto1 - Storage	-	1.000	5,000	-£5,008	-£5,008	-£5,008	-£5,008	-£7,008	-£7,008	-£8,008	-£9,842	-£14,842
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£96	£96	£96	£528	£290	£722	£603	£286	-£309
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£215	£215	£215	£647	£457	£889	£794	£524	£48
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£180	£180	£180	£613	£533	£965	£925	£766	£566

	Appraisal results - max CIL rates - BLV2				CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,049	£1,125	£1,201	£302	£454	£529	£746	£430	£834
2	Res2 - relatively low density - flats	24	0.100	2,172	£732	£801	£871	£135	£274	£344	£543	£328	£747
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£909	£978	£1,048	£399	£538	£608	£806	£664	£1,128
4	Res4 - Med size site - flats	80	0.150	7,240	£473	£538	£603	£340	£470	£535	£721	£874	£1,482
5	Res5 - Larger low density scheme	150	0.600	13,575	£645	£710	£775	£64	£194	£259	£444	£223	£599
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£362	£424	£485	£235	£358	£419	£595	£739	£1,313
7	Res7 - large flatted scheme	300	0.600	27,150	£338	£399	£461	£164	£286	£348	£524	£628	£1,178
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,000	£1,071	£1,143	£236	£379	£451	£655	£306	£656
9	Res9 - Large higher density scheme	750	1.400	67,875	£659	£719	£778	£504	£623	£682	£851	£965	£1,507
10	Res10 - Large very high density scheme	750	1.000	67,875	£234	£289	£345	£175	£286	£341	£498	£673	£1,213
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£198	-£143	-£87	-£166	-£57	-£2	£153	£398	£972
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£98	£150	£202	-£677	-£573	-£522	-£375	-£817	-£689
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£70	£129	£188	-£1,004	-£886	-£828	-£660	-£1,323	-£1,271
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£380	-£324	-£268	-£409	-£299	-£244	-£86	£115	£679
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£572	-£513	-£454	-£2,869	-£2,751	-£2,692	-£2,524	-£4,217	-£4,809
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£970	£970	£970	£669	£669	£669	£669	£415	£256
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,050	£1,050	£1,050	£899	£899	£899	£899	£772	£693
18	CoL1 - Co-living scheme	300	0.130	7,500	£351	£410	£469	£257	£374	£433	£599	£758	£1,316
19	Off1 - small scale office scheme	-	0.200	10,000	£136	£136	£136	-£244	-£140	£406	£539	£2,814	£2,614
20	Off2 - med scale office scheme	-	0.400	40,000	£30	£30	£30	-£160	-£66	£433	£555	£2,756	£2,656
21	Off3 - large scale office scheme	-	0.600	100,000	-£11	-£11	-£11	-£125	-£34	£450	£568	£2,756	£2,696
22	Ret1 - small retail	-	0.030	450	£53	£53	£53	-£1,214	-£1,089	-£436	£189	-£548	-£1,215
23	Ret2 - medium retail	-	0.060	900	£53	£53	£53	-£1,214	-£1,089	-£436	£189	-£548	-£1,215
24	Ret2 - large retail	-	0.250	3,000	£782	£782	£782	-£801	-£801	-£801	-£801	-£2,240	-£3,073
25	Ind1 - industrial	-	1.000	5,000	-£2,172	-£2,172	-£2,172	-£5,972	-£5,972	-£5,972	-£5,972	-£9,004	-£11,004
26	Sto1 - Storage	-	1.000	5,000	-£2,008	-£2,008	-£2,008	-£5,808	-£5,808	-£5,808	-£5,808	-£8,842	-£10,842
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£453	£453	£453	£433	£433	£865	£865	£405	£167
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£501	£501	£501	£571	£571	£1,003	£1,003	£620	£429
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£300	£300	£300	£581	£581	£1,013	£1,013	£806	£726

	Appraisal results - max CIL rates - BLV3				CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,243	£1,318	£1,394	£910	£1,062	£1,137	£691	£1,259	£2,215
2	Res2 - relatively low density - flats	24	0.100	2,172	£893	£962	£1,032	£642	£781	£850	£497	£1,019	£1,898
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,054	£1,123	£1,193	£855	£994	£1,064	£765	£1,286	£2,164
4	Res4 - Med size site - flats	80	0.150	7,240	£546	£611	£676	£568	£698	£763	£700	£1,184	£2,000
5	Res5 - Larger low density scheme	150	0.600	13,575	£800	£864	£929	£551	£680	£745	£400	£886	£1,704
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£431	£493	£554	£451	£574	£635	£575	£1,034	£1,804
7	Res7 - large flatted scheme	300	0.600	27,150	£415	£477	£538	£407	£530	£591	£501	£960	£1,731
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,193	£1,265	£1,336	£844	£987	£1,058	£600	£1,135	£2,038
9	Res9 - Large higher density scheme	750	1.400	67,875	£731	£791	£850	£731	£850	£909	£831	£1,275	£2,023
10	Res10 - Large very high density scheme	750	1.000	67,875	£285	£341	£396	£337	£448	£503	£483	£894	£1,581
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£164	-£108	-£52	-£57	£53	£107	£143	£547	£1,221
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£279	£331	£383	-£108	-£5	£47	-£426	-£41	£604
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£311	£370	£429	-£246	-£128	-£69	-£729	-£289	£453
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£333	-£277	-£221	-£263	-£152	-£97	-£99	£315	£1,012
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£105	-£46	£13	-£1,402	-£1,284	-£1,226	-£2,658	-£2,217	-£1,476
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,026	£1,026	£1,026	£843	£843	£843	£653	£653	£653
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,078	£1,078	£1,078	£987	£987	£987	£891	£891	£891
18	CoL1 - Co-living scheme	300	0.130	7,500	£412	£471	£530	£448	£565	£623	£582	£1,018	£1,749
19	Off1 - small scale office scheme	0	0.200	10,000	£206	£206	£206	-£24	£80	£626	£519	£3,114	£3,114
20	Off2 - med scale office scheme	0	0.400	40,000	£65	£65	£65	-£50	£44	£543	£545	£2,906	£2,906
21	Off3 - large scale office scheme	0	0.600	100,000	£10	£10	£10	-£59	£32	£516	£562	£2,846	£2,846
22	Ret1 - small retail	0	0.030	450	£286	£286	£286	-£481	-£355	£298	£122	£452	£452
23	Ret2 - medium retail	0	0.060	900	£286	£286	£286	-£481	-£355	£298	£122	£452	£452
24	Ret2 - large retail	0	0.250	3,000	£1,074	£1,074	£1,074	£115	£115	£115	-£885	-£990	-£990
25	Ind1 - industrial	0	1.000	5,000	-£1,472	-£1,472	-£1,472	-£3,772	-£3,772	-£3,772	-£6,172	-£6,004	-£6,004
26	Sto1 - Storage	0	1.000	5,000	-£1,308	-£1,308	-£1,308	-£3,608	-£3,608	-£3,608	-£6,008	-£5,842	-£5,842
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£536	£536	£536	£695	£695	£1,127	£841	£762	£762
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£567	£567	£567	£781	£781	£1,213	£984	£905	£905
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£328	£328	£328	£669	£669	£1,101	£1,005	£926	£926

	Appraisal results - max CIL rates - BLV4				CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,450	£1,526	£1,601	£1,753	£1,904	£1,855	£2,072	£2,502	£3,458
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,066	£1,135	£1,205	£1,344	£1,483	£1,449	£1,648	£2,055	£2,934
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,209	£1,279	£1,348	£1,487	£1,626	£1,602	£1,801	£2,218	£3,096
4	Res4 - Med size site - flats	80	0.150	7,240	£624	£689	£754	£884	£1,014	£1,032	£1,218	£1,651	£2,467
5	Res5 - Larger low density scheme	150	0.600	13,575	£965	£1,030	£1,095	£1,225	£1,354	£1,320	£1,505	£1,880	£2,698
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£505	£566	£628	£750	£873	£891	£1,066	£1,476	£2,246
7	Res7 - large flatted scheme	300	0.600	27,150	£498	£559	£621	£744	£867	£878	£1,054	£1,457	£2,228
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,400	£1,472	£1,543	£1,687	£1,829	£1,777	£1,981	£2,378	£3,281
9	Res9 - Large higher density scheme	750	1.400	67,875	£809	£868	£928	£1,046	£1,164	£1,177	£1,346	£1,739	£2,487
10	Res10 - Large very high density scheme	750	1.000	67,875	£340	£396	£451	£562	£673	£695	£851	£1,225	£1,913
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£126	-£71	-£15	£95	£205	£237	£392	£771	£1,444
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£473	£525	£577	£681	£784	£720	£867	£1,123	£1,768
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£570	£629	£688	£806	£924	£827	£995	£1,263	£2,005
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£283	-£227	-£171	-£59	£51	£76	£234	£615	£1,312
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£395	£454	£513	£631	£749	£508	£676	£783	£1,524
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,085	£1,085	£1,085	£1,085	£1,085	£1,049	£1,049	£1,010	£1,010
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,108	£1,108	£1,108	£1,108	£1,108	£1,090	£1,090	£1,070	£1,070
18	CoL1 - Co-living scheme	300	0.130	7,500	£477	£536	£595	£712	£829	£849	£1,015	£1,408	£2,139
19	Off1 - small scale office scheme	0	0.200	10,000	£281	£281	£281	£281	£385	£886	£1,019	£3,564	£3,564
20	Off2 - med scale office scheme	0	0.400	40,000	£102	£102	£102	£102	£196	£673	£795	£3,131	£3,131
21	Off3 - large scale office scheme	0	0.600	100,000	£33	£33	£33	£33	£124	£594	£712	£2,981	£2,981
22	Ret1 - small retail	0	0.030	450	£536	£536	£536	£536	£661	£1,164	£1,789	£1,952	£1,952
23	Ret2 - medium retail	0	0.060	900	£536	£536	£536	£536	£661	£1,164	£1,789	£1,952	£1,952
24	Ret2 - large retail	0	0.250	3,000	£1,386	£1,386	£1,386	£1,386	£1,386	£1,199	£1,199	£885	£885
25	Ind1 - industrial	0	1.000	5,000	-£722	-£722	-£722	-£722	-£722	-£1,172	-£1,172	-£1,504	-£1,504
26	Sto1 - Storage	0	1.000	5,000	-£558	-£558	-£558	-£558	-£558	-£1,008	-£1,008	-£1,342	-£1,342
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£626	£626	£626	£1,058	£1,058	£1,437	£1,437	£1,298	£1,298
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£639	£639	£639	£1,071	£1,071	£1,461	£1,461	£1,334	£1,334
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£358	£358	£358	£791	£791	£1,205	£1,205	£1,106	£1,106

Table 6.34.12: Maximum CIL rates (before buffer) 35% affordable housing (70% rent, 30% shared ownership) – employment and training payments included and 10% of employment space at 50% of market rents for 15 years

Aff Hsg:	35%	Rented:	70%	PRS:	Off
		SO:	30%	E&T costs	On

Aff Workspace:	10% discounted
	50% discount applied

Appraisal results - max CIL rates - BLV1			EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
		Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1 Res1 - low density mix of terrace and flats	8	0.040	724	£517	£615	£713	£910	£555	£653	£658	£844	£706
2 Res2 - relatively low density - flats	24	0.100	2,172	£312	£402	£493	£674	£394	£485	£513	£731	£723
3 Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£553	£643	£734	£914	£681	£771	£822	£1,085	£1,190
4 Res4 - Med size site - flats	80	0.150	7,240	£408	£493	£577	£746	£708	£793	£930	£1,353	£1,895
5 Res5 - Larger low density scheme	150	0.600	13,575	£226	£310	£394	£563	£289	£374	£393	£583	£542
6 Res6 - Mid-size flatted scheme	225	0.400	20,363	£296	£376	£456	£616	£579	£659	£789	£1,187	£1,698
7 Res7 - large flatted scheme	300	0.600	27,150	£235	£315	£395	£554	£493	£573	£691	£1,065	£1,514
8 Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£442	£535	£628	£815	£448	£542	£532	£676	£468
9 Res9 - Large higher density scheme	750	1.400	67,875	£567	£644	£722	£876	£823	£900	£1,017	£1,388	£1,845
10 Res10 - Large very high density scheme	750	1.000	67,875	£206	£278	£350	£494	£490	£561	£691	£1,076	£1,601
11 Res11 - Large very high density scheme	1,000	0.900	90,500	-£160	-£89	-£17	£124	£166	£236	£387	£810	£1,433
12 Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£497	-£429	-£362	-£227	-£610	-£542	-£610	-£626	-£1,080
13 Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£742	-£665	-£588	-£435	-£971	-£895	-£1,021	-£1,139	-£1,899
14 CH1 - Care Home C2 - tall building	60	0.050	3,750	-£369	-£297	-£225	-£82	-£72	£0	£138	£543	£1,116
15 CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,349	-£2,272	-£2,195	-£2,042	-£3,222	-£3,145	-£3,594	-£4,355	-£6,724
16 Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,142	£1,142	£1,142	£1,142	£983	£983	£904	£745	£348
17 Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,341	£1,341	£1,341	£1,341	£1,262	£1,262	£1,222	£1,142	£944
18 CoL1 - Co-living scheme	300	0.130	7,500	£303	£380	£456	£609	£587	£663	£793	£1,185	£1,701
19 Off1 - small scale office scheme	-	0.200	10,000	-£164	-£164	-£164	-£164	-£260	£286	£319	£2,714	£2,214
20 Off2 - med scale office scheme	-	0.400	40,000	-£120	-£120	-£120	-£120	-£126	£373	£445	£2,706	£2,456
21 Off3 - large scale office scheme	-	0.600	100,000	-£101	-£101	-£101	-£101	-£70	£414	£502	£2,726	£2,576
22 Ret1 - small retail	-	0.030	450	-£947	-£947	-£947	-£947	-£1,489	-£836	-£544	-£881	-£2,548
23 Ret2 - medium retail	-	0.060	900	-£947	-£947	-£947	-£947	-£1,489	-£836	-£544	-£881	-£2,548
24 Ret2 - large retail	-	0.250	3,000	-£468	-£468	-£468	-£468	-£1,301	-£1,301	-£1,718	-£2,657	-£4,740
25 Ind1 - industrial	-	1.000	5,000	-£5,172	-£5,172	-£5,172	-£5,172	-£7,172	-£7,172	-£8,172	-£10,004	-£15,004
26 Sto1 - Storage	-	1.000	5,000	-£5,008	-£5,008	-£5,008	-£5,008	-£7,008	-£7,008	-£8,008	-£9,842	-£14,842
27 Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£96	£96	£96	£528	£290	£722	£603	£286	-£309
28 Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£215	£215	£215	£647	£457	£889	£794	£524	£48
29 Ho3 - Hotel - 4* luxury	-	0.100	12,500	£180	£180	£180	£613	£533	£965	£925	£766	£566

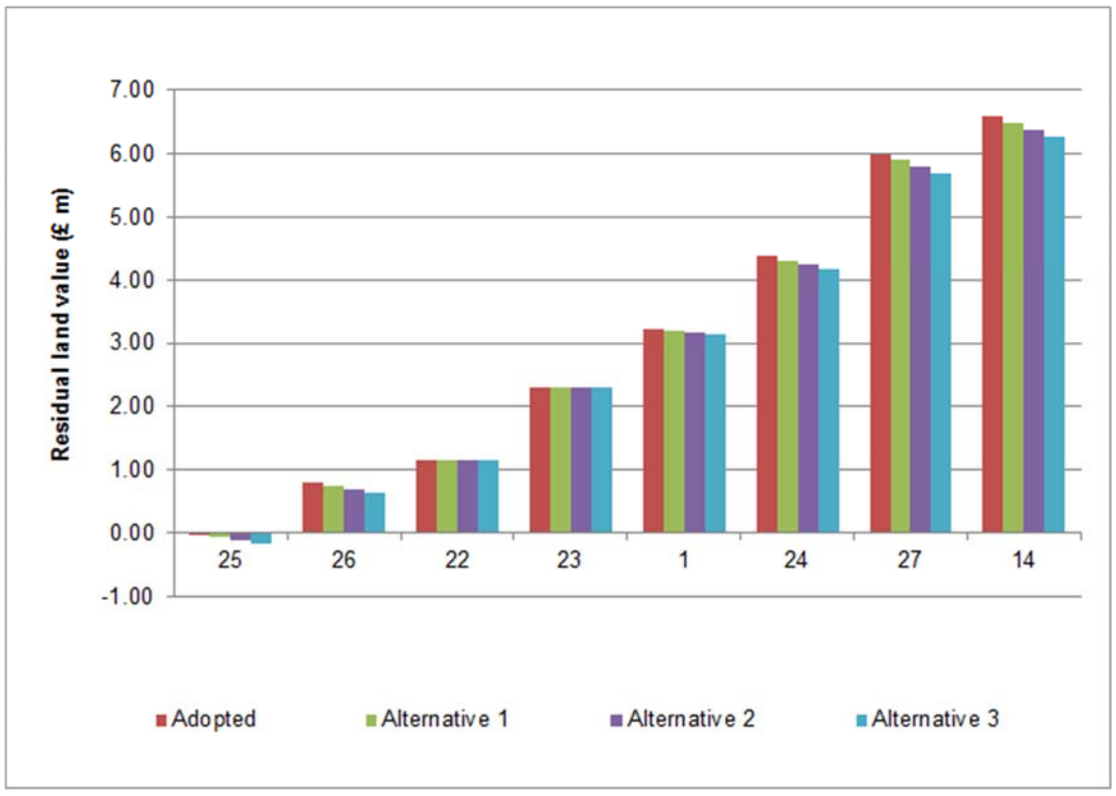
Appraisal results - max CIL rates - BLV2			EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
		Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1 Res1 - low density mix of terrace and flats	8	0.040	724	£1,345	£1,444	£1,542	£689	£886	£984	£1,266	£1,120	£1,811
2 Res2 - relatively low density - flats	24	0.100	2,172	£1,003	£1,093	£1,183	£490	£670	£761	£1,019	£961	£1,644
3 Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,175	£1,265	£1,355	£749	£929	£1,019	£1,278	£1,292	£2,019
4 Res4 - Med size site - flats	80	0.150	7,240	£719	£804	£888	£664	£833	£917	£1,158	£1,456	£2,310
5 Res5 - Larger low density scheme	150	0.600	13,575	£889	£973	£1,057	£386	£555	£639	£880	£804	£1,426
6 Res6 - Mid-size flatted scheme	225	0.400	20,363	£591	£671	£751	£537	£697	£777	£1,005	£1,286	£2,091
7 Res7 - large flatted scheme	300	0.600	27,150	£566	£646	£726	£466	£626	£705	£934	£1,175	£1,956
8 Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,271	£1,364	£1,457	£594	£780	£873	£1,139	£952	£1,573
9 Res9 - Large higher density scheme	750	1.400	67,875	£876	£954	£1,031	£793	£947	£1,024	£1,244	£1,492	£2,258
10 Res10 - Large very high density scheme	750	1.000	67,875	£427	£499	£571	£435	£578	£649	£853	£1,150	£1,896
11 Res11 - Large very high density scheme	1,000	0.900	90,500	-£11	£60	£132	£84	£225	£296	£496	£859	£1,632
12 Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£278	£346	£414	-£434	-£299	-£232	-£41	-£368	-£46
13 Exc1 - Self-contained extra care scheme	80	0.400	5,800	£292	£369	£446	-£711	-£557	-£481	-£263	-£794	-£519
14 CH1 - Care Home C2 - tall building	60	0.050	3,750	-£169	-£97	-£25	-£135	£8	£80	£285	£610	£1,383
15 CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£349	-£272	-£195	-£2,575	-£2,422	-£2,345	-£2,127	-£3,688	-£4,057
16 Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,380	£1,380	£1,380	£1,078	£1,078	£1,078	£1,078	£824	£666
17 Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,460	£1,460	£1,460	£1,309	£1,309	£1,309	£1,309	£1,182	£1,103
18 CoL1 - Co-living scheme	300	0.130	7,500	£563	£640	£716	£539	£691	£767	£983	£1,272	£2,048
19 Off1 - small scale office scheme	-	0.200	10,000	£136	£136	£136	-£244	-£140	£406	£539	£2,814	£2,614
20 Off2 - med scale office scheme	-	0.400	40,000	£30	£30	£30	-£160	-£66	£433	£555	£2,756	£2,656
21 Off3 - large scale office scheme	-	0.600	100,000	-£11	-£11	-£11	-£125	-£34	£450	£568	£2,756	£2,696
22 Ret1 - small retail	-	0.030	450	£53	£53	£53	-£1,214	-£1,089	-£436	£189	-£548	-£1,215
23 Ret2 - medium retail	-	0.060	900	£53	£53	£53	-£1,214	-£1,089	-£436	£189	-£548	-£1,215
24 Ret2 - large retail	-	0.250	3,000	£782	£782	£782	-£801	-£801	-£801	-£801	-£2,240	-£3,073
25 Ind1 - industrial	-	1.000	5,000	-£2,172	-£2,172	-£2,172	-£5,972	-£5,972	-£5,972	-£5,972	-£9,004	-£11,004
26 Sto1 - Storage	-	1.000	5,000	-£2,008	-£2,008	-£2,008	-£5,808	-£5,808	-£5,808	-£5,808	-£8,842	-£10,842
27 Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£453	£453	£453	£433	£433	£865	£865	£405	£167
28 Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£501	£501	£501	£571	£571	£1,003	£1,003	£620	£429
29 Ho3 - Hotel - 4* luxury	-	0.100	12,500	£300	£300	£300	£581	£581	£1,013	£1,013	£806	£726

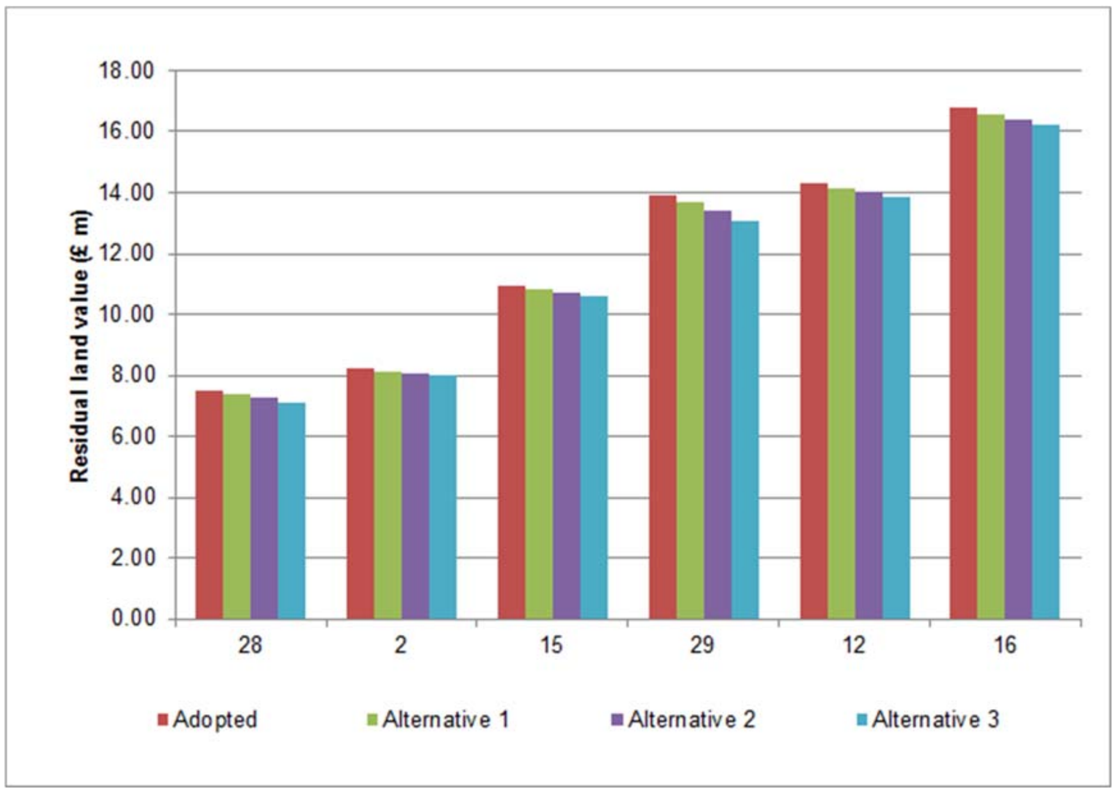
Appraisal results - max CIL rates - BLV3			EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
		Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1 Res1 - low density mix of terrace and flats	8	0.040	724	£1,539	£1,637	£1,735	£1,297	£1,494	£1,592	£1,211	£1,949	£3,193
2 Res2 - relatively low density - flats	24	0.100	2,172	£1,164	£1,254	£1,345	£996	£1,177	£1,267	£973	£1,652	£2,795
3 Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,320	£1,410	£1,500	£1,204	£1,385	£1,475	£1,236	£1,914	£3,055
4 Res4 - Med size site - flats	80	0.150	7,240	£792	£876	£961	£892	£1,061	£1,145	£1,137	£1,767	£2,828
5 Res5 - Larger low density scheme	150	0.600	13,575	£1,044	£1,128	£1,212	£872	£1,041	£1,125	£835	£1,467	£2,531
6 Res6 - Mid-size flatted scheme	225	0.400	20,363	£660	£739	£819	£753	£913	£993	£985	£1,580	£2,582
7 Res7 - large flatted scheme	300	0.600	27,150	£644	£724	£803	£709	£869	£948	£912	£1,507	£2,509
8 Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,464	£1,557	£1,650	£1,201	£1,388	£1,481	£1,084	£1,781	£2,954
9 Res9 - Large higher density scheme	750	1.400	67,875	£948	£1,026	£1,103	£1,020	£1,174	£1,251	£1,224	£1,801	£2,774
10 Res10 - Large very high density scheme	750	1.000	67,875	£479	£551	£623	£597	£740	£811	£838	£1,371	£2,264
11 Res11 - Large very high density scheme	1000	0.900	90,500	£24	£95	£166	£194	£335	£405	£486	£1,009	£1,881
12 Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£459	£527	£595	£135	£270	£337	-£92	£408	£1,247
13 Exc1 - Self-contained extra care scheme	80	0.400	5,800	£534	£611	£687	£48	£201	£278	-£332	£241	£1,205
14 CH1 - Care Home C2 - tall building	60	0.050	3,750	-£123	-£50	£21	£11	£155	£227	£272	£810	£1,716
15 CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£118	£195	£271	-£1,108	-£955	-£879	-£2,261	-£1,688	-£724
16 Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,435	£1,435	£1,435	£1,253	£1,253	£1,253	£1,062	£1,062	£1,062
17 Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,488	£1,488	£1,488	£1,396	£1,396	£1,396	£1,301	£1,301	£1,301
18 CoL1 - Co-living scheme	300	0.130	7,500	£624	£701	£777	£730	£882	£957	£966	£1,532	£2,481
19 Off1 - small scale office scheme	0	0.200	10,000	£206	£206	£206	-£24	£80	£626	£519	£3,114	£3,114
20 Off2 - med scale office scheme	0	0.400	40,000	£65	£65	£65	-£50	£44	£543	£545	£2,906	£2,906
21 Off3 - large scale office scheme	0	0.600	100,000	£10	£10	£10	-£59	£32	£516	£562	£2,846	£2,846
22 Ret1 - small retail	0	0.030	450	£286	£286	£286	-£481	-£355	£298	£122	£452	£452
23 Ret2 - medium retail	0	0.060	900	£286	£286	£286	-£481	-£355	£298	£122	£452	£452
24 Ret2 - large retail	0	0.250	3,000	£1,074	£1,074	£1,074	£115	£115	£115	-£885	-£990	-£990
25 Ind1 - industrial	0	1.000	5,000	-£1,472	-£1,472	-£1,472	-£3,772	-£3,772	-£3,772	-£6,172	-£6,004	-£6,004
26 Sto1 - Storage	0	1.000	5,000	-£1,308	-£1,308	-£1,308	-£3,608	-£3,608	-£3,608	-£6,008	-£5,842	-£5,842
27 Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£536	£536	£536	£695	£695	£1,127	£841	£762	£762
28 Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£567	£567	£567	£781	£781	£1,213	£984	£905	£905
29 Ho3 - Hotel - 4* luxury	0	0.100	12,500	£328	£328	£328	£669	£669	£1,101	£1,005	£926	£926

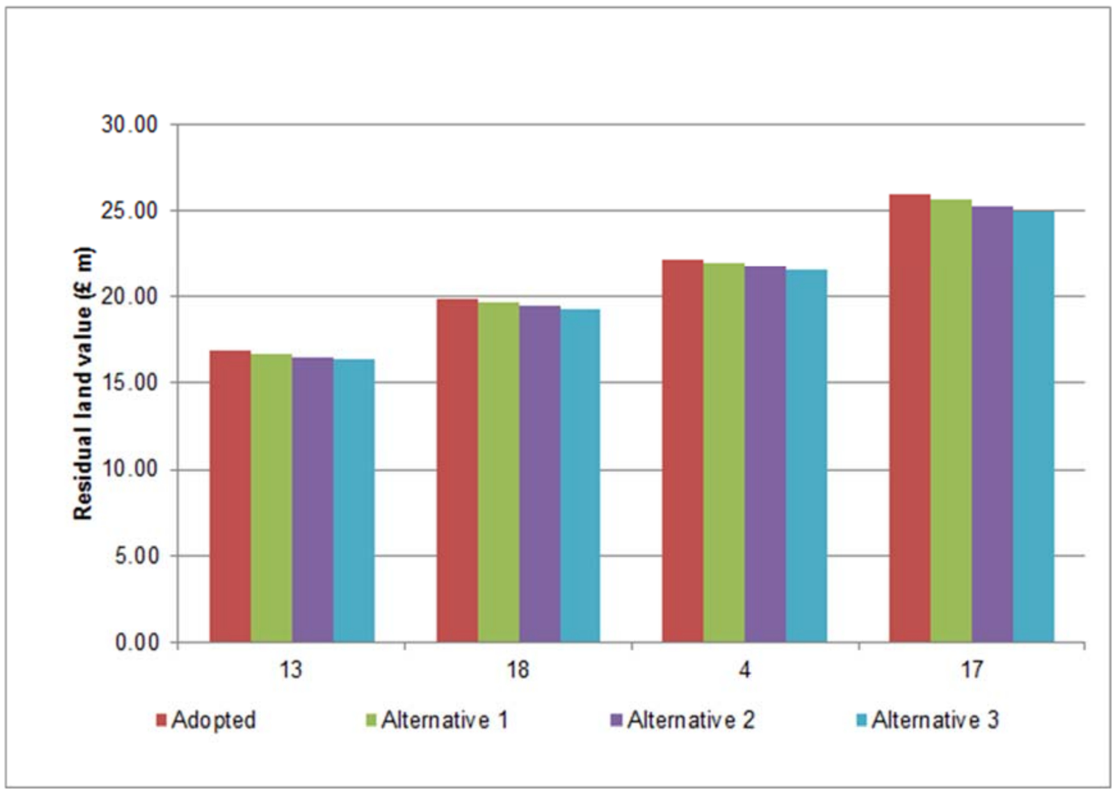
Appraisal results - max CIL rates - BLV4			EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
		Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1 Res1 - low density mix of terrace and flats	8	0.040	724	£1,746	£1,844	£1,943	£2,139	£2,336	£2,310	£2,592	£3,192	£4,436
2 Res2 - relatively low density - flats	24	0.100	2,172	£1,336	£1,427	£1,517	£1,698	£1,879	£1,866	£2,124	£2,688	£3,831
3 Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,475	£1,565	£1,656	£1,836	£2,017	£2,014	£2,272	£2,846	£3,987
4 Res4 - Med size site - flats	80	0.150	7,240	£869	£954	£1,038	£1,207	£1,377	£1,414	£1,655	£2,233	£3,294
5 Res5 - Larger low density scheme	150	0.600	13,575	£1,209	£1,294	£1,378	£1,546	£1,715	£1,700	£1,940	£2,462	£3,526
6 Res6 - Mid-size flatted scheme	225	0.400	20,363	£733	£813	£893	£1,053	£1,212	£1,248	£1,476	£2,022	£3,024
7 Res7 - large flatted scheme	300	0.600	27,150	£727	£806	£886	£1,046	£1,206	£1,236	£1,464	£2,004	£3,006
8 Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,671	£1,764	£1,857	£2,044	£2,230	£2,199	£2,465	£3,024	£4,198
9 Res9 - Large higher density scheme	750	1.400	67,875	£1,026	£1,103	£1,181	£1,335	£1,489	£1,519	£1,739	£2,265	£3,238
10 Res10 - Large very high density scheme	750	1.000	67,875	£534	£606	£678	£822	£965	£1,003	£1,207	£1,703	£2,596
11 Res11 - Large very high density scheme	1000	0.900	90,500	£61	£132	£204	£345	£487	£535	£735	£1,232	£2,105
12 Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£653	£721	£789	£924	£1,059	£1,009	£1,201	£1,572	£2,411
13 Exc1 - Self-contained extra care scheme	80	0.400	5,800	£792	£869	£946	£1,100	£1,253	£1,174	£1,392	£1,792	£2,757
14 CH1 - Care Home C2 - tall building	60	0.050	3,750	-£73	£0	£71	£215	£358	£400	£605	£1,110	£2,016
15 CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£618	£695	£771	£925	£1,078	£855	£1,073	£1,312	£2,276
16 Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,495	£1,495	£1,495	£1,495	£1,495	£1,459	£1,459	£1,420	£1,420
17 Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,517	£1,517	£1,517	£1,517	£1,517	£1,500	£1,500	£1,480	£1,480
18 CoL1 - Co-living scheme	300	0.130	7,500	£689	£766	£842	£994	£1,146	£1,183	£1,399	£1,922	£2,871
19 Off1 - small scale office scheme	0	0.200	10,000	£281	£281	£281	£281	£385	£886	£1,019	£3,564	£3,564
20 Off2 - med scale office scheme	0	0.400	40,000	£102	£102	£102	£102	£196	£673	£795	£3,131	£3,131
21 Off3 - large scale office scheme	0	0.600	100,000	£33	£33	£33	£33	£124	£594	£712	£2,981	£2,981
22 Ret1 - small retail	0	0.030	450	£536	£536	£536	£536	£661	£1,164	£1,789	£1,952	£1,952
23 Ret2 - medium retail	0	0.060	900	£536	£536	£536	£536	£661	£1,164	£1,789	£1,952	£1,952
24 Ret2 - large retail	0	0.250	3,000	£1,386	£1,386	£1,386	£1,386	£1,386	£1,199	£1,199	£885	£885
25 Ind1 - industrial	0	1.000	5,000	-£722	-£722	-£722	-£722	-£722	-£1,172	-£1,172	-£1,504	-£1,504
26 Sto1 - Storage	0	1.000	5,000	-£558	-£558	-£558	-£558	-£558	-£1,008	-£1,008	-£1,342	-£1,342
27 Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£626	£626	£626	£1,058	£1,058	£1,437	£1,437	£1,298	£1,298
28 Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£639	£639	£639	£1,071	£1,071	£1,461	£1,461	£1,334	£1,334
29 Ho3 - Hotel - 4* luxury	0	0.100	12,500	£358	£358	£358	£791	£791	£1,205	£1,205	£1,106	£1,106

Figure 6.36.1: Comparison of residual land values with the adopted and three alternative CIL rates – 35% Affordable housing (70/30 tenure split, employment and training costs included, discounted employment workspace (10% of space at 50% discount to market rent)

ZONE A







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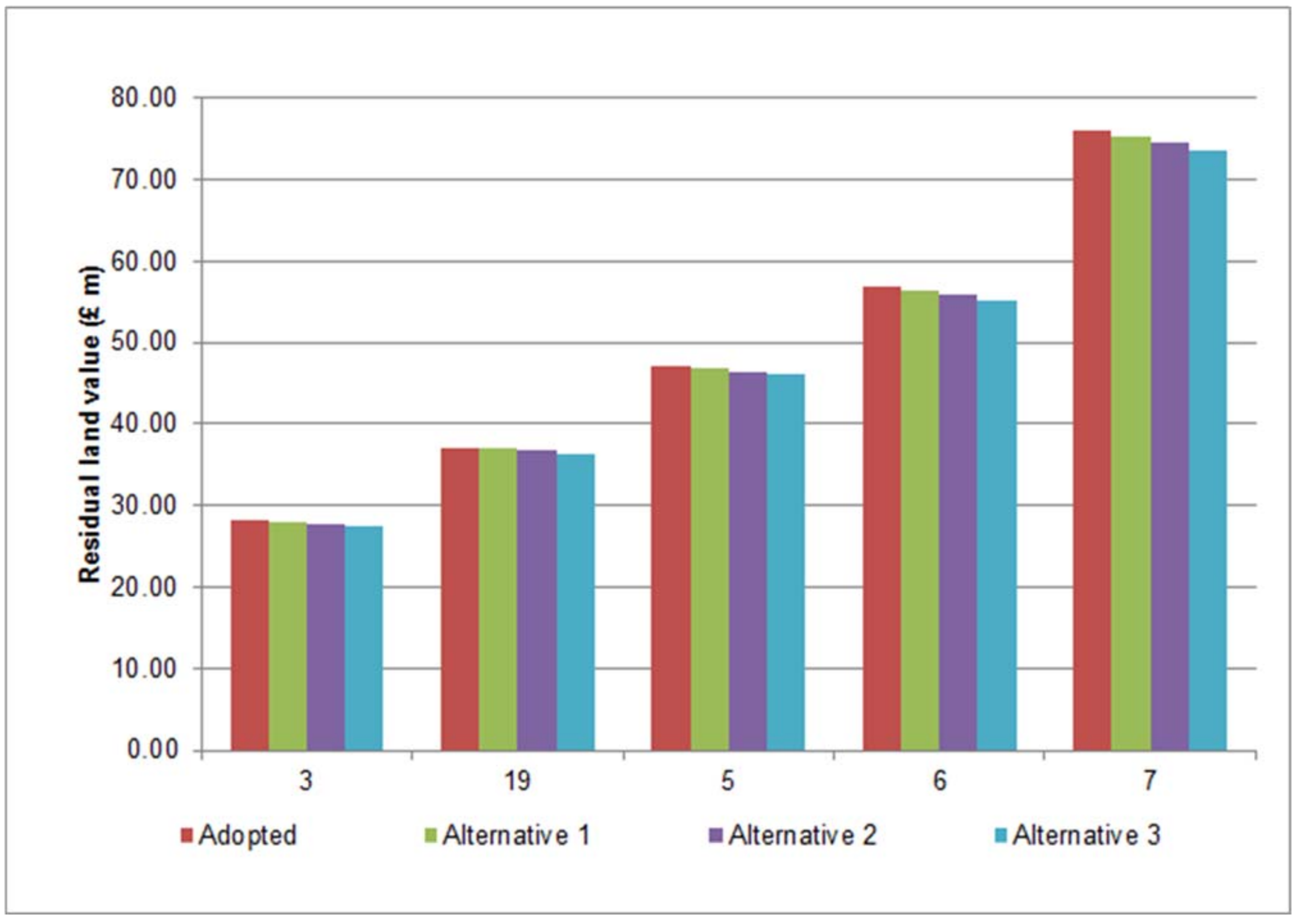
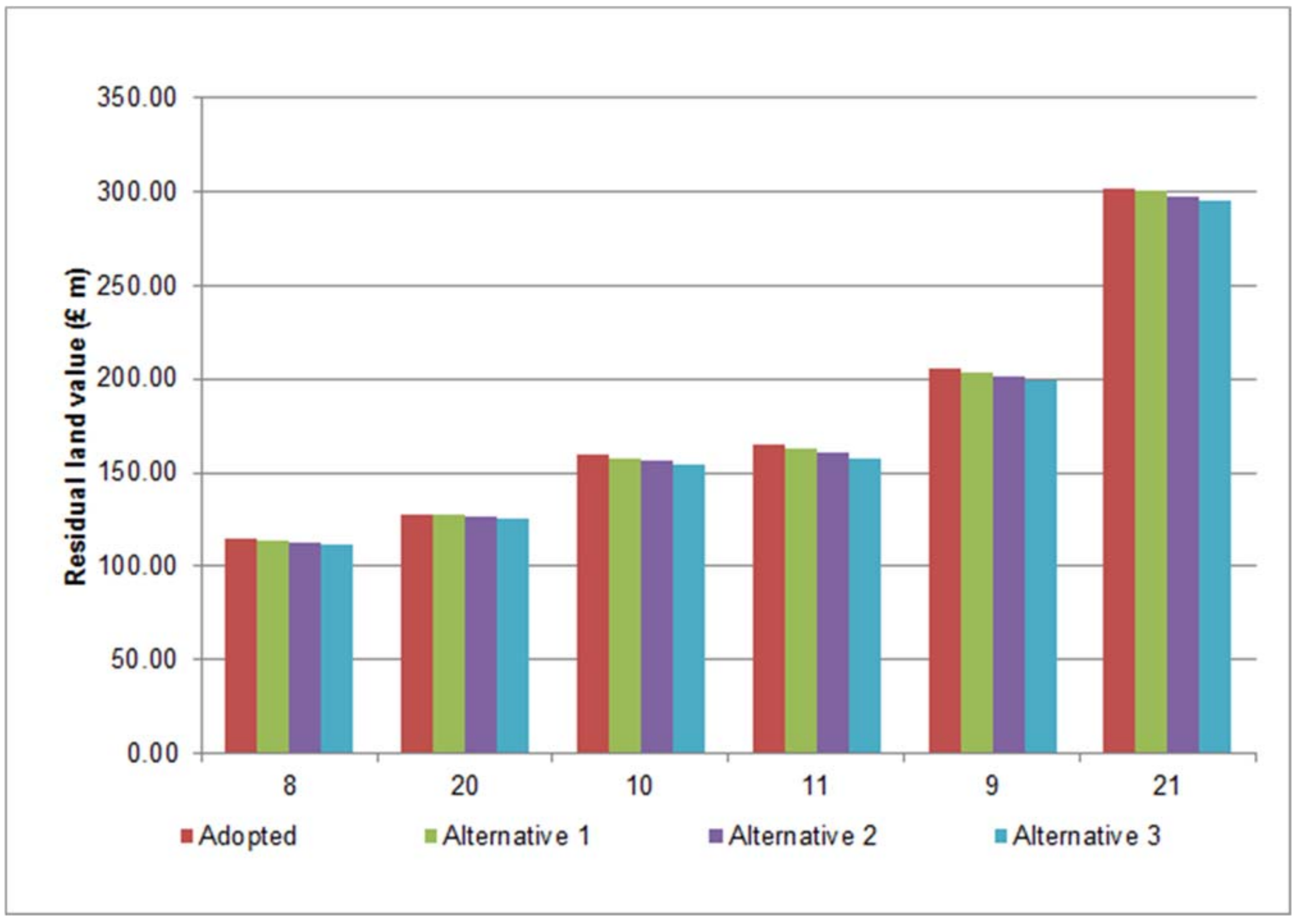
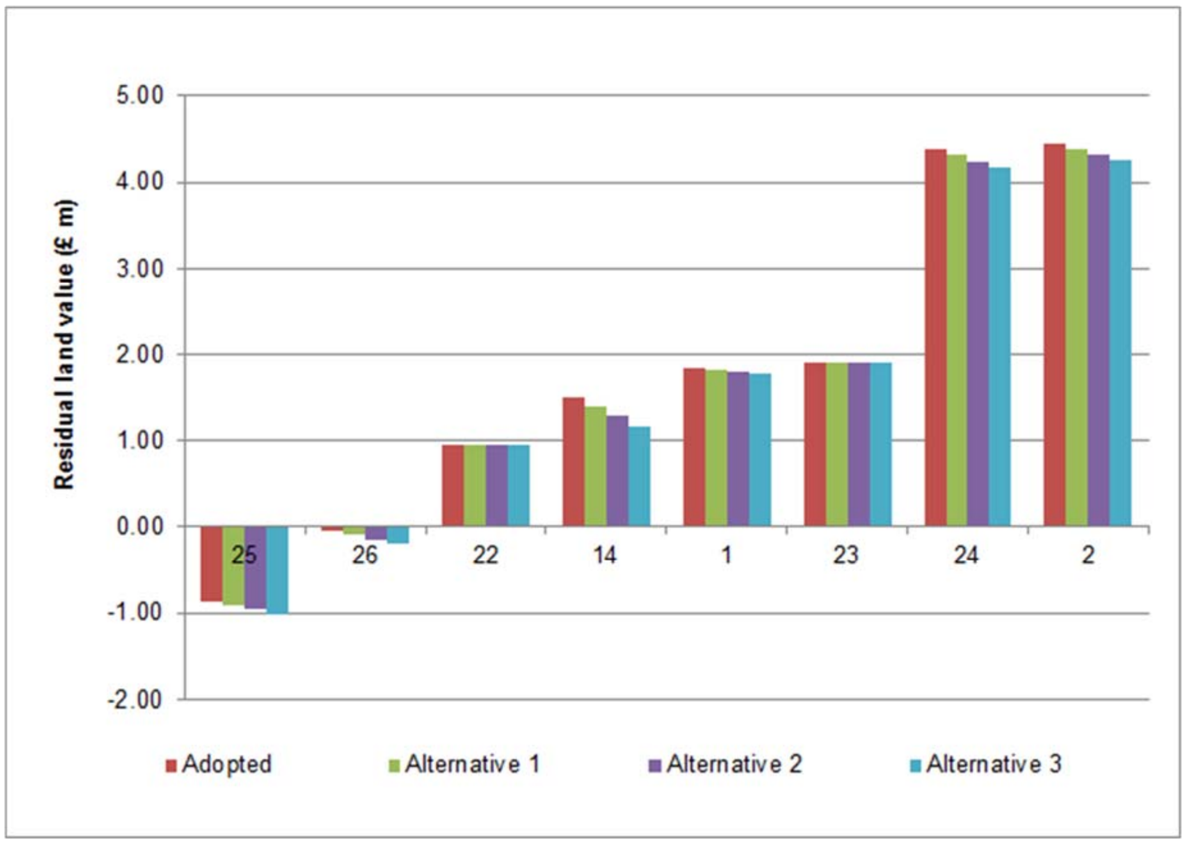




ZONE B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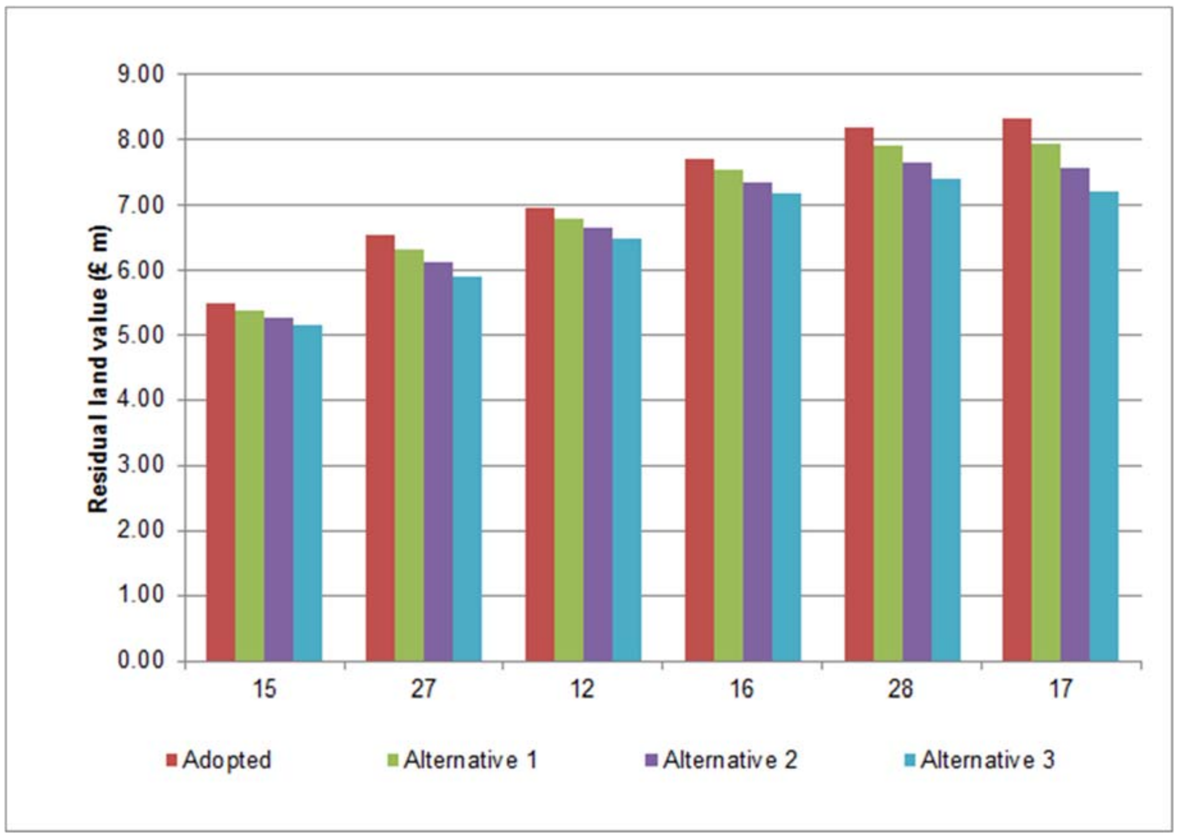
4.00
3.00
2.00
1.00
0.00
-1.00
-2.00
Residual land value (£ m)
25
26
22
14
1
23
24
2
Adopted
Alternative 1
Alternative 2
Alternative 3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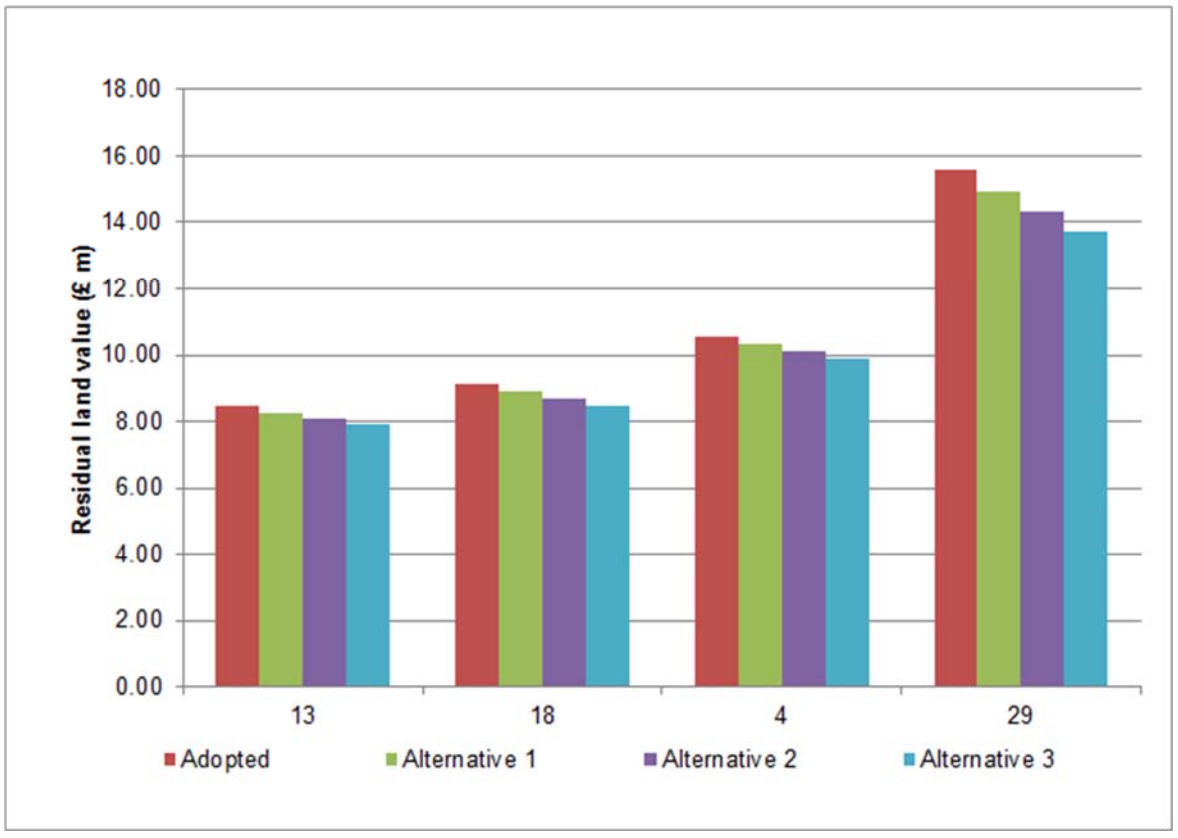
8.00
7.00
6.00
5.00
4.00
3.00
2.00
1.00
0.00
Residual land value (£ m)
15
27
12
16
28
17
Adopted
Alternative 1
Alternative 2
Alternative 3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16.00
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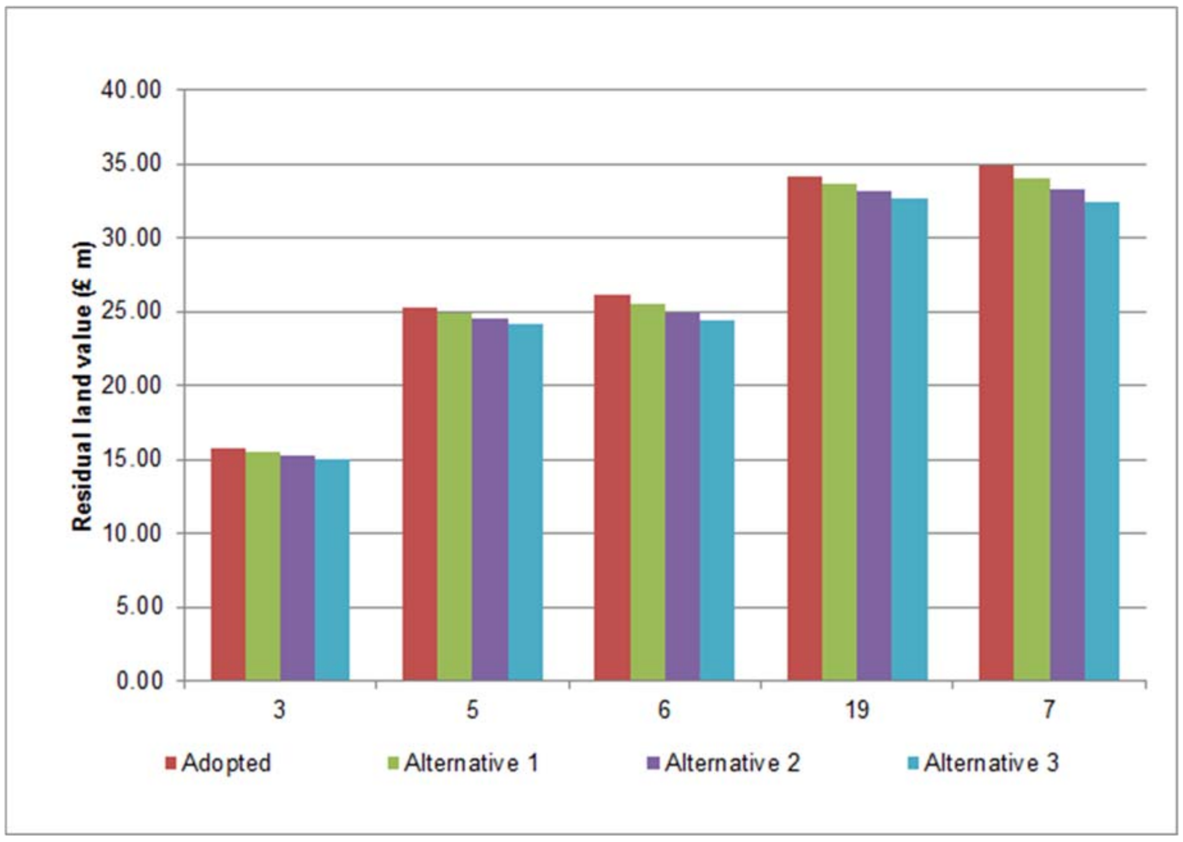
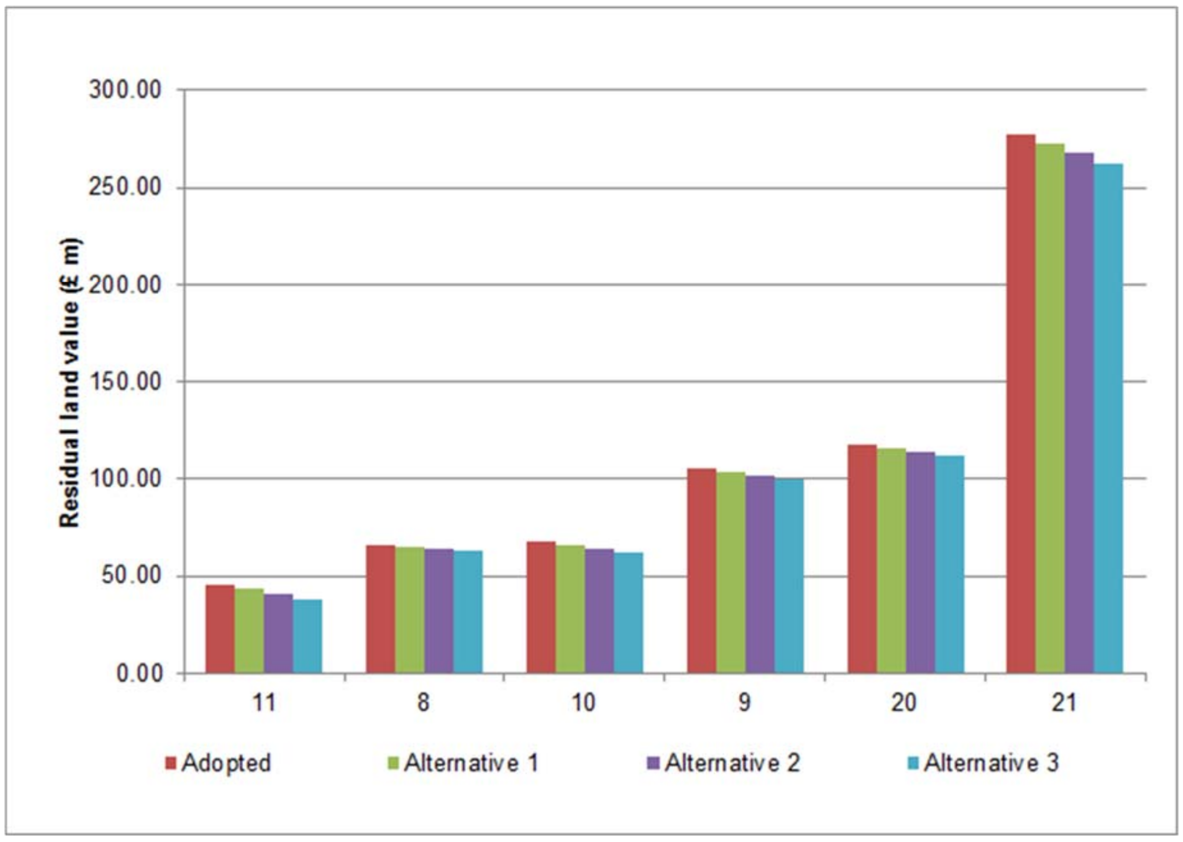
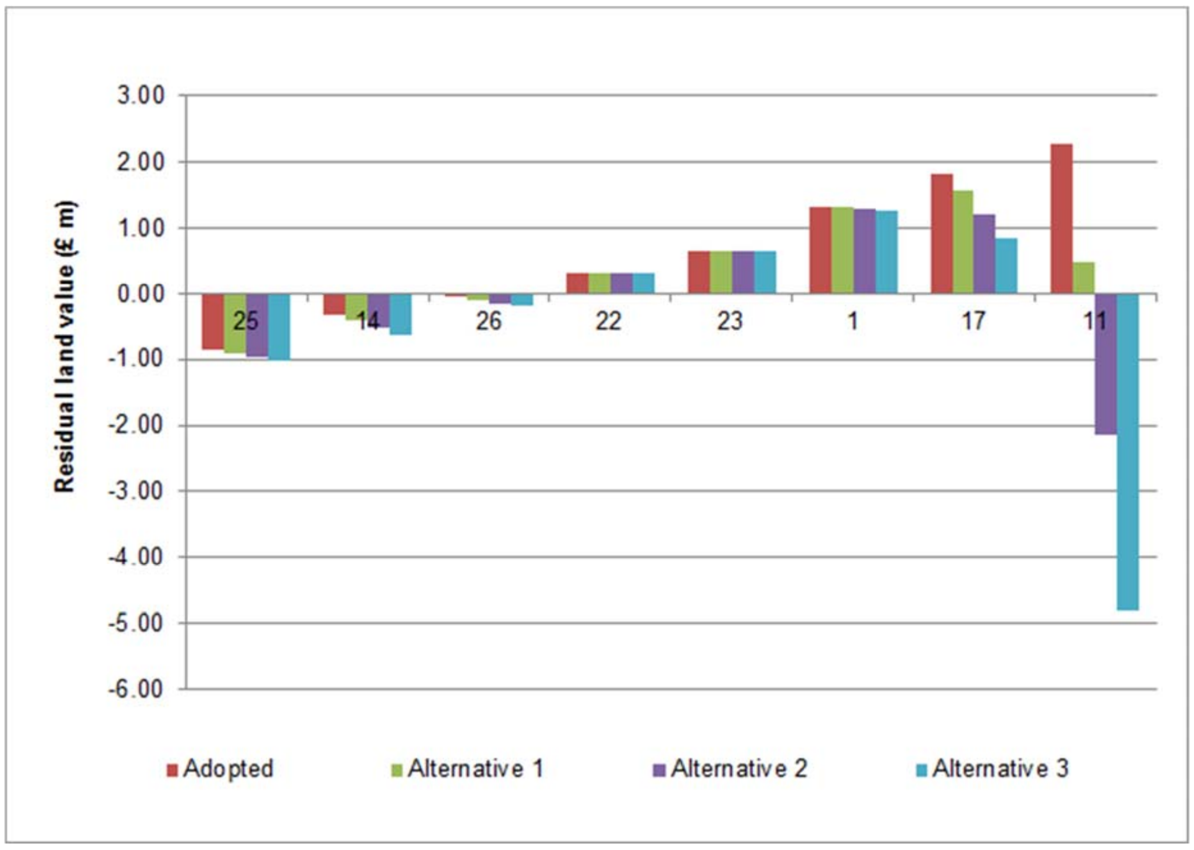
12.00
10.00
8.00
6.00
4.00
2.00
0.00
Residual land value (£ m)
13
18
4
29
Adopted
Alternative 1
Alternative 2
Alternative 3

ZONE B (CONTINUED)





ZONE C


Residual land value (£ m)
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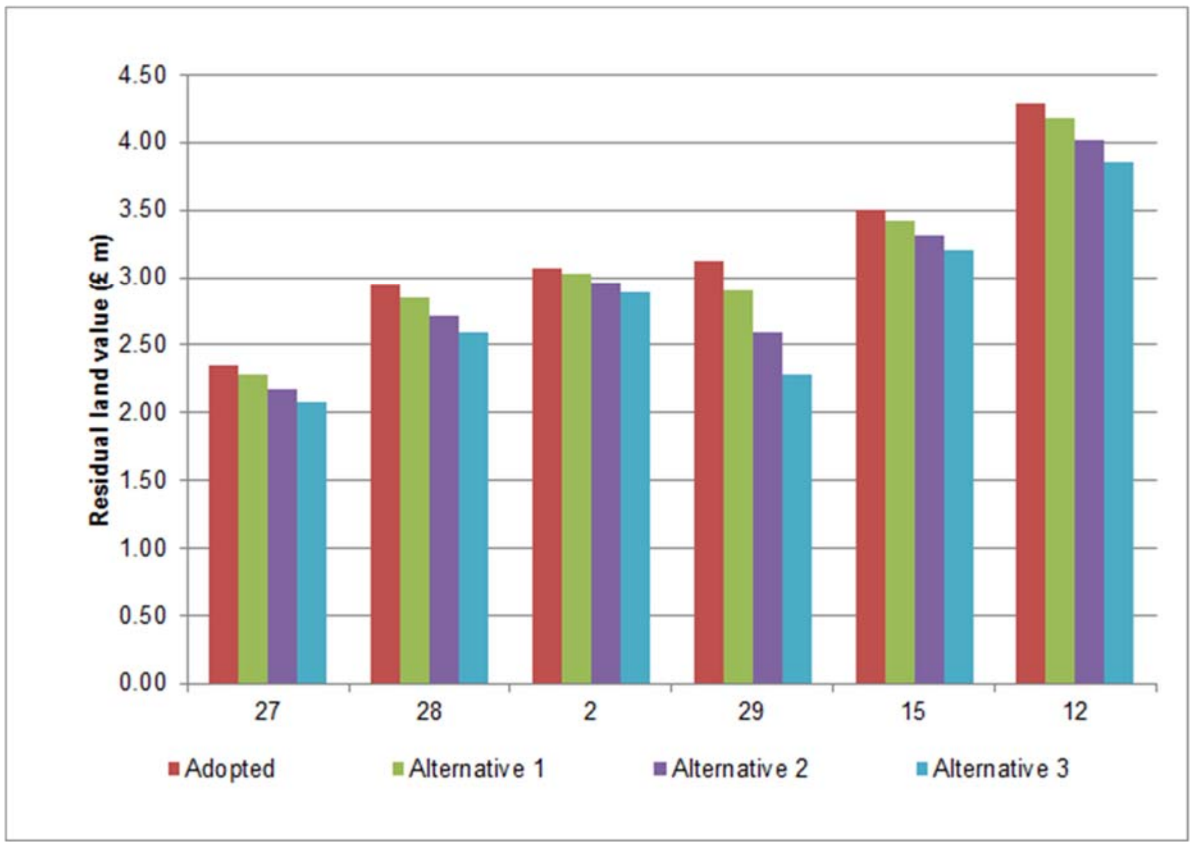
1.00
0.00
-1.00
-2.00
-3.00
-4.00
-5.00
-6.00
25
14
26
22
23
1
17
11
Adopted
Alternative 1
Alternative 2
Alternative 3


Residual land value (£ m)
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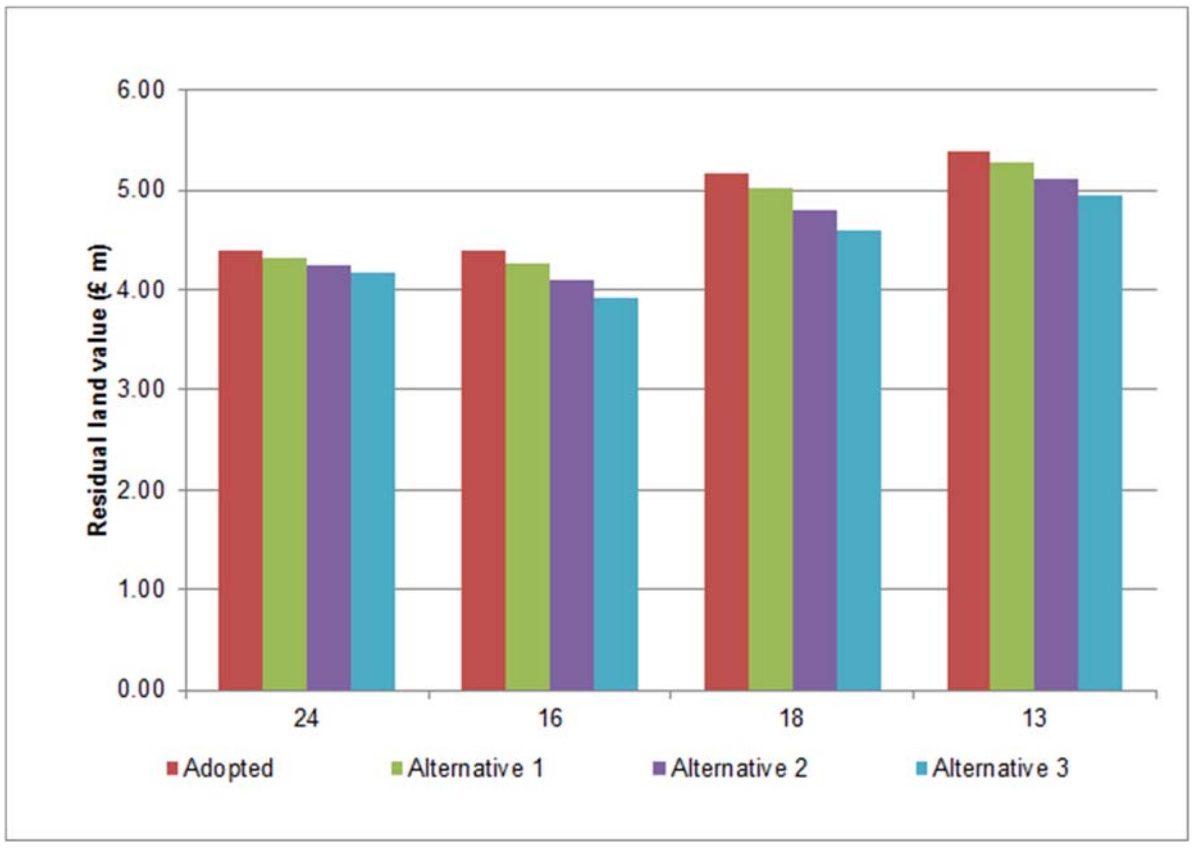
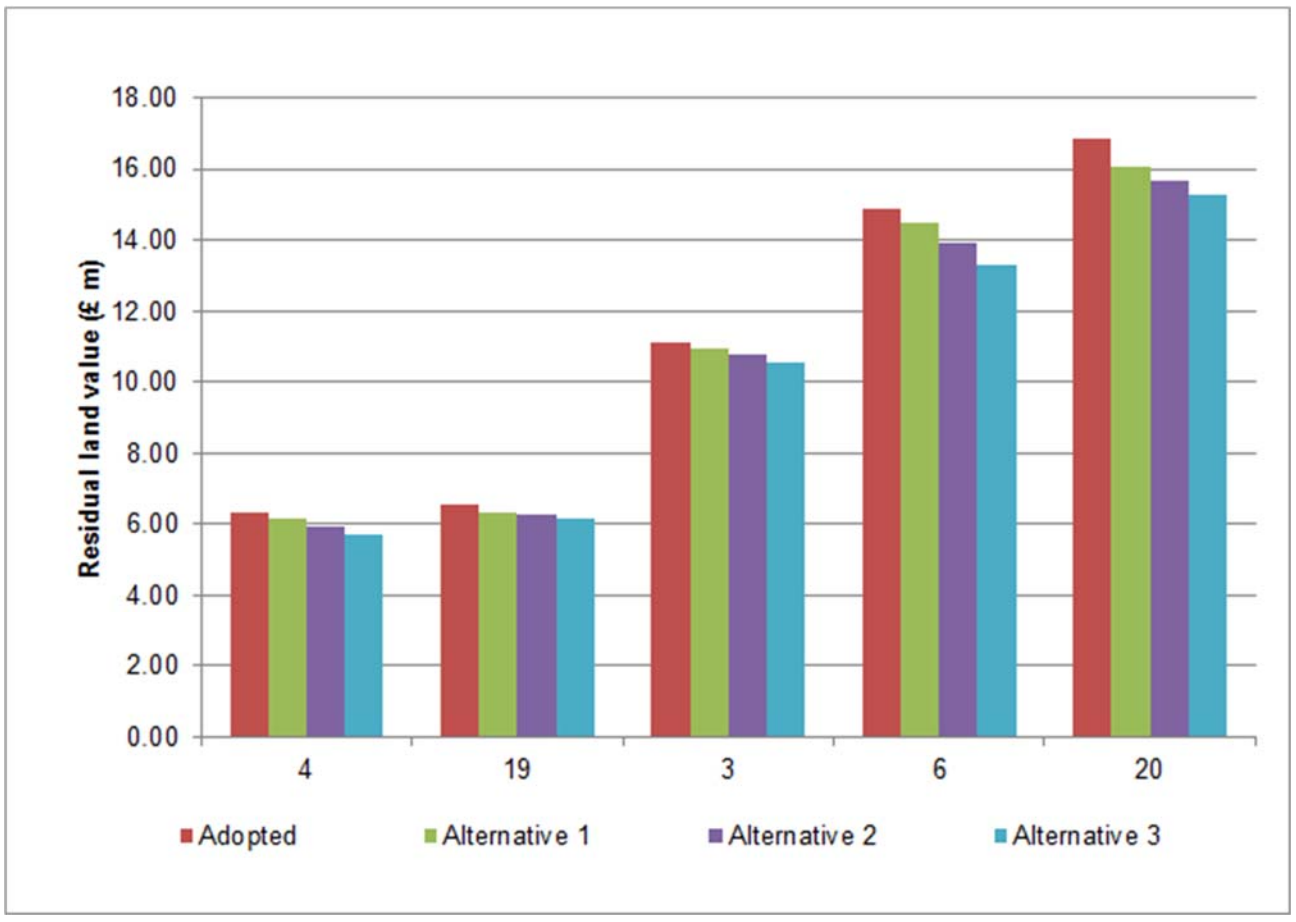
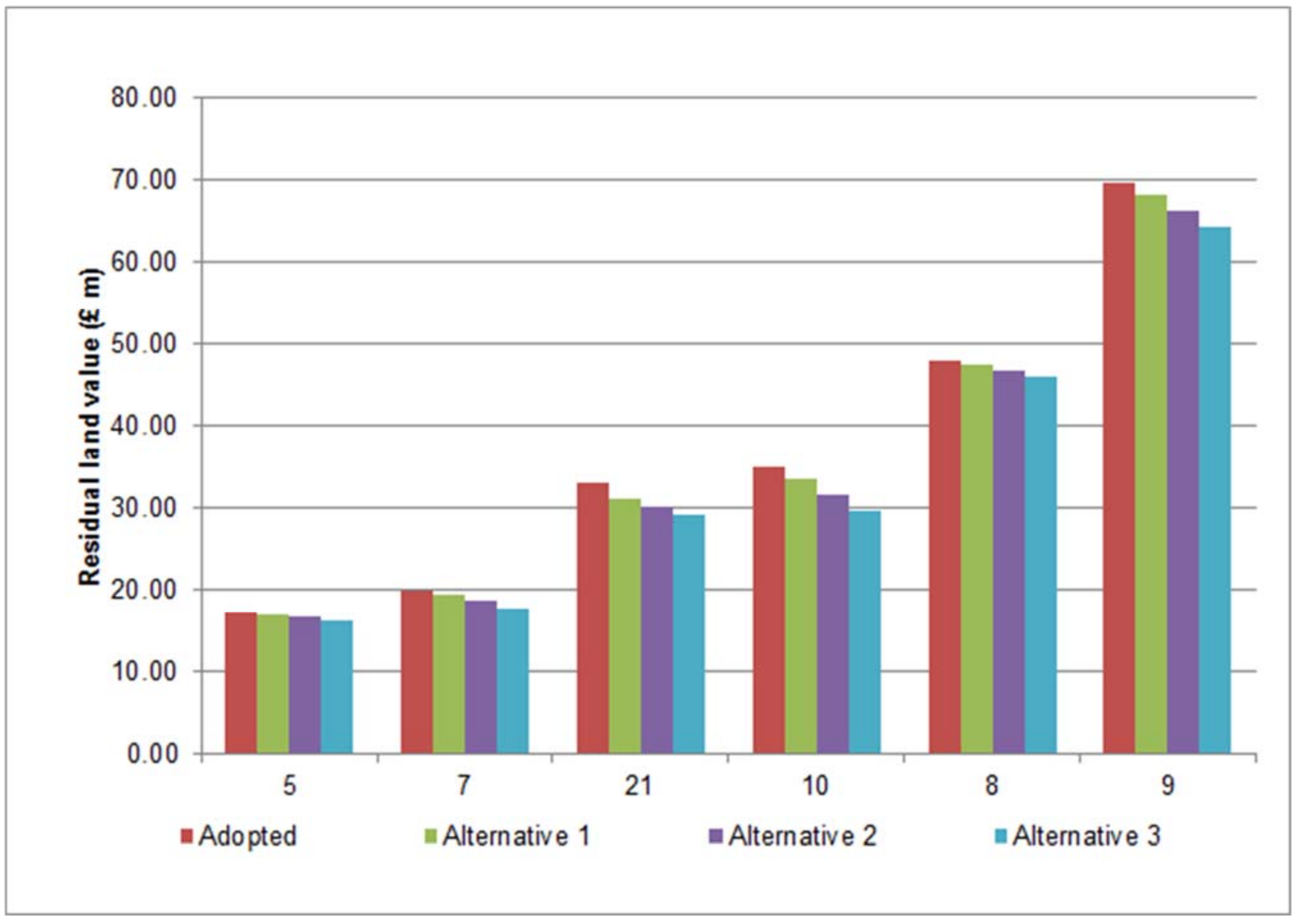
4.00
3.50
3.00
2.50
2.00
1.50
1.00
0.50
0.00
27
28
2
29
15
12
Adopted
Alternative 1
Alternative 2
Alternative 3


Residual land value (£ m)
6.00
5.00
4.00
3.00
2.00
1.00
0.00
24
16
18
13
Adopted
Alternative 1
Alternative 2
Alternative 3

ZONE C (CONTINUED)





CIL Charging zones

6.37 As noted earlier in this report, sales values in the centre and the south of the borough have increased significantly since evidence underpinning the Council's first CIL Charging Schedule was prepared[21]. As a consequence of this increase, developments in the centre and south in particular have increased capacity to make a higher contribution towards community infrastructure than was previously the case. The existing charging zones reflect the differences in sales values between sub-markets, although values in Brixton and Herne Hill are higher than other areas in the south of the borough. The Council could retain the existing three zones, or adopt a fourth zone which could carve out Brixton and Herne Hill from Zone C to form a new zone.

Residential rates

6.38 The results of our appraisals which test CIL as an output show maximum CIL rates for residential schemes in the lowest value part of Zone C show capacity ranging from £260 to £1,133 per square metre. In this zone, increasing CIL to the highest alternative rate tested (i.e. £200 per square metre), would not adversely impact on land supply in this area.

6.39 The appraisals show similar results for Zones A and B, where the adopted CIL rates are higher than those in Zone C at £265 and £150 per square metre respectively (or £369 and £209 per square metre after indexation). Our appraisals indicate that increasing the rates for Zones A and B to £450/£500 and £350 respectively would have a relatively modest impact on residual land values and should not therefore have any significant impact on residential land supply in these areas.

6.40 We attach as Appendix 3 the results of our sensitivity analysis which builds in the growth rates on sales values and inflation on costs identified in Table 4.3.1. In this analysis, we have also increased the benchmark land values by 20% to reflect the possibility that existing use values may also increase over time. The results indicate that schemes will become more viable and the 'buffer' or 'margin' between the theoretical maximum CIL rates and the proposed rates will widen. This will increase the capacity of schemes to provide higher levels of affordable housing (towards or at the strategic target level of 50%) or generate higher returns to landowners. As noted previously, these results should be treated with a degree of caution as forecasts are based on assumptions on a range of factors that may change.

6.41 A key consideration for the Council is the interaction between CIL contributions and affordable housing, noting of course our earlier comments that securing both CIL and affordable housing are essential objectives. Like other planning authorities, the Council cannot seek to secure affordable housing to the total exclusion of financial contributions towards essential community infrastructure, and vice-versa. Increased rates should, in most circumstances, be passed on to the landowner through modest reductions in residual land values, but where this cannot happen (due to a high existing use value, for example), there may be a reduction in affordable housing in comparison to a 'no CIL' scenario

6.42 There is no demonstrable difference in the viability of co-living schemes that would give cause to adopting a different CIL rate from other residential developments.

Housing for older people

6.43 Housing for older people (extra care, sheltered housing and care homes) are generally not viable when tested against the higher value benchmarks (1, 2 and 3) with significantly improved viability when tested against benchmark 4. These results indicate that these types of development are unlikely to come forward on sites in higher value existing use.

6.44 Where these types of development are viable, they have less capacity than general purpose

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[21] The Council has also requested that we comment on the approach to CIL zones adopted in the London Plan viability study. Clearly this study is far too high level for the purposes of setting borough CIL rates, given that it divides the whole capital into just five CIL charging zones based on very broad ranges of sales values. This is of insufficient granularity for setting charging zones in a borough and was never the intended purpose of the GLA report. The CIL rates and zones were merely applied as a proxy for actual borough CIL rates for the purposes of testing draft London Plan policies, not for establishing CIL rates or CIL charging zones.

residential schemes to contribute towards infrastructure. They are also fewer in number than general purpose residential schemes and will therefore make a significantly smaller contribution to housing numbers. We therefore recommend that a CIL rate of circa 50% of the residential rates be adopted for housing for older people.

Student housing

6.45 The current CIL rate for student housing is £215 per square metre, or £299 per square metre after indexation. Our appraisals indicate that there is scope for this rate to be increased after allowing for on-site affordable student accommodation using the benchmark rent set by the GLA (£155 per week for a 38 week tenancy). Our appraisals indicate that a CIL of £400 could be applied without adversely impacting on viability of such developments.

Offices – Zone A

6.46 Office rents in zones have increased significantly since the Council's Charging Schedule was adopted. There have also been increases in both rents and proposals for new office space in Zone B. While rents have increased in Zone C, the extent of increase is lower and there are fewer proposals for new office space in these areas. Our appraisals test a revised CIL rate of £225 per square metre which could be absorbed by office developments in zones A and B.

Hotels

6.47 The adopted Charging Schedule applies a rate of £100 per square metre (£139 per square metre after indexation) to developments of new hotels in Zone A, with a nil rate elsewhere. We have tested an increased CIL rate of £200 per square metre across the Borough and this does not have a significant impact on the residual land values generated.

Retail

6.48 Small retail development tends to involve the replacement of existing space and does not normally generate a CIL liability. In the adopted charging schedule, the Council applies a nil rate to such development. Although our appraisals show some capacity, this is generally quite limited and would, in any event, not yield significant impact due to the low quantum of net additional floorspace involved.

6.49 The adopted Charging Schedule applies a CIL rate of £115 per square metre, or £160 per square metre after indexation. We have tested an increase to £225 per square metre and this has limited impact on the residual land values generated by such developments.

Industrial and warehousing

6.50 Our appraisals indicate that development or new industrial or warehousing space are unlikely to generate residual land values that exceed benchmark land values. Consequently, it is unlikely that many developments will come forward unless there are particular operational reasons from major operators for logistics purposes. We therefore recommend that the current nil rate for these uses be continued.

7 Conclusions and recommendations

7.1 The NPPF states that "*Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan*". This report and its supporting appendices test the ability of development typologies in Lambeth to support local plan policies while making contributions to infrastructure that will support growth through CIL.

Viability of Local Plan and London Plan policies

7.2 We have tested the impact of the main policies which may have an impact on viability:

- **Affordable housing:** We have appraised residential schemes with 35% and 50% affordable housing in line with revised Policy H2 which seeks to maximise delivery of affordable housing in accordance with London Plan policy H6. We have tested the schemes with a range of tenure scenarios and there is a clear tension between the overall level of affordable housing and the affordability of the units provided.

- **Build for rent schemes:** we have tested the London Plan requirement in H13C for build to rent schemes to provide 35% affordable housing with a range of discounts below market rent. In general, the appraisals indicate that the viability of build to rent schemes is challenging on sites with high existing use values, regardless of the rent levels applied to the affordable housing element. The best viability outcomes are achieved when the Council's scenario C4 is applied to the affordable element, which comprises 70% of units at London Affordable Rent and 30% of units at intermediate rent aimed at households in receipt of incomes of £60,000 per annum.

- **Student housing:** we have tested the viability of purpose build student housing incorporating London Plan policy H17A4 which requires 35% of units to be provided at affordable rent levels (defined as no more than 55% of the maximum maintenance loan of a student studying in London). Although this requirement reduces residual land values of the schemes tested, they remain above relevant benchmark land values used in the study and will not prevent schemes from coming forward.

- **Affordable workspace**: we have tested emerging requirements on schemes which provide new or replacement B1 office floorspace at 10% of floorspace with the following discounts: 20% discount for 15 years; 50% discount for 15 years; and 50% discount for 125 years. In CIL Zone A in the north of the borough, the impact on residual land values of a 20% or 50% discount is relatively modest at less than 5.5%. However, if the period of discount is extended to 125 years, the impact on residual land values is more significant at almost 10%. %. Additional testing has been undertaken on the provision of affordable workspace within the Brixton Creative Enterprise Zone in a separate report.

- In other parts of the borough (where offices are less likely to come forward), the impact of the requirement is more significant at up to 22.5% in CIL Zone B and as much as 103% in CIL Zone C. This is because the residual land values generated by office development in these areas are far lower than those in the north. However, office development is unlikely to come forward in the lower value areas and rent levels are significantly lower than those in the north. Existing and any new office space that is developed in the lower values areas will be accessible to a much wider range of businesses and discounts to market rents may not be necessary.

- **Employment & Skills:** The Council's requirement for financial contributions towards training and apprenticeships has a relatively modest impact on residual land values and also the capacity for schemes to provide CIL. The trade-off between the employment and skills requirement and CIL is typically circa £50 per square metre on employment sites.

Potential revisions to CIL rates

7.3 The Council's adopted CIL rates have been in place since 1 October 2014 and there has been no demonstrable adverse impact on the supply of housing land or upon the viability of developments coming forward across the Borough. Since the evidence base for the adopted CIL was prepared, there have been changes to sales values and build costs. Our testing of alternative CIL rates indicates that relatively significant changes could be accommodated without adversely impacting on viability to a sufficient degree to impact on land supply.

7.4 As a result of indexation, the CIL rates are now circa 32% higher than they were adopted. On 1 April 2019, the Mayoral CIL increased from £35 per square metre to £60 per square metre and in the parts of the borough within the Central Activities Zone, £185 per square metre on offices, £165 per square metre on retail and £140 per square metre on hotels. Our appraisals reflect this higher Mayoral CIL rate.

7.5 The proposed CIL rates for the borough are summarised in Table 7.5.1. Our appraisals indicate that the capacity of developments to absorb CIL rates has increased since the first Charging Schedule was adopted, particularly in the south of the Borough where the prevailing rate is very low.

Table 7.5.1: Proposed changes to CIL rates

Development type	Zone	Adopted	Indexed	Suggested
Residential including Build to Rent and Co-Living schemes	Zone A	£265	£350	£500
	Zone B	£150	£198	£350
	Potential new zone (Brixton and Herne Hill)	-	-	£250
	Zone C	£50	£66	£200
Residential – self-contained sheltered housing, self-contained extra care schemes and care homes	Zone A	-	-	£250
	Zone B	-	-	£175
	Zone C	-	-	£100
Offices	Zone A	£125	£165	£225
Large retail	Whole borough	£115	£152	£225
Hotel	Whole borough	£100	£132	£200
Student Housing	Whole Borough	£215	£284	£400
All other uses	Whole Borough	Nil	Nil	Nil

7.6 Our testing indicates that the increase in CIL rates will have a relatively modest impact on residual land values in most cases. Where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value (for example, due to high existing use values), the increase will have a modest impact on affordable housing levels that can be delivered. However, increases in sales values since the last Charging Schedule was formulated have outstripped increases in costs, which has resulted in improvements in viability and enhanced capacity for absorbing CIL requirements. The sensitivity analysis at Appendix 3 indicates that if forecast growth and cost inflation reflect outturn values, there will be a further enhancement in viability and an increased margin between the proposed rates and the theoretical maximum rates.

7.7 There is clearly a need to balance the need to deliver affordable housing with the need to secure contributions to fund community infrastructure that will support development and growth. The Council cannot seek to prioritise securing affordable housing to the exclusion of securing funding for infrastructure and vice versa. In our view, the proposed rates strike this balance appropriately. If CIL levels are set at levels that make the delivery of 35% affordable unviable, a greater proportion of applicants will opt to submit viability appraisals with their applications than would otherwise have been the case.

7.8 The changes to Mayoral CIL rates on 1 April 2019 (as set out in the MCIL2 Charging Schedule) have been reflected in our appraisals.

7.9 In setting CIL rates and Local Plan policies, the Council needs to strike a balance between achieving its aim of meeting needs for affordable housing with raising funds for infrastructure, and ensuring that developments generate acceptable returns to willing landowners and willing developers. This study demonstrates that the Council's flexible approach to applying its affordable housing requirements through the Mayor's threshold approach ensures that these objectives are balanced appropriately.

Additional observations

7.10 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes to CIL rates can be absorbed in almost all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the land owner at the bid stage without adversely impacting on the supply of land for development.

7.11 In most cases, the changes in residual land values required to accommodate the increased CIL rates is very modest and the CIL itself accounts for a very small proportion of overall development costs (typically well below 5%). The imposition of CIL is therefore not the critical factor in determining whether or not a scheme will come forward.

7.12 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.

7.13 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context and adjusted for the proposed CIL rates. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment. This flexibility is allowed for by the adoption of the Mayor of London's 'threshold' approach to affordable housing.

7.14 This study demonstrates that the proposed increase to the CIL charges and the Council's flexible approach to applying its affordable housing requirements through the Mayor's threshold approach will ensure an appropriate balance between delivering affordable housing, sustainability objectives, necessary infrastructure and the need for landowners and developers to achieve a reasonable return.

Appendix 1 - Policy review

Policy	Policy wording	Cost implications
fD3	Infrastructure In order to support growth in the borough, the council will safeguard and improve essential social, physical and green infrastructure and work in partnership with service providers to ensure the delivery of additional infrastructure. The potential and predicted infrastructure requirements over the life time of the Local Plan are identified in the infrastructure delivery plan. The council will encourage dialogue between service providers and developers. Where appropriate opportunities arise, the co-location of services and joint delivery of infrastructure by service providers will be supported. Generally, the use of site specific planning obligations and the Community Infrastructure Levy will be applied, alongside other investment, to help deliver infrastructure. The council, where required and necessary, will co-produce co-operative local investment plans that identify, prioritise and cost projects to be delivered locally via agencies working in cooperation with the Council or by the Council itself. Projects will be brought forward as appropriate and relevant in mitigating the direct impact of development through section 106 planning obligations, and/or they may be funded by a meaningful proportion of CIL receipts generated by development in the neighbourhood.	Requires pooling of contributions – collected through CIL No cost implications for development Planning obligations will fund only site specific infrastructure that is not collected through CIL and for any on-site mitigation. CIL to be applied at relevant rates.
D4	Planning obligations Section 106 planning obligations will be sought to: secure affordable housing (see policy H2); ensure that development proposals provide or fund local improvements to mitigate the impact of the development and/or additional facilities and requirements made necessary by the development. This may include: on-site provision of infrastructure, such as transport, education, health, libraries, sport and leisure, waste, energy, emergency services and cultural and community provision; local public realm improvements including streetscape, local public open space, play facilities and community safety; mitigation of impacts on and/or enhancement of heritage assets; mitigation of noise impacts; highways and traffic works; public transport improvements; local walking and cycling improvements; car clubs, parking restrictions, and travel plans; hotel and visitor management measures; access to employment opportunities created by the development by securing employment premises and learning and skills initiatives; access for local businesses to supply chain opportunities created by the development; small and flexible office space, affordable workspace and affordable retail units; maintenance and management arrangements; town centre management; public access to on-site facilities; low carbon and renewable energy, including carbon offset; sustainable drainage systems and flood risk mitigation;	Affordable housing included within developments where relevant £1,900 per unit incorporated for residual Section 106 obligations plus £1,000 per unit for Section 2718 works. All other requirements reflected where relevant.

Policy	Policy wording	Cost implications
	connection to, and support of, quality broadband and other telecommunication and information technology support networks; green infrastructure; local food production and growing; and other sustainability measures, including mitigation of impacts on and/or enhancement of biodiversity and wildlife habitats. secure appropriate scheme implementation and control phasing where necessary; secure an appropriate contribution towards monitoring of planning obligations.	
H2	Delivering Affordable Housing The council will seek to maximise delivery of affordable housing in accordance with London Plan policy and the following borough-wide approach: Residential developments and mixed-use developments that include residential should provide affordable housing through the threshold approach set out in London Plan policy H6. Applications proposing more than 25 units (gross) must provide all affordable housing on site to be eligible for the Fast Track Route. Where it is demonstrated to the satisfaction of the council that this is not feasible, or that it would be more effective in meeting needs for affordable housing, off-site affordable accommodation provided by the developer may be accepted. Exceptionally, a payment in lieu may be accepted. Schemes of more than 25 units (gross) that propose off-site affordable housing or a payment in lieu must follow the Viability Tested Route. Applications proposing between 10 and 25 units (gross) may follow the Fast Track Route where they meet the relevant threshold level of affordable housing off-site or as an in lieu payment. On sites providing fewer than 10 units (gross), a financial contribution towards the delivery of off-site affordable housing will be sought, in line with the council's preferred methodology. Viability will be tested on a case by case basis. 70 per cent of new affordable housing units should be low cost rented homes allocated according to need in line with the council's allocation scheme and for Londoners on low incomes (Social Rent/London Affordable Rent) and 30 per cent should be intermediate products, including London Living Rent and London Shared Ownership, in accordance with the principles set out in the council's Tenancy Strategy. Where affordable homes are provided above the required threshold level, the tenure of these homes can be flexible provided they are genuinely affordable (as defined in London Plan policy H7). Review mechanisms will be required in accordance with the approach set out in the London Plan and associated Supplementary Planning Guidance, and the Lambeth Development Viability SPD 2017. Affordable housing should comply with the preferred dwelling size mix set out in Local Plan policy H4 and should meet the full range of housing needs, particularly those of low income households within the borough. The affordable housing should be equivalent in siting, appearance and layout to the rest of the development. Proposals will be required to demonstrate that the integration of different tenures has been considered from the outset of the design process.	Affordable housing included in developments where applicable (i.e. above relevant thresholds) No additional cost burden until scheme generates super profit. Tested in appraisals. No cost implication beyond on-site requirement. No cost implication beyond on-site requirement. No cost implications. Uniform build cost applied to all tenures to facilitate tenure blind development.
H4	Housing size mix in new developments The council will support proposals which offer a range of dwelling sizes and types to meet current and future housing needs. All residential	Unit mix reflected in appraisals.

Policy	Policy wording	Cost implications
	developments, are expected to provide a mix of dwelling sizes as set out below: The low cost rented element of residential developments should reflect the preferred borough-wide housing mix set out below: 1-bed units Not more than 25% 2-bed units 25-60% 3-bed units Up to 30% For market and intermediate housing, a balanced mix of unit sizes including family sized accommodation should normally be provided. The size of accommodation provided through housing for specific community needs will be dependent on and the needs of the intended occupiers of the specialist housing.	
H5	Housing Standards Proposals for new residential development, including new-build dwellings, conversions and change-of-use schemes where new dwellings are created, should accord with the principles of good design and will be expected to: provide dual-aspect accommodation, unless exceptional circumstances are demonstrated; meet the minimum private internal space standards set out in London Plan policy D4; and meet the requirements for accessible housing in London Plan policy D5. The council will require at least the following level of external amenity space for all residential units. For new houses, 30m2 private amenity space per house should generally be provided. For new flatted developments, amenity space should be provided to the following quantities: 10m2 per flat either as a balcony/terrace/private garden or consolidated with communal amenity space; and for development of 10 or more residential units a further 50m2 per scheme of communal amenity space. Houses, ground-floor flats, and family-sized units should preferably have direct access to a private garden. For non-self-contained accommodation, external amenity space of 50m2 for developments up to 100 occupants should be provided, with a further 0.5m2 per each additional occupant. Communal amenity space should: receive natural light; be screened from parking areas; be designed to be inclusive for all users; be overlooked by habitable rooms to ensure safety and surveillance; incorporate sustainable landscape principles and practices, including effective water management, efficient energy use, use of sustainable materials, and promotion of biodiversity and, where appropriate, food growing; be accessible to all residents of the development, irrespective of tenure; be designed to support an appropriate balance of informal social activity and play opportunities for various age groups and; have a landscape, management and maintenance plan. The council will follow the approach to play space set out in London Plan policy S4 and associated Supplementary Planning Guidance. Play areas	No cost implications

Policy	Policy wording	Cost implications
	should be inclusive and accessible to all residents of the development irrespective of tenure.	
H7	Student Housing The council will seek to manage the development of sites for student housing to ensure the availability of land to meet priority housing and employment needs and the achievement of mixed and balanced communities. Proposals for student housing will be acceptable only where it can be demonstrated that the development: does not compromise capacity to meet the need for conventional dwellings, especially affordable family homes, nor displace other key uses such as employment development. Proposals should not result in the loss of employment land or floorspace, unless relevant policy tests (set out in section 6 of the Local Plan) are met, or the loss of existing self-contained dwellings; forms part of a mixed-use development; is supported by evidence of a linkage with one or more higher education provider (HEP) in Lambeth, or within a reasonable travelling distance of Lambeth, as defined in the London Plan. This evidence must include confirmation that the proposed rental levels for the student accommodation are supported by the linked HEP(s) and that the potential for a nominations agreement has been explored for the lifetime of the scheme; would not lead to an over-concentration of similar uses which may be detrimental to residential amenity or the balance and mix of uses in the area or place undue pressure on local infrastructure; is located in an area with good public transport access, and easy access to local shops, work places, services and community facilities; provides a range of accommodation types, including cluster flats with shared kitchen and bathroom facilities unless justification is provided as to why this would not be appropriate; is well-designed, providing appropriate space standards and facilities and is sustainable by virtue of being adaptable to alternative residential use; provides high-quality cycle parking facilities in accordance with Local Plan policies T3 and Q13. Pool bikes are particularly appropriate for student housing. Student housing will be secured by planning obligation or condition relating to the use of land or to its occupation by members of specified educational institutions. Where the accommodation is not secured for students, the development will be considered large-scale purpose-built shared living and considered under London Plan policy H18 and Local Plan policy H13. The requirements of London Plan policy H17A4 relating to provision of affordable student accommodation will apply. Leisure facilities within purpose-built student accommodation should be made available for public use in locations where there is an identified shortage of provision. This will be secured through planning obligations. Temporary use of purpose-built student accommodation during vacation periods for ancillary uses will normally be supported. The loss of existing student accommodation will be resisted unless it is demonstrated that the facility no longer caters for current or future needs and the floorspace is replaced by another form of residential accommodation that meets other development plan requirements.	Land use issue – no cost implications for developments. No cost implication Tested in study. No cost implication – additional revenue from users. No cost implications for development.
H11	Estate regeneration Estate regeneration schemes must achieve at least 50 per cent affordable housing in the final scheme, based on habitable rooms. Applicants should demonstrate they have sought to maximise the proportion of affordable housing in the scheme and should where possible provide more than 50 per cent. Existing affordable housing floorspace on estate regeneration schemes should be replaced on an equivalent basis, i.e. where social rented floorspace is lost, it should be replaced by general needs rented	Council as primary applicant or promoter will need to resolve any viability issues arising from estate redevelopment.

Policy	Policy wording	Cost implications
	accommodation with rents at levels based on that which has been lost. Affordable housing that is replacing social rent housing must be provided as social rent housing where it is facilitating a right of return for existing tenants. Where affordable housing that is replacing social rent housing is not facilitating a right of return, it may be provided as either social rent or London Affordable Rent housing. Replacement affordable housing should be integrated into the development to ensure mixed and inclusive communities. The tenure of additional affordable housing (other than the replacement provision) should include an appropriate mix of low cost rented and intermediate affordable units to meet identified housing need (including priority for those on the lowest incomes) and achieve a mixed and balanced community. The type of intermediate provision should reflect the principles identified in the council's Tenancy Strategy. The size of accommodation provided through estate regeneration schemes will be dependent on the particular needs of both existing and prospective future residents of the estate and should be justified on this basis. The design of schemes should follow the principles of high quality design set out in the policies in section 10 of this Plan. See also Local Plan policies EN1(a)(ii) and Q12(c) for the approach to housing estate amenity land. External amenity space provision should address the Lambeth specific requirements set out in Local Plan policy H5. However, there may be particular circumstances associated with housing estate regeneration schemes that justify a different approach to the layout of external amenity space and ratio between private and communal space. This should be justified on a case by case basis, having regard to the Lambeth Housing Design Principles, privacy, safety, overlooking, appropriate separation between residential units, and management and maintenance arrangements. Provision for play and informal recreation should follow the approach set out in London Plan policy S4 and associated Supplementary Planning Guidance. Estate regeneration schemes should seek to increase permeability and integration into the existing urban fabric; improve safety and access for walking, cycling and public transport use to local amenities for residents; improve the public realm within the estate; and create new walking and cycling routes through estates as appropriate. General parking standards will apply to estate regeneration schemes, as set out in Local Plan policies T3 and T7, unless exceptional local circumstances are demonstrated. Applicants for estate regeneration schemes should set out in a supporting statement the overall social, economic, environmental and health benefits of the proposal.	
H12	Build to Rent The council supports Build to Rent developments that meet the definition in London Plan policy H13. For Build to Rent proposals, the council will follow the policy approach set out in London Plan policy H13, subject to the following additional requirements: Where a development proposal involving Build to Rent has potential to include more than one residential core and/or block, applicants should use this separate core and/or block to provide low cost rented housing to be managed independently by a registered provider of affordable housing. To follow the Fast Track Route, the council will seek 70 per cent of the overall affordable housing requirement for the development as low cost rented accommodation within this separate core and/or block. The 30 per cent intermediate affordable housing requirement will normally be accepted as discount market rent accommodation within the Build to Rent element of the scheme at London Living Rent levels. If the low cost rented accommodation to be managed by a registered provider in the separate core and/or block equates to less than 70 per cent of the overall affordable housing requirement for the development, the proposal must follow the Viability Tested route. In these circumstances, the council will seek from the applicant the optimum affordable housing offer for the development as a whole. Where an applicant can demonstrate to the council's satisfaction that it is not feasible in design terms to include a separate residential core and/or block in the development proposal, the council will accept the full affordable housing requirement for the scheme as discount market rent units managed	 No cost implications. BtR included in the study.

Policy	Policy wording	Cost implications
	alongside the market rent units, in accordance with the requirements of London Plan policy. To follow the Fast Track Route, the council will seek 30 per cent of the affordable provision at rents equivalent to London Living Rent level, with the remainder at a range of genuinely affordable rents to meet priority housing need in Lambeth, in accordance with the preferred approach set out in the council's Tenancy Strategy. If these requirements are not met, the scheme must follow the Viability Tested route. The package of discounted units below market rent will be secured through a section 106 legal agreement. This agreement will also cover the approach to letting the discounted market rent units and associated management and monitoring arrangements. The minimum covenant period for all Build to Rent schemes in Lambeth will be 25 years, to be secured through a section 106 legal agreement. A claw-back mechanism will apply in accordance with London Plan policy.	
H13	Large-scale purpose-built shared living Development proposals for large-scale purpose-built shared living will be supported in Waterloo and Vauxhall only where they meet both the requirements of London Plan policy H18 and the following additional Lambeth-specific requirements: each private unit includes at least 15m2 functional living space separate from the communal facilities; communal space meets the minimum requirements for houses in multiple occupation; and rents per room are set no higher than the mean rental level for a studio in the private rented sector in that postcode area (based on London Rent Map data). A development proposal for large-scale purpose-built shared living will not be permitted on public-sector land or where: it would result in the loss of existing self-contained residential accommodation (C3); it is proposed on a site allocated or protected for other uses; it is proposed on a site with an extant planning permission for C3 housing; and/or it would result in an over-concentration of similar uses, including purpose-built student accommodation, which may be detrimental to residential amenity or the balance and mix of uses in the area or place undue pressure on local infrastructure. Affordable housing contributions should be made in accordance with London Plan policy H18 in the form of a single upfront payment to Lambeth based on 50 per cent discount to market value of 35 per cent of the units (or 50 per cent of the units where the London Plan threshold applies), to be secured through a section 106 legal agreement.	No additional cost requirements. Affordable housing requirement tested in study.
ED1	Offices (B1a) Proposals for large offices (1,000m2 or more gross external area) will be supported in the Central Activities Zone, Vauxhall and Waterloo London Plan Opportunity Areas and Brixton and Streatham major town centres. Elsewhere, large office development will be supported where the scale of the proposal is appropriate to its location and the PTAL level is 4 or above and subject to the sequential test in section 7 of the NPPF. Proposals for smaller offices (up to 1,000m2 gross external area) will be supported in all locations, subject to other plan policies relating to the existing use of the land, environment, transport and design. Proposals involving a complete loss of office floorspace will not be permitted unless the following tests are met. Either	No cost implications. Land use issue – no cost implications.

Policy	Policy wording	Cost implications
	there is no demand for the office floorspace as demonstrated by evidence that the floorspace has been vacant and continuously marketed for a period of at least two years; and it would not be feasible and/or viable to refurbish, renew, modernise or redevelop the offices in order to meet the requirements of existing or future occupiers as demonstrated through appropriate supporting evidence; and it would not be feasible and/or viable to adapt the office floorspace as smaller business (B1a) units to meet demand from small businesses. This should be demonstrated through marketing evidence and an independently validated viability assessment; or the B1a floorspace to be lost is replaced in the vicinity and within Lambeth. Where these tests are met, proposed new use(s) will be considered against the policies for those uses. Redevelopment of offices for a mix of uses will be supported if the quantity of original B1a floorspace is replaced or increased as part of the development or elsewhere in the vicinity within Lambeth, , incorporating existing businesses where possible. Outside of the CAZ, partial replacement of existing B1a floorspace in a mixed use redevelopment may be supported where other significant planning benefits are delivered and it can be demonstrated that the maximum feasible and viable proportion of office floorspace is included in the scheme, and/or that the replacement space will result in an intensification of office use. In these circumstances, viability evidence must be provided. Where appropriate to the scheme, the phasing of delivery of different uses within mixed-use schemes may be secured by planning obligation. Development proposals for new B1a office space greater than 2,000 m2 (gross external area) should consider the scope to provide a proportion of flexible workspace suitable for micro, small and medium-sized enterprises, in accordance with London Plan policy E2. This can include a variety of types of space including serviced offices and co-working space. Opportunities for long-term management of the flexible workspace by a company specialising in the management of this type of space should be fully explored. All new office floorspace intended for use by micro, small and medium-sized enterprises should be made available to the market fully fitted out to turn-key standard, unless an agreement is in place prior to occupation with a specialist small business space management company. Planning obligations or conditions will be used as appropriate to secure the provision of small or flexible office space and any measures for its fitting out and future management.	No cost implication – reflects current market demand.
ED2	Affordable workspace In accordance with London Plan policy E3, the council will apply the following requirements for affordable workspace in the following locations: In Waterloo/Southbank and Vauxhall developments proposing at least 1000sqm (GIA) gross B1a office floorspace should provide 10 per cent of that floorspace at 50 per cent of market rents for a period of 15 years; In Oval, Kennington and Clapham developments proposing at least 1000sqm (GIA) gross B1a office floorspace should provide 10 per cent of that floorspace at 80 per cent of market rents for a period of 15 years; In the Brixton Creative Enterprise Zone (CEZ) developments proposing at least 1000sqm (GIA) gross B1a office floorspace should provide 10 per cent of that floorspace as affordable workspace for a period of 25 years with the following discounts on market rents: CEZ within town centre boundary - CEZ outside town centre boundary Between 1000sqm and 5000sqm GIA – No discount – 50 per cent of market rents	Tested in the study.

Policy	Policy wording	Cost implications
	Between 5,001sqm and 10,000sqm GIA - 65 per cent of market rents - 65 per cent of market rents Greater than 10,000sqm GIA - 50 per cent of market rents - 80 per cent of market rents The affordable workspace secured should be provided on-site and be designed to meet a local need within the B1 use class. Affordable workspace must be made available in one of the following ways: Leased and managed by an affordable workspace provider on the council's approved list in accordance with an agreed workspace management plan. Managed directly by the owner where it is demonstrated to the satisfaction of the council that they have the necessary skills and experience and an agreed workspace management plan is in place. Leased by the owner to one or more end users on the council's approved register of organisations that require non-managed affordable workspace. The affordable workspace should be made available for occupation at the same time of or prior to first occupation as the rest of the B1a floorspace in the development. In exceptional circumstances, a payment in lieu may be accepted where it can be demonstrated to the satisfaction of the council that on-site provision is not feasible and/or that a greater economic impact would be achieved through this route. The payment should be calculated using the method set out in Annex 10. Payments in lieu will be used by the council to support the provision of affordable workspace anywhere in Lambeth. Proposals that do not provide the level of affordable workspace required by this policy will be required to submit viability information, which will be independently assessed. Where this assessment determines that a greater level of affordable workspace could viably be supported, a higher level of affordable workspace will be required. In addition, early and late viability reviews will be applied to all schemes that do not provide the level of affordable workspace required by the policy. Proposals that involve the loss of existing affordable workspace will not be permitted unless the quantum of affordable workspace is replaced on-site or re-provided elsewhere in Lambeth on equivalent terms to the satisfaction of the council.	
ED3	Key Industrial and Business Areas (KIBAs) Development in KIBAs will be permitted only for business, industrial, storage and waste management uses, including green industries and other compatible industrial and commercial uses (excluding large scale retail) ancillary to, or providing for, the needs of the KIBA, other than where clause (c) below applies. The intensification of business uses in Use Classes B1b, B1c, B2 and B8 and industrial sui generis uses is encouraged in KIBAs, in accordance with London Plan policy E7 section A. Development proposals of this type should have regard to operational requirements (including servicing) and mitigate impacts on the transport network where necessary. Areas of KIBA land with potential for both intensification and co-location with residential and other uses (in accordance with London Plan policy E7 sections B and E) are shown on the Policies Map. These areas are subject to a 50 per cent threshold for affordable housing to be eligible for the Fast Track Route, in accordance with London Plan policy H6.	Land use issue only – no cost implications for development
ED4	Non-designated industrial sites The intensification of business uses in Use Classes B1b, B1c, B2 and B8 or of sui generis industrial uses on non-designated industrial sites is encouraged through introduction of small units, development of multi-storey schemes, addition of basements or more efficient use of land through higher plot ratios. Development proposals of this nature should have regard to	No additional cost implications for developments.

Policy	Policy wording	Cost implications
	operational yard space requirements (including servicing) and mitigate impacts on the transport network where necessary. Development proposals for change of use, mixed-use or residential development on non-designated industrial sites will be assessed under London Plan policies E2 and E7 sections D and E. Where marketing is required by the policy, this should be for at least one year and the site should be vacant during this period. To be eligible for the Fast Track Route, a 50 per cent affordable housing threshold will apply to proposals of this nature if there is a net loss of industrial floorspace capacity, in accordance with London Plan policy H6. Development proposals involving the provision of new industrial floorspace and/or operational yard space outside of KIBAs will be assessed under London Plan policies E2 and E4. New B2 and B8 uses should generally locate in KIBAs, away from neighbouring residential uses. For new waste management uses, see Local Plan policy EN7. Development proposals for new B class business floorspace greater than 2,500 m2 (gross external area) should consider the scope to provide a proportion of flexible workspace or small units suitable for micro, small and medium-sized enterprises.	
ED7	Town centres The council will support the vitality and viability of Lambeth's hierarchy of major, district and local centres, and Central Activities Zone retail clusters, by: supporting retail, service, leisure, recreation and other appropriate uses in these areas; maintaining the predominant retail function of primary shopping areas in major and district centres and the Central Activities Zone retail clusters; delivering the regeneration of Lambeth's town centres; improving existing retail facilities; supporting and protecting market areas and areas of specialist shopping including the Lower Marsh/The Cut/Leake Street Special Policy Area; safeguarding local shops and other local services to meet community need within neighbourhoods; and encouraging new residential development on appropriate sites as part of a wide mix of town centre uses and supporting the conversion of unused or underused space above ground floor units for new residential accommodation (subject to the requirements of other relevant policies relating to the existing use of the property). Development within centres will be encouraged in accordance with national policy to provide up to 800sqm net additional comparison retail floorspace across the borough by 2041. Development in town centres will be supported if: it is in scale and form appropriate to the size, role and function of the centre and its catchment; it is designed to integrate with and add to the physical attractiveness of the area within which it is located, avoiding blank walls and façades; and the mix of uses is in line with the places and neighbourhoods policies and policies ED8 (evening economy and food and drink uses), ED10 (A2 uses) and ED11 (local centres). Active-frontage uses will be required at ground floor level. Exceptions will be allowed only outside of the primary shopping area where the nature of the development does not allow for this and/or it can be shown that a fully serviced active-frontage use is unlikely to be let, and it can be demonstrated that the proposal would contribute to enhancing the vitality and viability of the centre. Proposals for town centre uses in edge of centre and out-of-centre locations will be assessed against the sequential test and impact assessment set out in the NPPF. Applications that fail the sequential test and/or where the	No specific proposals – no cost implications. Inclusion of residential element will enhance the residual values generated by town centre developments. Requirement is subject to viability and would need to be tested if it cannot be met.

Policy	Policy wording	Cost implications
	impact assessment (where required) demonstrates significant adverse impact will not be permitted. Major redevelopment proposals will be required to re-provide on affordable terms any small shop premises that would be lost and ensure that these are available at the same time as the main elements of the development, subject to viability. This will be secured through conditions or, where appropriate, planning obligations. In accordance with London Plan policy E9, major development proposals should provide an appropriate mix of unit sizes. Large-scale commercial development proposals (containing over 2,500sqm gross A Class floorspace) should consider the provision of small shops. The subdivision of larger units of over 250 m2 gross floor area within primary shopping areas will not be permitted unless it is demonstrated, though marketing evidence, that there is a lack of demand for larger units. The conversion or change of use of the storage and yard facilities of existing retail units will not be permitted where this would compromise the viability or future use of the remaining retail unit.	
ED13	Visitor attractions, leisure, arts and cultural uses In accordance with London Plan policy HC5, the council wishes to promote, safeguard and improve leisure, recreation, arts and cultural facilities in the borough where they meet local and wider needs, especially in the Central Activities Zone, Vauxhall and Waterloo London Plan Opportunity Areas and in town centres. Visitor attractions and major leisure and cultural activities located in the Central Activities Zone, Vauxhall and Waterloo London Plan Opportunity Areas and Brixton and Streatham major town centres will be supported. Proposals should demonstrate in a visitor management plan how the potential impacts of high volumes of visitors would be managed, including appropriate provision for short term coach parking and, if necessary, long term coach parking on site. Planning obligations will be sought to address any additional public service provision and maintenance, including local transport services, required as a result of the development in accordance with the approach set out in Annex 10. Planning obligations may also be sought for improvements to the public realm, especially on routes to and from public transport nodes. Change of use or loss of existing visitor attractions, leisure, arts and cultural uses will not be permitted. Redevelopment for mixed use will only be supported where the existing use is re-provided on site, or a replacement facility is provided elsewhere in the locality. In exceptional circumstances, commuted payments may be accepted for replacement leisure, arts or culture uses elsewhere in the borough. Commercial development related to cultural facilities on the South Bank and in Waterloo will be supported where it is associated with arts and cultural uses or is ancillary and complementary to the arts and cultural uses and where it can be demonstrated that: it is essential to the development and/or the retention of arts and cultural facilities; it would not undermine the primary character and function of the South Bank as an arts and cultural quarter; and any enabling development supports and enhances the function and role of the arts or cultural facility that is proposing the development. Temporary use of vacant commercial premises, open space and public realm for performance and creative work will be supported, subject to the nature of the proposed activity and the requirements of other policies. Open space will be expected to be returned to its previous use and improvements made to the quality of the open space.	No cost implication – these uses will come forward if a commercially viable proposition can be developed and/or if public subsidy is made available. No cost implication. Positive impact – potential to generate value to cross subsidise cultural uses. Positive impact – defrays liability for empty rates on vacant buildings.
ED14	Hotels and other visitor accommodation In accordance with London Plan policy E10: Outside of the Waterloo CAZ boundary and Vauxhall Opportunity Area and CAZ boundaries visitor accommodation (C1) will be supported in major and district town centres. In these locations visitor accommodation should be of an appropriate scale for the proposed location and should not unacceptably harm the balance and mix of uses in the area, including services for the local residential community. Additional visitor accommodation outside town centres will not be permitted.	No cost implications – these developments will come forward if commercially viable. Where there are competing uses for a site, a hotel would only come forward if the residual

Policy	Policy wording	Cost implications
	Additional visitor accommodation (C1) will be supported in Vauxhall outside of wholly residential streets or predominately residential neighbourhoods subject to the following area specific requirements: Strategically important hotels should be located in the parts of the Opportunity Area that are within the CAZ. Strategically important hotels and other forms of visitor accommodation will be supported in this location where they are part of a mixed-use development, do not result in the loss of office space or other strategic functions of the CAZ and do not intensify the provision of serviced accommodation in a way that causes unacceptable harm to local amenity or the balance of local land uses. In the rest of the Opportunity Area and in the parts of the CAZ that are not within the Opportunity Area, visitor accommodation of up to 100 rooms will be supported where they are part of a mixed-use development, do not result in the loss of office space or other strategic functions of the CAZ and do not intensify the provision of serviced accommodation in a way that causes unacceptable harm to local amenity or the balance of local land uses. No additional visitor accommodation (C1) will be permitted in Waterloo within the boundary of the Central Activities Zone (CAZ). Proposals to extend existing visitor accommodation will only be supported in the locations set out above subject to the other requirements of this policy being met. In all locations set out above, proposals for visitor accommodation (C1) will be acceptable only where it can be demonstrated that the development does not compromise a site's capacity to meet the need for conventional dwellings, especially affordable family homes. Proposals for new or extended visitor accommodation should include an assessment of impact on neighbouring residential amenity, including cumulative impact taking account of existing hotels nearby. Where necessary, measures to mitigate harm to residential amenity will be secured through planning obligations. Proposals for new or extended visitor accommodation should include a visitor management plan that assesses the impacts of additional visitor numbers on the local area, such as increased demand on local transport facilities and on public services to manage and maintain the public realm; and sets out how these impacts will be managed. Planning obligations will be sought to mitigate any identified impacts. All new visitor accommodation should meet the highest standards of accessibility and inclusion, in accordance with the requirements set out in London Plan policy E10. Applicants should submit an Inclusive Design Statement with their proposals. All new visitor accommodation should make a positive contribution to townscape, should be of a high quality design and be designed to meet relevant quality standards so that it may be accredited by the National Quality Assessment Scheme. All new hotels will be expected to provide facilities for business visitors, including meeting rooms and workspaces. The potential for business and leisure facilities within hotels to be made available for public use in locations where there is an identified shortage of provision will be explored. Public use of hotel facilities will be secured through planning obligations. Provision of pick-up and set-down points for taxis and coaches should be appropriate to the site and development, as demonstrated through a transport assessment, and preferably be provided on site. Kb;kjb Where it is demonstrated, through at least one year's marketing evidence, that there is no longer demand for existing visitor accommodation, change of use will be supported subject to the requirements of other development plan policies.	land value exceeds that generated by other uses.
ED15	Employment and skills	

Policy	Policy wording	Cost implications
	In accordance with London Plan policy E11, the The council will support employment and training schemes to maximise local employment opportunities and help address skills deficits in the local population. Planning obligations will be used to ensure major development proposals contribute to this aim by fulfilling the requirements set out below. Applications for major development must include a site-specific Employment and Skills Plan (ESP) and the developer will be expected to agree to deliver the commitments secured in the ESP. The ESP should as a minimum address, in detail, how the developer intends to deliver the following requirements: A minimum of 25 per cent of all jobs created by the development (in both the construction phase and for the first two years of end-use occupation of the development) to be secured by the council for local residents. Developers to engage with local schools, colleges and/or community organisations to promote amongst young people the range of careers available, skills and qualifications needed for employment in the construction and commercial sectors of the end-use occupiers in place during the first two years of the development. The council will expect the developer to make all reasonable endeavours to meet the obligations set out in (i) and (ii), above. The developer is expected to make or bring about the necessary provision to meet these obligations. However, if the developer can demonstrate to the satisfaction of the council that there are circumstances specific to the scheme such that either direct provision is not operationally feasible, or that an alternative means of delivery would result in a more effective outcome, then the council may consider a financial contribution in lieu. In these circumstances, the amount of the contribution will be based on the calculation set out in Annex 10. In addition to the obligations in (b) above, major development proposals will be expected to make financial contributions to help support those sections of the Lambeth workforce that are furthest from employment, having been out of work for a long period of time and/or having low levels of skills. The financial contributions will be used by the council to fund local training and support to enable access to newly created employment opportunities arising from development for those who may struggle to access the opportunities without extra support, in particular the long-term unemployed and young people. The approach to calculating these financial contributions is set out in Annex 10. Applicants will be required to provide monitoring reports on the implementation of their ESP at agreed regular intervals to enable the council to fulfil its monitoring obligations. Payment of planning obligations relating to employment and skills will normally first fall due on the implementation of planning permission. A section 106 agreement will set out the detailed arrangements for the timing of payments in individual cases. Completed planning agreements will also provide for a monitoring fee linked to the overall package of obligations.	Proposed employment and training contributions incorporated into appraisals.
S1	Safeguarding existing social infrastructure The council will support and encourage the most effective use of community premises to address different and changing priorities and needs in the borough, in accordance with agreed strategies where relevant. Existing community premises will be safeguarded unless it can be demonstrated that either: (i) there is no existing or future need or demand for such uses, including reuse for other community services locally, and adequate alternative accommodation is available to meet the needs of the area; or (ii) replacement facilities are proposed on or off site of equivalent or better functionality to serve the needs of the area; or (iii) development of the site/premises for other uses, or with the inclusion of other uses, will enable the delivery of approved strategies for service improvements. In exceptional circumstances, where tests (i) and (iii) are not met and it is demonstrated to the satisfaction of the council that it would not be feasible and/or effective to include replacement facilities in the proposed development, a payment in lieu may be accepted. Change of use between D1 and D2, and vice versa, will be supported where it can be demonstrated that the tests in section (b) above have been met for the existing use	No cost implications. Council may choose to provide funding, but this is not an issue for development. No cost implications. Community buildings will have a low value and planning protection reduces pressure for redevelopment for higher values uses. No cost implications.

Policy	Policy wording	Cost implications
S2	New or improved social infrastructure Proposals for new or improved premises for higher, further and adult education, childcare, worship, health care (including hospitals), sports, recreation, affordable meeting space and other community uses will be supported where: the site or buildings are appropriate for their intended use and accessible to the community; and the location, nature and scale of the proposal, including hours of operation, do not unacceptably harm the amenities of the area through noise, disturbance, traffic generation, congestion, local parking or negative impacts on road safety; and buildings and facilities are designed to be flexible, adaptable, promote social inclusion and sited be to maximise shared community use of premises, where practical. The council will also apply the provisions set out in London Plan policies S1, S2, S3 and S5, where relevant. The use of residential floorspace for a nursery or childcare use may be acceptable where: there are a specific local need and locational reasons to justify this; and there is no readily available non-residential accommodation to meet this need in the locality; and it would not result in the loss of a complete residential unit and the remaining residential floorspace will continue to meet the standards required of a self-contained residential dwelling. Development proposals for more than 500 residential units should incorporate suitable childcare provision to meet additional need arising from the development that cannot be met by existing local facilities. Proposals for more than 25 residential units should be supported by an assessment of anticipated impact on social infrastructure, including impact on the quality and sustainability of existing provision. Development proposals should include appropriate provision for social infrastructure to meet the additional need that will arise, where this cannot be met adequately through existing facilities. New social infrastructure should be made available to all residents, irrespective of tenure. Proposals should include a plan for the management and maintenance of the new facilities. If it is not possible or effective to meet the additional need through provision of new social infrastructure on site, a payment in lieu will be sought to contribute towards additional service provision in existing facilities in Lambeth, including for management and maintenance costs associated with the increased level of provision. Development proposals for schemes that are likely to be used by children and young people should address the requirements of London Plan policy S4B.	No cost implications for developments.
T3	Cycling The council will apply London Plan policy T5 in accordance with the Lambeth Healthy Routes Plan to promote cycling. Local Plan policy Q13 sets out the council's quality requirements in relation to the provision of cycle parking. Lambeth's Healthy Routes Plan sets out the quality requirements in terms of cycling infrastructure. Lambeth will improve conditions for people to cycle and make cycling a safer, healthier, quicker, more direct and attractive form of travel. Lambeth will help to enable people who want to cycle to do so and seek to address concerns around road danger and air quality. In line with the hierarchy set out in Local Plan policy T1(c), Lambeth will promote cycling by reducing motor traffic and through improvements to routes, giving greater priority to cyclists in the use of road space, reducing road danger from other transport modes and through improvements to signage and facilities. The council will require the provision of appropriate secure and covered cycle parking facilities in accordance with the minimum standards set out in London Plan policy T5 and with Local Plan policy Q13. When designing building layouts sufficient space should be allocated at the outset to meet these requirements. Development proposals for non-residential uses should include provision of showers, changing facilities, drying rooms and lockers	No cost implications.

Policy	Policy wording	Cost implications
	for cyclists appropriate to the number of cycle parking spaces provided. Where appropriate, pool bikes should also be provided. In all developments at least 25 per cent of the total cycle parking provision should be of the most accessible type, such as 'Sheffield' stands, of which 5 per cent of the total cycle parking provision should be designed and clearly designated for larger and adapted cycles. These stands should be spaced further apart and close to access points, to cater for users with disabilities and cargo bikes. For a development requiring 100 cycle parking spaces, this would equate to 20 spaces with standard Sheffield type stands and a further 5 in stands spaced further apart and close to access points. In all cases at least one Sheffield stand should be provided, close to the access point. In all developments at least one charge point should be provided to allow for re-charging of electric cycles and a charge point should be provided for a minimum of 1 in 10 cycle parking spaces. Development proposals will be expected to enable and contribute towards improvements to cycle access, including the delivery and improvement of local and strategic routes and links, as identified in the Lambeth Healthy Routes Plan. In appropriate locations, developers will be required to contribute land and/or finance towards the delivery of new cycle hire docking locations and other public facilities ancillary to cycling, such as cycle pumps/servicing facilities. A minimum of three years free membership of the Cycle Hire scheme for each dwelling regardless of tenure, should be provided in new residential developments.	Contributions would need to be collected through CIL due to pooling requirement.
T4	Public transport infrastructure d) Development proposals should will be expected to provide, or contribute to the provision of new and/or improved public transport infrastructure and services proportionate to the projected where the predicted number of additional trips arising from the development and considering cumulative impacts of other approved developments in the area.	No cost implications beyond prevailing requirements.
T7	Parking (a) The council will apply London Plan policy T6 to promote a reduction in car ownership and private car trips. (b) The council will apply the maximum residential car parking standards set out in London Plan policies T6.1 apart from in PTAL areas 1 and 2, where the following Lambeth specific maximum standards will apply: PTAL 2 Up to 0.25 spaces per unit PTAL 1 Up to 0.5 spaces per unit The council will apply the maximum non-residential car parking standards set out in London Plan policies T6.2, T6.3, T6.4 and T6.5.	No additional cost implications beyond existing requirements.
	Development should: be permit free where the development falls within an existing or planned controlled parking zone avoid reliance on the public highway for parking needs, including parking for people with disabilities, motorcycle and coach parking. Where evidence is presented that it is not possible to accommodate parking requirements within the site the council will seek planning obligations in the form of a commuted sum, considering both the cost of implementation and maintenance of any parking bay and infrastructure for electric or other Ultra-Low Emission vehicles, as well as the opportunity cost of lost kerbside space, for example in terms of parking revenues. The approach to calculating commuted sums is set out in Annex 10. provide car club membership for all residents in new residential development and in mixed development that includes housing, and provision of car club spaces where appropriate: all development schemes should promote and provide for car club membership or car pool schemes in place of private parking; comply with London Plan policies for motor-cycles, electric vehicle charging points and coaches; ensure that all outdoor and open parking areas are permeable to water.	Standard requirement.

Policy	Policy wording	Cost implications
	e) Parking in new shopping and leisure developments in opportunity areas and centres should serve the area/centre as a whole and not be reserved solely for use in connection with the development proposed. Preference should be given to short-stay parking. Blue Badge parking and cycle parking should be located closest to town centres and the entrance of facilities. In mixed-use development, flexible, shared use of car parking should be provided with consideration of parking spaces for occupants such as families and older residents. Lambeth expects that parking control and management should be consistent across the borough, regardless of land ownership or highway status. Parking regimes on housing land should be fully integrated and aligned with parking controls on the surrounding public highway. Lambeth will consider the introduction of parking controls across the borough in order to manage demand for parking and allow for more efficient uses of the kerbside such as car club spaces, the creation of better conditions for walking and cycling and in line with carbon reduction objectives. When considering parking impacts, the council will prioritise alternative kerbside uses supported in the Transport Strategy, such as car club cars, cycle parking and electric vehicle charge points, ahead of parking for private motor vehicles. The redevelopment of existing car parks and garages for other uses will be supported. Parking provision in development proposals on existing car park and garage sites should comply with the standards for the uses proposed and should not seek to replace or re-provide the parking spaces that existed previously.	
T10	Digital connectivity infrastructure a) The council supports the delivery of high quality digital infrastructure to enable the future expansion of electronic communications networks, including next generation mobile technology and full fibre broadband connections. The council will require provision for digital connectivity infrastructure in accordance with London Plan policy SI6.	Simply reflects market demands of occupiers – no additional cost implication.
EN1	Open space, green infrastructure and biodiversity The council will meet requirements for open space and green infrastructure by: Protecting and maintaining open spaces, green infrastructure and their function. Development which would involve the loss of existing public or private open space will not be permitted unless at least one of the following tests is met: Replacement open space of equivalent or better quality and quantity is provided within a suitable location in the local area. In the case of housing estate amenity areas, significant regeneration and community benefits would be achieved that could not be achieved in any other way, and appropriate compensatory provision for the loss of open space is made, including improvements to the quality of the remaining open space. It is for the provision of facilities directly related to the use of open space including ecology centres, indoor sports facilities, changing rooms, toilets or cafes as long as these are appropriate in scale and form to the size and character of the open space and acceptable in terms of impact on openness and do not harm the function and operation of the open space. Preventing development which would result in loss, reduction in area or significant harm to the nature conservation or biodiversity value of an open space including any designated or proposed Local Nature Reserves (LNR) or Sites of Importance for Nature Conservation (SINC) unless adequate mitigation or compensatory measures of equivalent or better biodiversity	No cost implications. Contributions to open space to be secured through CIL.

Policy	Policy wording	Cost implications
	value are included, appropriate to the nature conservation value of the assets involved. In the case of SINCs, the mitigation hierarchy in London Plan policy G6 C will apply. In accordance with London Plan policy G6, development proposals should wherever possible protect, enhance, create or manage nature conservation and biodiversity interest in accordance with the borough's Biodiversity Action Plan (BAP) and the Mayor's Biodiversity Strategy. Increasing the quantity of open space and green infrastructure in the borough through proposals such as the Vauxhall Square initiative, the extension of Jubilee Gardens and by linking existing spaces through green chains, the Greenway and Thames Path National Walking trail initiatives, but also through: The provision of open space in new developments appropriate to their scale, the uses involved and the location of the development. Requiring major development in areas of open space deficiency and/or in areas of access to nature deficiency to provide new on-site open space/access to nature improvements. Where the development proposal includes residential units, this new open space should be in addition to the external amenity space requirements in Local Plan policy H5. Where it is demonstrated to the satisfaction of the council that new on-site open space provision or access to nature improvements would not be feasible and/or effective, a payment in lieu will be sought as a planning obligation to enable the provision of new open space or improvements to the accessibility of existing public open space in the vicinity of the development, including their nature conservation and biodiversity value. Planning obligations will also be sought towards management and maintenance of new or improved open space. Where appropriate and feasible, ensuring that development is designed so as to contribute to the creation or extension of green chains and links ('green corridors') involving safe, healthy, convenient and attractive access for pedestrians and cyclists and to promote migration and protection of plants, animals and habitats of biodiversity importance. Improving the quality of, and access to, existing open space and green infrastructure, including the range of facilities available and its biodiversity and nature conservation value and heritage value, through various means including the implementation of the Lambeth Open Spaces Strategy and Lambeth Green Infrastructure Strategy. Applying London Plan policy G5 in relation to the urban greening factor for major developments. For other developments the council will strongly encourage inclusion of urban greening measures. Development proposals should incorporate living roofs and walls where feasible and appropriate to the character and context of the development. All proposals should include a maintenance plan for the lifetime of the development. Planning obligations may be sought to cover future maintenance of green infrastructure.	
EN3	Decentralised Energy All major developments will be expected to connect to, and where appropriate extend, existing decentralised heating, networks in the vicinity of the site, unless a feasibility assessment demonstrates that connection is not reasonably possible. Minor new-build developments should be designed to be able to connect wherever reasonably possible. Where networks do not currently exist, developments should make provision to connect to any planned future decentralised energy network in the vicinity of the site, having regard to opportunities identified in Heat Network Priority Areas of the London Heat Map and area specific energy plans. Major development proposals that cannot immediately connect to an existing heating or cooling network should follow the heating and cooling hierarchies set out in London Plan policies SI3(D) and SI4(B).	Reflects standard approaches to heating in major schemes.
EN4	Sustainable design and construction Lambeth will follow the approach set out in London Plan policies SI1 Improving air quality, SI2 Minimising greenhouse gas emissions, SI4 Managing heat risk, SI5 C and E Water infrastructure.	No additional cost implications beyond

Policy	Policy wording	Cost implications
	All development, including construction of the public realm, highways and other physical infrastructure, will be required to meet high standards of sustainable design and construction feasible, relating to the scale, nature and form of the proposal. In addition to the requirements for zero-carbon in major new developments in London Plan policy SI2: All new non-residential development and non-self-contained residential accommodation, should meet at least BREEAM 'Excellent'. All major non-residential refurbishment of existing buildings and conversions over 500m2 floorspace (gross) should meet at least BREEAM Non-Domestic Refurbishment 'Excellent'. Minor new-build residential developments of between one and nine units, including proposals that involve extensions or change of use to provide dwellings, must achieve a minimum on-site reduction in regulated carbon emissions of at least 19 per cent beyond Part L of the Building Regulations, unless it can be demonstrated that such provision is not feasible. Proposals should demonstrate in a supporting statement that sustainable design standards are integral to the design, construction and operation of the development. New build residential development are encouraged to use the Home Quality Mark and Passivhaus design standards. Planning applications for Non non-residential developments should also be accompanied by a pre-assessment, demonstrating how the BREEAM standards, or any future replacement standards, will be met. Development will be required to be resilient to climate change by including appropriate climate change adaptation measures. Adequate remedial treatment of any contaminated land will be required before development can commence	existing policy. Allowances included in the appraisal for zero carbon and BREEAM excellent.
Q2	Amenity Development will be supported if: (i)visual amenity from adjoining sites and from the public realm is not unacceptably compromised; (ii) acceptable standards of privacy is provided without a diminution of the design quality; (iii) adequate outlooks are provided avoiding wherever possible avoiding any undue sense of enclosure or unacceptable levels of overlooking (or perceived overlooking); (iv) it would not have an unacceptable impact on levels of daylight and sunlight on the host building or adjoining property including their gardens or outdoor spaces; (v) the adverse impact of noise is reduced to an acceptable level through the use of attenuation, distance, screening, or layout/orientation in accordance with London Plan D13; (vi) adequate outdoor amenity space is provided, practical in layout, free from excessive noise or disturbance, pollution or odour, oppressive enclosure, unacceptable loss of privacy wind/downdraught and overshadowing; and (vii) service equipment (including lift plant, air handling/extract, boiler flues, meter boxes, gas pipes and fire escapes) is fully integrated into the building envelope or located in visually inconspicuous locations within effective and robust screening/ enclosures and does not cause unacceptable disturbance through its operation. (viii) It addresses London Plan policy D12 'agent of change'	No specific cost implications.
Q3	Safety, Crime Prevention and Counter Terrorism (a) In order to create a safe borough for all, the council will expect good design to: (i) design-out opportunistic crime and anti-social behaviour, violence in a site- specific manner, based on an understanding of the locality and likely crime and safety issues it presents; (ii) pay particular regard to shared public spaces and communal areas (particularly cycle stores, refuse stores); and (iii) ensure that materials and construction details are robust, durable and resistant to malicious damage. (b) Applicants should: (i) engage in early pre-application discussions where possible; and	No particular cost implications for developments.

Policy	Policy wording	Cost implications
	(ii) meet the standards and objectives of the 'Secured By Design' initiative. (c) Development proposals should address resilience to terrorism in a manner which is proportionate to the threat and appropriate to the context. (d) The Council will apply London Plan policy D11 Fire Safety.	
Q7	Urban design: new development New development (new buildings and conversion schemes) will generally be supported if: it is of a quality design which is visually interesting, well detailed, well-proportioned with adequate detailing/architectural interest (which can include accent colour, decoration and ornamentation); it has a bulk, scale/mass, siting, building line and orientation which adequately preserves or enhances the prevailing local character. Where the context is changing, the proposed development should also contribute towards the intended future character of the area; it includes climate change mitigation and adaptation measures such as passive solar design, sustainable urban drainage systems, urban shading and heat reduction measures; it is built of durable, robust, low-maintenance materials and is designed to be flexible and adaptable internally for different uses and changing circumstances over the lifetime of the development; it includes well-considered windows and doors/entrances in street and other public frontages, so that all entrances are attractive, safe and legible. Designers should ensure that features such as canopies and letter boxes, doorbells and intercoms, external lighting etc. are integrated effectively into the design, and that naturally-lit entrance halls, corridors and circulation spaces are provided where possible; plant and equipment (for example: meter boxes, pipes, cables, electronic communications antenna, and air conditioning units) is not placed on important elevations - where possible it should be fully integrated into the building or located in visually inconspicuous locations within effective and robust screened enclosures; it creates attractive roofscapes/roof tops where plant and equipment is fully integrated and completely screened from public view; it would not create canyon-like development especially along streets and railway lines; and any vehicular access, parking (particularly in undercrofts or basements) or servicing is designed so as to be safe and well-related to the users of the site and wider adjacent area, not prejudice or preclude active frontages, minimise impact on amenity and be visually attractive. it does not prejudice the optimum future development of, or access to, adjoining plots.	Reflects standard requirements.
Q8	Design quality: construction detailing (a) When negotiating schemes the Council will seek to ensure that proposed building designs and submitted details are buildable and visually attractive. Poorly- detailed and undeliverable built forms will be resisted. (b) When considering the details of proposals the council will: (i) resist 'value engineering' approaches which dilute the design quality and integrity of approved schemes; and (ii) seek construction detailing that is unified, visually attractive, robust and maintenance free.	No cost implications.
Q9	Landscaping Development will be supported where landscaping: (i) is fit for purpose and demonstrates that satisfactory provision has been made for future growth and aftercare;	No cost implications.

Policy	Policy wording	Cost implications
	(ii) retains and enhances existing planting and landscape features of value and protects them during construction; (iii) protects and enhances existing priority habitats and creates new habitats/areas of nature conservation interest and bio-diversity value; (iv) maximises opportunities for provision of green infrastructure, such as through planting of trees and other soft landscaping; (v) makes use of plant species that are in keeping with the character of the existing vegetation on the site and in the general area; (vi) takes into account established or potential pedestrian and cycle desire lines and suitably accommodates them; (vii) provides strong boundary treatments, including trees and shrubs where appropriate; (viii) avoids piecemeal treatments and left-over spaces; (ix) provides means of access routes and or parking areas which are compliant with highway safety requirements and minimum parking space standards; (x) is attractive and well designed, taking a co-ordinated approach with any adjoining landscaping schemes; and (xi) Provides sustainable drainage and minimises surface run-off.	
Q10	Trees Proposals for new development will be required to take particular account of existing trees on the site and on adjoining land. Development will not be permitted that would result in the loss of trees of significant amenity, historic or ecological/habitat conservation value (including veteran trees), or give rise to a threat, immediate or long term, to the continued wellbeing of such trees. Where trees are located within a development site, the proposal will be supported only where it has been demonstrated that: trees of significant amenity, historic or ecological/habitat conservation value have been retained as part of the site layout; the retained trees can be satisfactorily protected from construction impacts and site works during the development stage; and the retained trees have been positively integrated, on a sustainable basis, as part of the site layout. The council will continue to protect trees in new development by making tree preservation orders and/or by the use of appropriate planning conditions. The council will continue to protect trees, by the use of tree preservation orders, that contribute to the amenity of an area or that are under threat from inappropriate pruning works or removal. Wherever appropriate, the planting of additional trees should be included in new developments in a coordinated way to maximise the green infrastructure network. Where it is imperative to remove trees, adequate replacement planting will be secured. The amount and nature of the replacement planting will be based on the existing value of the benefits of the trees removed, calculated using cost/benefit tools such as i-tree or CAVAT as set out in London Plan policy G7 C.	Land use issue. No cost implications.
Q12	Refuse and recycling The council will expect all refuse and recycling storage to: fully integrate into the wider design from the outset; be conveniently located for users and within the stipulated distances for collection; have attractive heavy-duty, robustly detailed structures; be fully ventilated;	Reflects standard requirements for developments.

Policy	Policy wording	Cost implications
	be large enough to accommodate the easy manoeuvring of refuse/recycling containers and have sufficient space to accommodate any increased storage requirements; and be secure and safe. Additionally communal, commercial or large scale refuse stores should be: located away from residential accommodation to avoid harm to amenity and outlook; mechanically ventilated where necessary; and have a water supply and drain to allow for wash down.	
Q13	Cycle storage Cycle storage in all development (including conversions) should be: fully integrated into proposals from the initial design stage; directly and conveniently accessed from outside the building; accessible, attractive, secure and safe to use; either in individual lockers, or in stores shared by groups of immediate neighbours; covered, fully ventilated, robustly constructed and easy to maintain; and inclusive, allowing for different user needs and different types of cycles. When considering small-scale flat conversions and intensification of use the council will: assess whether there is scope to provide adequate cycle storage provision when assessing unit numbers/site layouts (and may seek a reduction in unit numbers in order to accommodate suitable cycle storage provision); support cycle storage in front gardens/forecourts only where it does not compromises visual amenity or access; support storage within flats where there is a dedicated storage place, fire safety is not compromised, accessibility is convenient and it does not result in cycles being stored externally such as on a balcony or roof; and consider the loss of an on-street parking bay in favour of an on-road cycle store to be shared between residents where it can be shown that there is no other viable alternative. The cost, including the opportunity cost of kerbside space, is to be borne by the development. Be fully compliant with the minimum standards set out in the London Plan and exceed these where a high demand for cycling is expected.	Well established requirement for cycle storage in developments.
Q19	Westminster World Heritage Site Development affecting the setting and approaches of the Westminster World Heritage Site will be required to demonstrate that it: preserves or enhances the Outstanding Universal Value, authenticity and integrity of the World Heritage Site (as set out in the official statement of Outstanding Universal Value and its setting; preserves or enhances the environmental quality of the public realm/vantage points; and provides the opportunity to better understand, appreciate and reveal the Outstanding Universal Value, authenticity and integrity of the site. Where existing development is identified (through area appraisals, characterisations or similar studies) as negative elements in the setting of approaches to the Westminster World Heritage Site the council will support proposals which address the adverse impact through demolition/removal, height reduction or re-cladding.	No cost implications. The implications of developing in the setting of a world heritage site would need to taken into account by developer to avoid call-in and potential rejection by SoS.
Q22	Conservation areas (a) Development proposals affecting conservation areas will be permitted where they preserve or enhance the character or appearance of conservation areas by: (i) respecting and reinforcing the established, positive characteristics of the area in terms of the building line, siting, design, height, forms, materials joinery, window detailing etc.; and (ii) protecting the setting (including views in and out of the area).	No particular cost implications.

Policy	Policy wording	Cost implications
	(b)Façade retention with the demolition of the remaining building is generally not considered appropriate in conservation areas as it results in the loss of historic structures. Development involving demolition in a conservation area will only be supported if: (i) the structure proposed for demolition does not make a positive contribution to the character or appearance of the area; (ii) a suitable replacement has been granted planning permission; and (iii) a planning condition and/or Section 106 agreement has been made that the building shall not be demolished until a contract for the replacement building has been made.	
Q26	Tall and Large Buildings Having particular regard to the international obligation to preserve the OUV of the Westminster World Heritage Site and taking into account the desirability of preserving the settings of heritage assets, proposals for tall buildings will be supported where they are in locations identified as appropriate for tall buildings in Annex 11 and where: will not adversely impact on strategic or local views; design excellence is achieved (form, proportion, silhouette, detailing and materials etc.); the proposal makes a positive contribution to public realm and townscape including at street level, whether individually or as part of a group; where proposed near existing tall building groups, proposals should follow the established principles of group composition such as noticeable stepping down in height around cluster edges; the proposal adequately addresses the criteria in London Plan policy D8C in terms of acceptable visual, environmental and functional impacts including microclimate, wind turbulence, noise, daylight and sunlight, reflective glare, aviation (including the safeguarded zones around Heathrow Airport, London City Airport, Battersea Heliport and the helipad at Kings' College Hospital), navigation and electronic communication or broadcast interference; and it can be shown that the site can accommodate the uses and quantum of development proposed in terms of meeting acceptable standards of amenity, access, accessibility and servicing. Outside the Annex 11 locations there is no presumption in favour of tall building development. Should tall buildings be proposed outside the locations identified in Annex 11, the applicant will be required to provide a clear and convincing justification and demonstrate the appropriateness of the site for a tall building having regard to the impact on heritage assets, the form, proportion, composition, scale and character of the immediate buildings and the character of the local area (including urban grain and public realm / landscape features etc.) and ensure points (a) (i) - (vi) are met. In addition: proposals for tall buildings will only be considered acceptable in established low rise residential neighbourhoods where they are part of a comprehensive scheme which integrates well with the locality. Where existing tall buildings are identified (through CA appraisals, characterisations and other similar studies) as negative elements in strategic or local views, heritage setting or townscape terms etc., the council will encourage and support proposals which lessen the adverse impact though redevelopment, height reduction or re-cladding.	Land use issue. No particular cost implications.

Appendix 2 - Sites details

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
LONDON BOROUGH OF NEWHAM						**Years 1 - 5**		**Years 6 - 10**		**Years 11 - 15**					
		Gross	Net site			No of	No of	No of	No of	No of	No of	Resi costs	Resi costs	GIA	GIA
Site ref	SITE NAME	Site area	area	Site coverage	Heights	Houses	Flats	Houses	Flats	Houses	Flats	Houses	Flats	Houses	flats
1	Res1 - low density mix of terrace and flats	0.04	0.04	60%	3	4	4	-	-	-	-	1,371	1,612	362	362
2	Res2 - relatively low density - flats	0.10	0.10	54%	4	-	24	-	-	-	-	1,371	1,612	-	2,172
3	Res3 - Med size site - mix of terrace and flats	0.30	0.30	60%	4	20	60	-	-	-	-	1,371	1,612	1,810	5,430
4	Res4 - Med size site - flats	0.15	0.15	60%	8		80	-	-	-	-	1,371	1,901	-	7,240
5	Res5 - Larger low density scheme	0.60	0.60	57%	4	-	150	-	-	-	-	1,371	1,612	-	13,575
6	Res6 - Mid-size flatted scheme	0.40	0.40	57%	9	-	225	-	-	-	-	1,371	1,901	-	20,363
7	Res7 - large flatted scheme	0.60	0.60	38%	12		300	-	-	-	-	1,371	1,901	-	27,150
8	Res8 - Lower density scheme mix of terrace and flats	1.50	1.50	60%	3	180	120	-	-	-	-	1,371	1,612	16,290	10,860
9	Res9 - Large higher density scheme	1.40	1.40	61%	8	-	750	-	-	-	-	1,371	1,612	-	67,875
10	Res10 - Large very high density scheme	1.00	1.00	45%	15	-	750	-	-	-	-	1,371	1,901	-	67,875
11	Res11 - Large very high density scheme	0.90	0.90	40%	25	-	1,000	-	-	-	-	1,371	2,281	-	90,500
12	Shelt1 - Self-contained sheltered scheme	0.30	0.30	64%	3	-	80	-	-	-	-	1,371	1,612	-	5,800
13	Exc1 - Self-contained extra care scheme	0.40	0.40	48%	3	-	80	-	-	-	-	1,371	1,612	-	5,800
14	CH1 - Care Home C2 - tall building	0.05	0.05	38%	20	-	60	-	-	-	-	1,371	2,281	-	3,750
15	CH2 - Care Home C2 Self contained low rise building	0.50	0.50	38%	2	-	60	-	-	-	-	1,371	1,612	-	3,750
16	Stu1 - student accommodation 9 storey	0.10	0.10	70%	9	-	-	-	-	-	-	1,371	1,901	-	-
17	Stu2 - Student accommodation 18 storey	0.10	0.10	70%	18	-	-	-	-	-	-	1,371	2,281	-	-
18	CoL1 - Co-living scheme	0.13	0.13	58%	10	-	300	-	-	-	-	1,371	1,901	-	7,500
19	Off1 - small scale office scheme	0.20	0.20	83%	6	-	-	-	-	-	-	1,371		-	-
20	Off2 - med scale office scheme	0.40	0.40	83%	12	-	-	-	-	-	-	1,371		-	-
21	Off3 - large scale office scheme	0.60	0.60	69%	24	-	-	-	-	-	-	1,371		-	-
22	Ret1 - small retail	0.03	0.03	75%	2	-	-	-	-	-	-	1,371		-	-
23	Ret2 - medium retail	0.06	0.06	75%	2	-	-	-	-	-	-	1,371		-	-
24	Ret2 - large retail	0.25	0.25	80%	2	-	-	-	-	-	-	1,371		-	-
25	Ind1 - industrial	1.00	1.00	50%	1	-	-	-	-	-	-	1,371		-	-
26	Sto1 - Storage	1.00	1.00	50%	1	-	-	-	-	-	-	1,371		-	-
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0.10	0.10	70%	6	-	-	-	-	-	-	1,371		-	-
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0.10	0.10	53%	10	-	-	-	-	-	-	1,371		-	-
29	Ho3 - Hotel - 4* luxury	0.10	0.10	63%	20	-	-	-	-	-	-	1,371		-	-

1	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
LONDON I	**Floor areas - proposed (sqm)**											**CIL (rate per sqm) - INCL MAYORAL CIL**									
			Note: B1 office inlcudes B1(b)							Total resi	Total resi FS										
Site ref	Retail A1-A5	Retail S'Mark	B1 office	B2 industria	B8 storage	C1 Hotel	C2 resi inst	D1	D2	units		Retail A1-A	Retail S'Ma	B1 office	B2 industri	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	-	-	-	-	-	-	-	-	-	8	724	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
2	-	-	-	-	-	-	-	-	-	24	2,172	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
3	-	-	-	-	-	-	-	-	-	80	7,240	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
4	-	-	-	-	-	-	-	-	-	80	7,240	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
5	-	-	-	-	-	-	-	-	-	150	13,575	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
6	-	-	-	-	-	-	-	-	-	225	20,363	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
7	-	-	-	-	-	-	-	-	-	300	27,150	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
8	-	-	-	-	-	-	-	-	-	300	27,150	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
9	-	-	-	-	-	-	-	-	-	750	67,875	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
10	-	-	-	-	-	-	-	-	-	750	67,875	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
11	-	-	-	-	-	-	-	-	-	1,000	90,500	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
12	-	-	-	-	-	-	-	-	-	80	5,800	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
13	-	-	-	-	-	-	-	-	-	80	5,800	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
14	-	-	-	-	-	-	-	-	-	60	3,750	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
15	-	-	-	-	-	-	-	-	-	60	3,750	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
16	-	-	-	-	-	-	6,300	-	-	-	-	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
17	-	-	-	-	-	-	12,600	-	-	-	-	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
18	-	-	-	-	-	-	-	-	-	300	7,500	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
19	-	-	10,000	-	-	-	-	-	-	-	-	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
20	-	-	40,000	-	-	-	-	-	-	-	-	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
21	-	-	100,000	-	-	-	-	-	-	-	-	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
22	450	-	-	-	-	-	-	-	-	-	-	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
23	900	-	-	-	-	-	-	-	-	-	-	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
24	-	3,000	-	-	-	-	-	-	-	-	-	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
25	-	-	-	5,000	-	-	-	-	-	-	-	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
26	-	-	-	-	5,000	-	-	-	-	-	-	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
27	-	-	-	-	-	4,200	-	-	-	-	-	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
28	-	-	-	-	-	5,250	-	-	-	-	-	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33
29	-	-	-	-	-	12,500	-	-	-	-	-	165	317.03	350.25	60	60	272.2	410.33	£60	£60	410.33

1	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68
LONDON I		**S106 (per sqm for commercial; per unit for resi**										**Rents**									**Cap val**
	E&T																				
Site ref	cost	Retail A1-A	Retail S'Ma	B1 office	B2 industri	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B2 industri	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	32,017	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
2	96,052	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
3	320,172	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
4	329,855	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
5	600,322	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
6	927,718	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
7	1,236,957	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
8	1,200,645	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
9	3,001,611	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
10	3,092,394	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
11	4,282,432	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
12	256,491	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
13	256,491	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
14	177,449	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
15	165,835	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
16	291,498	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
17	582,996	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
18	341,701	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
19	688,405	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
20	2,753,620	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
21	6,884,051	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
22	26,507	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
23	53,015	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
24	175,257	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
25	252,403	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
26	229,586	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
27	193,697	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
28	242,122	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000
29	592,944	30	30	30	30	30	30	30	30	30	1,900	450	285	700	180	180	450	452	250	250	15,000

1	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
LONDON I	**Yields**									n/a	**Build costs**									
																				NOT USEI
Site ref	Retail A1-A	Retail S'Ma	B1 office	B2 industri	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A5	Retail S'Ma	B1 office	B2 industri	B8 storage	C1 Hotel	C2 resi ins	D1	D2	
1	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
2	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
3	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
4	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
5	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
6	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
7	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
8	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
9	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
10	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
11	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
12	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
13	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	1,650	1,612	1,612	
14	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	2,327	1,612	1,612	
15	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	1,644	1,612	1,612	
16	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	2,054	1,612	1,612	
17	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	2,054	1,612	1,612	
18	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	2,054	1,612	1,612	
19	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
20	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
21	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
22	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
23	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
24	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
25	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
26	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
27	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
28	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,022	-	1,612	1,612	
29	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%		1,660	1,554	2,124	1,228	1,085	2,306	-	1,612	1,612	

1	89	90	91	92	93	94	95	96	97	98	120	121	122	123	124	125	126	127	128	129	130	131
LONDON I	**Net to gross**												**Build start (QUARTERS)**									
	)										Total new											
Site ref	Retail A1-A5	Retail S'Ma	B1 office	B2 industrial	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Resi	floorspace	Highways/S278	Retail A1-A	Retail S'Ma	B1 office	B2 industri	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Resi
1	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	724	8,000	2	2	2	2	2	2	2	2	2	2
2	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,172	24,000	2	2	2	2	2	2	2	2	2	2
3	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	7,240	80,000	2	2	2	2	2	2	2	2	2	2
4	83%	83%	83%	83%	83%	83%	83%	83%	83%	83%	7,240	80,000	2	2	2	2	2	2	2	2	2	2
5	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	13,575	150,000	2	2	2	2	2	2	2	2	2	2
6	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	20,363	225,000	2	2	2	2	2	2	2	2	2	2
7	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	27,150	300,000	2	2	2	2	2	2	2	2	2	2
8	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	27,150	300,000	2	2	2	2	2	2	2	2	2	2
9	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	67,875	750,000	2	2	2	2	2	2	2	2	2	2
10	78%	78%	78%	78%	78%	78%	78%	78%	78%	78%	67,875	750,000	2	2	2	2	2	2	2	2	2	2
11	78%	78%	78%	78%	78%	78%	78%	78%	78%	78%	90,500	1,000,000	2	2	2	2	2	2	2	2	2	2
12	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	5,800	80,000	2	2	2	2	2	2	2	2	2	2
13	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	5,800	80,000	2	2	2	2	2	2	2	2	2	2
14	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	3,750	60,000	2	2	2	2	2	2	2	2	2	2
15	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	3,750	60,000	2	2	2	2	2	2	2	2	2	2
16	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	6,300	94,500	2	2	2	2	2	2	2	2	2	2
17	78%	78%	78%	78%	78%	78%	78%	78%	78%	78%	12,600	189,000	2	2	2	2	2	2	2	2	2	2
18	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	7,500	300,000	2	2	2	2	2	2	2	2	2	2
19	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	10,000	150,000	2	2	2	2	2	2	2	2	2	2
20	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	40,000	600,000	2	2	2	2	2	2	2	2	2	2
21	78%	78%	78%	78%	78%	78%	78%	78%	78%	78%	100,000	1,500,000	2	2	2	2	2	2	2	2	2	2
22	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	450	6,750	2	2	2	2	2	2	2	2	2	2
23	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	900	13,500	2	2	2	2	2	2	2	2	2	2
24	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,000	45,000	2	2	2	2	2	2	2	2	2	2
25	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,000	75,000	2	2	2	2	2	2	2	2	2	2
26	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,000	75,000	2	2	2	2	2	2	2	2	2	2
27	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	4,200	63,000	2	2	2	2	2	2	2	2	2	2
28	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	5,250	78,750	2	2	2	2	2	2	2	2	2	2
29	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	12,500	187,500	2	2	2	2	2	2	2	2	2	2

1	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151
LONDON I	**Build period (QUARTERS)**										**Investment sale (QUARTERS)**									
Site ref	Retail A1-A	Retail S'Ma	B1 office	B2 industri	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B2 industri	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	
2	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	
3	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	
4	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	
5	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	
6	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	
7	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	
8	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	
9	10	10	10	10	10	10	10	10	10	10	12	12	12	12	12	12	12	12	12	
10	10	10	10	10	10	10	10	10	10	10	12	12	12	12	12	12	12	12	12	
11	12	12	12	12	12	12	12	12	12	12	14	14	14	14	14	14	14	14	14	
12	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	
13	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	
14	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	
15	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	
16	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	
17	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	
18	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	
19	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	
20	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	
21	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	
22	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	
23	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	
24	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	
25	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	
26	6	6	6	6	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	
27	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	
28	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	
29	8	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	10	10	10	

1	152	153	154	155	156	157
LONDON I	**Resi sales period (qtrs)**	**Sales period start**	**Area**		**On-site AH**	**% AH rented**
				% of PRS		
Site ref	Resi	Resi		units		
1	1	8		100.00%	35%	70%
2	1	8		100.00%	35%	70%
3	2	10		100.00%	35%	70%
4	2	10		100.00%	35%	70%
5	4	10		100.00%	35%	70%
6	4	10		100.00%	35%	70%
7	4	10		100.00%	35%	70%
8	4	10		100.00%	35%	70%
9	4	12		100.00%	35%	70%
10	8	12		100.00%	35%	70%
11	8	14		100.00%	35%	70%
12	12	10		100.00%	35%	70%
13	2	10		100.00%	35%	70%
14	2	10		100.00%	35%	70%
15	2	10		100.00%	35%	70%
16	1	10		100.00%	0%	70%
17	1	10		100.00%	0%	70%
18	8	10		100.00%	35%	70%
19	1	8		100.00%	0%	70%
20	1	10		100.00%	0%	70%
21	1	10		100.00%	0%	70%
22	1	8		100.00%	0%	70%
23	1	8		100.00%	0%	70%
24	1	8		100.00%	0%	70%
25	1	8		100.00%	0%	70%
26	1	8		100.00%	0%	70%
27	1	10		100.00%	0%	70%
28	1	10		100.00%	0%	70%
29	1	6		100.00%	0%	70%

Appendix 3 - Appraisal results with growth

With growth	Aff Hsg:	50%	Rented:	70%	PRS:	Off	Aff Workspace:	0%	discounted
			SO:	30%	E&T costs	Off		50%	discount applied

					CIL Zone C			Potential New Zone			CIL Zone B	CIL Zone A	
Appraisal results - max CIL rates - BLV1				EUV	25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£436	£525	£614	£792	£418	£507	£485	£600	£344
2	Res2 - relatively low density - flats	24	0.100	2,172	£206	£288	£370	£534	£237	£319	£322	£475	£358
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£467	£549	£631	£794	£543	£625	£651	£849	£846
4	Res4 - Med size site - flats	80	0.150	7,240	£267	£343	£419	£572	£518	£595	£710	£1,072	£1,513
5	Res5 - Larger low density scheme	150	0.600	13,575	£132	£208	£284	£437	£147	£223	£220	£350	£207
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£156	£229	£301	£445	£393	£465	£574	£917	£1,332
7	Res7 - large flatted scheme	300	0.600	27,150	£95	£167	£239	£384	£307	£380	£476	£794	£1,148
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£377	£462	£546	£714	£330	£415	£379	£456	£136
9	Res9 - Large higher density scheme	750	1.400	67,875	£473	£543	£613	£752	£685	£755	£851	£1,167	£1,531
10	Res10 - Large very high density scheme	750	1.000	67,875	£77	£143	£208	£338	£320	£385	£496	£831	£1,272
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£340	-£274	-£209	-£80	-£51	£13	£146	£521	£1,064
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£588	-£527	-£465	-£343	-£739	-£678	-£763	-£828	-£1,362
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£851	-£782	-£712	-£573	-£1,124	-£1,055	-£1,203	-£1,375	-£2,226
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£583	-£517	-£451	-£320	-£323	-£259	-£140	£214	£700
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,459	-£2,389	-£2,320	-£2,181	-£3,375	-£3,306	-£3,775	-£4,591	-£7,052
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,121	£1,121	£1,121	£1,121	£962	£962	£883	£724	£327
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,320	£1,320	£1,320	£1,320	£1,241	£1,241	£1,201	£1,122	£923
18	CoL1 - Co-living scheme	300	0.130	7,500	£167	£236	£305	£444	£408	£476	£586	£925	£1,351
19	Off1 - small scale office scheme	-	0.200	10,000	£219	£219	£219	£219	£142	£801	£859	£3,824	£3,324
20	Off2 - med scale office scheme	-	0.400	40,000	£214	£214	£214	£214	£226	£829	£924	£3,706	£3,456
21	Off3 - large scale office scheme	-	0.600	100,000	£217	£217	£217	£217	£265	£849	£959	£3,687	£3,537
22	Ret1 - small retail	-	0.030	450	-£639	-£639	-£639	-£639	-£1,158	-£390	£11	-£249	-£1,916
23	Ret2 - medium retail	-	0.060	900	-£639	-£639	-£639	-£639	-£1,158	-£390	£11	-£249	-£1,916
24	Ret2 - large retail	-	0.250	3,000	-£9	-£9	-£9	-£9	-£842	-£842	-£1,259	-£2,197	-£4,281
25	Ind1 - industrial	-	1.000	5,000	-£5,054	-£5,054	-£5,054	-£5,054	-£7,054	-£7,054	-£8,054	-£9,857	-£14,857
26	Sto1 - Storage	-	1.000	5,000	-£4,876	-£4,876	-£4,876	-£4,876	-£6,876	-£6,876	-£7,876	-£9,681	-£14,681
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£405	£405	£405	£914	£676	£1,184	£1,065	£748	£153
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£524	£524	£524	£1,033	£842	£1,351	£1,255	£986	£510
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£454	£454	£454	£962	£882	£1,391	£1,351	£1,192	£992

					CIL Zone C			Potential New Zone			CIL Zone B	CIL Zone A	
Appraisal results - max CIL rates - BLV2				EUV	10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,265	£1,354	£1,443	£571	£749	£838	£1,093	£877	£1,449
2	Res2 - relatively low density - flats	24	0.100	2,172	£897	£979	£1,061	£349	£513	£595	£829	£706	£1,279
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,089	£1,171	£1,252	£628	£792	£873	£1,107	£1,056	£1,674
4	Res4 - Med size site - flats	80	0.150	7,240	£577	£654	£730	£489	£642	£719	£938	£1,176	£1,928
5	Res5 - Larger low density scheme	150	0.600	13,575	£795	£871	£947	£260	£412	£488	£706	£571	£1,091
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£451	£523	£595	£367	£511	£583	£790	£1,015	£1,725
7	Res7 - large flatted scheme	300	0.600	27,150	£426	£499	£571	£295	£440	£512	£719	£904	£1,590
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,206	£1,290	£1,375	£493	£662	£746	£986	£732	£1,241
9	Res9 - Large higher density scheme	750	1.400	67,875	£782	£852	£922	£670	£809	£879	£1,078	£1,270	£1,943
10	Res10 - Large very high density scheme	750	1.000	67,875	£298	£364	£429	£279	£409	£474	£658	£905	£1,566
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£191	-£125	-£60	-£120	£9	£73	£255	£571	£1,263
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£188	£249	£310	-£550	-£428	-£368	-£194	-£569	-£327
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£183	£253	£322	-£849	-£710	-£641	-£444	-£1,030	-£847
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£383	-£317	-£251	-£373	-£243	-£179	£7	£280	£967
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£459	-£389	-£320	-£2,714	-£2,575	-£2,506	-£2,309	-£3,924	-£4,385
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,359	£1,359	£1,359	£1,057	£1,057	£1,057	£1,057	£803	£645
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,439	£1,439	£1,439	£1,288	£1,288	£1,288	£1,288	£1,161	£1,082
18	CoL1 - Co-living scheme	300	0.130	7,500	£427	£496	£565	£374	£512	£580	£776	£1,012	£1,698
19	Off1 - small scale office scheme	-	0.200	10,000	£519	£519	£519	£139	£262	£921	£1,079	£3,924	£3,724
20	Off2 - med scale office scheme	-	0.400	40,000	£364	£364	£364	£174	£286	£889	£1,034	£3,756	£3,656
21	Off3 - large scale office scheme	-	0.600	100,000	£307	£307	£307	£193	£301	£885	£1,025	£3,717	£3,657
22	Ret1 - small retail	-	0.030	450	£361	£361	£361	-£905	-£758	£10	£745	£84	-£583
23	Ret2 - medium retail	-	0.060	900	£361	£361	£361	-£905	-£758	£10	£745	£84	-£583
24	Ret2 - large retail	-	0.250	3,000	£1,241	£1,241	£1,241	-£342	-£342	-£342	-£342	-£1,781	-£2,614
25	Ind1 - industrial	-	1.000	5,000	-£2,054	-£2,054	-£2,054	-£5,854	-£5,854	-£5,854	-£5,854	-£8,857	-£10,857
26	Sto1 - Storage	-	1.000	5,000	-£1,876	-£1,876	-£1,876	-£5,676	-£5,676	-£5,676	-£5,676	-£8,681	-£10,681
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£762	£762	£762	£818	£818	£1,327	£1,327	£867	£629
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£810	£810	£810	£957	£957	£1,465	£1,465	£1,081	£891
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£574	£574	£574	£930	£930	£1,439	£1,439	£1,232	£1,152

					CIL Zone C			Potential New Zone			CIL Zone B	CIL Zone A	
Appraisal results - max CIL rates - BLV3				EUV	6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,458	£1,547	£1,636	£1,179	£1,357	£1,446	£1,038	£1,705	£2,830
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,058	£1,140	£1,222	£856	£1,019	£1,101	£783	£1,396	£2,430
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,234	£1,316	£1,397	£1,084	£1,247	£1,329	£1,065	£1,678	£2,710
4	Res4 - Med size site - flats	80	0.150	7,240	£650	£726	£803	£717	£870	£947	£917	£1,486	£2,446
5	Res5 - Larger low density scheme	150	0.600	13,575	£949	£1,026	£1,102	£746	£898	£974	£662	£1,234	£2,196
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£520	£592	£664	£583	£727	£799	£770	£1,309	£2,216
7	Res7 - large flatted scheme	300	0.600	27,150	£504	£576	£648	£539	£683	£755	£697	£1,236	£2,142
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,399	£1,484	£1,568	£1,101	£1,270	£1,354	£931	£1,561	£2,622
9	Res9 - Large higher density scheme	750	1.400	67,875	£854	£924	£995	£897	£1,036	£1,105	£1,057	£1,579	£2,459
10	Res10 - Large very high density scheme	750	1.000	67,875	£349	£415	£480	£441	£571	£636	£643	£1,126	£1,935
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£156	-£90	-£25	-£11	£118	£182	£245	£720	£1,512
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£369	£430	£491	£19	£141	£201	-£246	£207	£966
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£425	£494	£564	-£91	£48	£117	-£513	£5	£877
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£336	-£270	-£205	-£227	-£97	-£32	-£6	£480	£1,300
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£8	£78	£147	-£1,247	-£1,108	-£1,039	-£2,442	-£1,924	-£1,052
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,415	£1,415	£1,415	£1,232	£1,232	£1,232	£1,042	£1,042	£1,042
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,467	£1,467	£1,467	£1,376	£1,376	£1,376	£1,280	£1,280	£1,280
18	CoL1 - Co-living scheme	300	0.130	7,500	£488	£557	£626	£565	£703	£771	£759	£1,272	£2,131
19	Off1 - small scale office scheme	0	0.200	10,000	£589	£589	£589	£359	£482	£1,141	£1,059	£4,224	£4,224
20	Off2 - med scale office scheme	0	0.400	40,000	£399	£399	£399	£284	£396	£999	£1,024	£3,906	£3,906
21	Off3 - large scale office scheme	0	0.600	100,000	£328	£328	£328	£259	£367	£951	£1,019	£3,807	£3,807
22	Ret1 - small retail	0	0.030	450	£595	£595	£595	-£172	-£25	£743	£678	£1,084	£1,084
23	Ret2 - medium retail	0	0.060	900	£595	£595	£595	-£172	-£25	£743	£678	£1,084	£1,084
24	Ret2 - large retail	0	0.250	3,000	£1,533	£1,533	£1,533	£575	£575	£575	-£425	-£531	-£531
25	Ind1 - industrial	0	1.000	5,000	-£1,354	-£1,354	-£1,354	-£3,654	-£3,654	-£3,654	-£6,054	-£5,857	-£5,857
26	Sto1 - Storage	0	1.000	5,000	-£1,176	-£1,176	-£1,176	-£3,476	-£3,476	-£3,476	-£5,876	-£5,681	-£5,681
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£846	£846	£846	£1,080	£1,080	£1,589	£1,303	£1,224	£1,224
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£877	£877	£877	£1,166	£1,166	£1,674	£1,446	£1,367	£1,367
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£602	£602	£602	£1,018	£1,018	£1,527	£1,431	£1,352	£1,352

					CIL Zone C			Potential New Zone			CIL Zone B	CIL Zone A	
Appraisal results - max CIL rates - BLV4				EUV	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,666	£1,755	£1,844	£2,022	£2,200	£2,164	£2,419	£2,948	£4,073
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,231	£1,313	£1,394	£1,558	£1,722	£1,700	£1,934	£2,432	£3,466
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,389	£1,471	£1,553	£1,716	£1,879	£1,868	£2,101	£2,610	£3,643
4	Res4 - Med size site - flats	80	0.150	7,240	£728	£804	£880	£1,033	£1,186	£1,216	£1,435	£1,952	£2,912
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,115	£1,191	£1,268	£1,420	£1,572	£1,549	£1,767	£2,228	£3,190
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£593	£666	£738	£882	£1,027	£1,055	£1,261	£1,751	£2,658
7	Res7 - large flatted scheme	300	0.600	27,150	£587	£659	£731	£876	£1,020	£1,042	£1,249	£1,733	£2,639
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,607	£1,691	£1,775	£1,944	£2,112	£2,072	£2,312	£2,804	£3,865
9	Res9 - Large higher density scheme	750	1.400	67,875	£932	£1,002	£1,072	£1,211	£1,350	£1,374	£1,573	£2,043	£2,923
10	Res10 - Large very high density scheme	750	1.000	67,875	£405	£470	£535	£665	£795	£827	£1,012	£1,457	£2,266
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£118	-£53	£12	£141	£270	£312	£494	£944	£1,735
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£563	£624	£685	£807	£929	£874	£1,047	£1,371	£2,130
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£683	£753	£822	£961	£1,100	£1,014	£1,211	£1,557	£2,429
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£286	-£220	-£155	-£23	£107	£141	£327	£780	£1,600
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£508	£578	£647	£786	£925	£694	£891	£1,076	£1,948
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,474	£1,474	£1,474	£1,474	£1,474	£1,438	£1,438	£1,399	£1,399
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,497	£1,497	£1,497	£1,497	£1,497	£1,479	£1,479	£1,459	£1,459
18	CoL1 - Co-living scheme	300	0.130	7,500	£553	£622	£691	£829	£967	£996	£1,192	£1,662	£2,521
19	Off1 - small scale office scheme	0	0.200	10,000	£664	£664	£664	£664	£787	£1,401	£1,559	£4,674	£4,674
20	Off2 - med scale office scheme	0	0.400	40,000	£437	£437	£437	£437	£549	£1,129	£1,274	£4,131	£4,131
21	Off3 - large scale office scheme	0	0.600	100,000	£350	£350	£350	£350	£459	£1,029	£1,169	£3,942	£3,942
22	Ret1 - small retail	0	0.030	450	£845	£845	£845	£845	£992	£1,610	£2,345	£2,584	£2,584
23	Ret2 - medium retail	0	0.060	900	£845	£845	£845	£845	£992	£1,610	£2,345	£2,584	£2,584
24	Ret2 - large retail	0	0.250	3,000	£1,845	£1,845	£1,845	£1,845	£1,845	£1,658	£1,658	£1,344	£1,344
25	Ind1 - industrial	0	1.000	5,000	-£604	-£604	-£604	-£604	-£604	-£1,054	-£1,054	-£1,357	-£1,357
26	Sto1 - Storage	0	1.000	5,000	-£426	-£426	-£426	-£426	-£426	-£876	-£876	-£1,181	-£1,181
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£935	£935	£935	£1,443	£1,443	£1,898	£1,898	£1,760	£1,760
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£948	£948	£948	£1,457	£1,457	£1,922	£1,922	£1,795	£1,795
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£632	£632	£632	£1,140	£1,140	£1,631	£1,631	£1,532	£1,532

	Aff Hsg:	35%	Rented:	70%	PRS:	Off	Aff Workspace:	0%	discounted
With growth			SO:	30%	E&T costs	Off		50%	discount applied

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
Appraisal results - max CIL rates - BLV1				EUV	25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£852	£968	£1,084	£1,315	£994	£1,110	£1,164	£1,480	£1,561
2	Res2 - relatively low density - flats	24	0.100	2,172	£587	£694	£800	£1,013	£765	£871	£945	£1,282	£1,475
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£843	£949	£1,056	£1,268	£1,066	£1,172	£1,268	£1,651	£1,956
4	Res4 - Med size site - flats	80	0.150	7,240	£615	£715	£814	£1,013	£1,004	£1,104	£1,283	£1,816	£2,545
5	Res5 - Larger low density scheme	150	0.600	13,575	£478	£577	£676	£874	£631	£730	£792	£1,093	£1,239
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£482	£576	£670	£858	£849	£943	£1,113	£1,616	£2,303
7	Res7 - large flatted scheme	300	0.600	27,150	£421	£515	£609	£796	£763	£857	£1,015	£1,493	£2,119
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£762	£872	£981	£1,200	£867	£976	£1,013	£1,280	£1,279
9	Res9 - Large higher density scheme	750	1.400	67,875	£784	£875	£966	£1,147	£1,122	£1,213	£1,368	£1,841	£2,469
10	Res10 - Large very high density scheme	750	1.000	67,875	£358	£443	£527	£697	£717	£801	£966	£1,445	£2,126
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£65	£18	£102	£268	£334	£417	£602	£1,115	£1,891
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£325	-£245	-£166	-£7	-£366	-£288	-£321	-£250	-£557
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£535	-£444	-£354	-£173	-£684	-£594	-£682	-£699	-£1,289
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£284	-£200	-£116	£53	£88	£173	£347	£846	£1,579
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,142	-£2,052	-£1,961	-£1,781	-£2,934	-£2,845	-£3,255	-£3,915	-£6,114
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,603	£1,603	£1,603	£1,603	£1,444	£1,444	£1,365	£1,206	£809
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,802	£1,802	£1,802	£1,802	£1,722	£1,722	£1,683	£1,603	£1,405
18	CoL1 - Co-living scheme	300	0.130	7,500	£472	£562	£652	£831	£835	£925	£1,093	£1,584	£2,266
19	Off1 - small scale office scheme	-	0.200	10,000	£219	£219	£219	£219	£142	£801	£859	£3,824	£3,324
20	Off2 - med scale office scheme	-	0.400	40,000	£214	£214	£214	£214	£226	£829	£924	£3,706	£3,456
21	Off3 - large scale office scheme	-	0.600	100,000	£217	£217	£217	£217	£265	£849	£959	£3,687	£3,537
22	Ret1 - small retail	-	0.030	450	-£639	-£639	-£639	-£639	-£1,158	-£390	£11	-£249	-£1,916
23	Ret2 - medium retail	-	0.060	900	-£639	-£639	-£639	-£639	-£1,158	-£390	£11	-£249	-£1,916
24	Ret2 - large retail	-	0.250	3,000	-£9	-£9	-£9	-£9	-£842	-£842	-£1,259	-£2,197	-£4,281
25	Ind1 - industrial	-	1.000	5,000	-£5,054	-£5,054	-£5,054	-£5,054	-£7,054	-£7,054	-£8,054	-£9,857	-£14,857
26	Sto1 - Storage	-	1.000	5,000	-£4,876	-£4,876	-£4,876	-£4,876	-£6,876	-£6,876	-£7,876	-£9,681	-£14,681
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£405	£405	£405	£914	£676	£1,184	£1,065	£748	£153
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£524	£524	£524	£1,033	£842	£1,351	£1,255	£986	£510
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£454	£454	£454	£962	£882	£1,391	£1,351	£1,192	£992

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
Appraisal results - max CIL rates - BLV2				EUV	10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,681	£1,797	£1,912	£1,094	£1,325	£1,441	£1,772	£1,756	£2,666
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,278	£1,384	£1,491	£829	£1,041	£1,148	£1,452	£1,513	£2,396
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,465	£1,571	£1,677	£1,102	£1,314	£1,421	£1,724	£1,858	£2,785
4	Res4 - Med size site - flats	80	0.150	7,240	£926	£1,025	£1,125	£930	£1,129	£1,228	£1,511	£1,920	£2,960
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,141	£1,240	£1,339	£698	£896	£995	£1,278	£1,314	£2,123
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£777	£871	£965	£779	£967	£1,061	£1,329	£1,714	£2,696
7	Res7 - large flatted scheme	300	0.600	27,150	£752	£846	£940	£708	£896	£990	£1,258	£1,603	£2,561
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,591	£1,700	£1,810	£979	£1,198	£1,308	£1,621	£1,557	£2,384
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,094	£1,185	£1,276	£1,065	£1,246	£1,336	£1,595	£1,944	£2,881
10	Res10 - Large very high density scheme	750	1.000	67,875	£579	£664	£748	£638	£805	£889	£1,129	£1,518	£2,421
11	Res11 - Large very high density scheme	1,000	0.900	90,500	£84	£168	£251	£228	£394	£477	£711	£1,165	£2,090
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£451	£531	£610	-£214	-£56	£23	£248	£8	£477
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£500	£590	£680	-£449	-£270	-£180	£77	-£354	£90
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£84	£0	£84	£0	£168	£253	£494	£913	£1,845
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£142	-£52	£39	-£2,314	-£2,134	-£2,045	-£1,788	-£3,248	-£3,448
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,841	£1,841	£1,841	£1,539	£1,539	£1,539	£1,539	£1,285	£1,126
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,921	£1,921	£1,921	£1,770	£1,770	£1,770	£1,770	£1,643	£1,564
18	CoL1 - Co-living scheme	300	0.130	7,500	£732	£822	£912	£761	£939	£1,029	£1,283	£1,670	£2,612
19	Off1 - small scale office scheme	-	0.200	10,000	£519	£519	£519	£139	£262	£921	£1,079	£3,924	£3,724
20	Off2 - med scale office scheme	-	0.400	40,000	£364	£364	£364	£174	£286	£889	£1,034	£3,756	£3,656
21	Off3 - large scale office scheme	-	0.600	100,000	£307	£307	£307	£193	£301	£885	£1,025	£3,717	£3,657
22	Ret1 - small retail	-	0.030	450	£361	£361	£361	-£905	-£758	£10	£745	£84	-£583
23	Ret2 - medium retail	-	0.060	900	£361	£361	£361	-£905	-£758	£10	£745	£84	-£583
24	Ret2 - large retail	-	0.250	3,000	£1,241	£1,241	£1,241	-£342	-£342	-£342	-£342	-£1,781	-£2,614
25	Ind1 - industrial	-	1.000	5,000	-£2,054	-£2,054	-£2,054	-£5,854	-£5,854	-£5,854	-£5,854	-£8,857	-£10,857
26	Sto1 - Storage	-	1.000	5,000	-£1,876	-£1,876	-£1,876	-£5,676	-£5,676	-£5,676	-£5,676	-£8,681	-£10,681
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£762	£762	£762	£818	£818	£1,327	£1,327	£867	£629
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£810	£810	£810	£957	£957	£1,465	£1,465	£1,081	£891
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£574	£574	£574	£930	£930	£1,439	£1,439	£1,232	£1,152

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
Appraisal results - max CIL rates - BLV3				EUV	6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,874	£1,990	£2,106	£1,702	£1,933	£2,049	£1,717	£2,585	£4,047
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,439	£1,545	£1,652	£1,335	£1,548	£1,654	£1,406	£2,203	£3,547
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,610	£1,716	£1,822	£1,558	£1,770	£1,876	£1,683	£2,479	£3,821
4	Res4 - Med size site - flats	80	0.150	7,240	£999	£1,098	£1,197	£1,158	£1,357	£1,456	£1,490	£2,230	£3,478
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,296	£1,395	£1,494	£1,184	£1,382	£1,481	£1,234	£1,977	£3,228
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£846	£939	£1,033	£995	£1,183	£1,277	£1,309	£2,009	£3,187
7	Res7 - large flatted scheme	300	0.600	27,150	£830	£923	£1,017	£951	£1,139	£1,233	£1,236	£1,935	£3,113
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,784	£1,894	£2,003	£1,587	£1,806	£1,916	£1,566	£2,385	£3,765
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,166	£1,257	£1,348	£1,292	£1,473	£1,563	£1,575	£2,253	£3,397
10	Res10 - Large very high density scheme	750	1.000	67,875	£631	£716	£800	£800	£967	£1,051	£1,114	£1,739	£2,789
11	Res11 - Large very high density scheme	1000	0.900	90,500	£119	£202	£286	£338	£503	£586	£701	£1,314	£2,339
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£632	£712	£791	£355	£513	£592	£196	£784	£1,770
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£741	£831	£922	£309	£489	£579	£8	£681	£1,815
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£38	£47	£131	£146	£315	£399	£481	£1,113	£2,179
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£325	£415	£505	-£847	-£668	-£578	-£1,921	-£1,248	-£114
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,896	£1,896	£1,896	£1,714	£1,714	£1,714	£1,523	£1,523	£1,523
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,949	£1,949	£1,949	£1,857	£1,857	£1,857	£1,762	£1,762	£1,762
18	CoL1 - Co-living scheme	300	0.130	7,500	£793	£883	£973	£952	£1,130	£1,219	£1,266	£1,930	£3,046
19	Off1 - small scale office scheme	0	0.200	10,000	£589	£589	£589	£359	£482	£1,141	£1,059	£4,224	£4,224
20	Off2 - med scale office scheme	0	0.400	40,000	£399	£399	£399	£284	£396	£999	£1,024	£3,906	£3,906
21	Off3 - large scale office scheme	0	0.600	100,000	£328	£328	£328	£259	£367	£951	£1,019	£3,807	£3,807
22	Ret1 - small retail	0	0.030	450	£595	£595	£595	-£172	-£25	£743	£678	£1,084	£1,084
23	Ret2 - medium retail	0	0.060	900	£595	£595	£595	-£172	-£25	£743	£678	£1,084	£1,084
24	Ret2 - large retail	0	0.250	3,000	£1,533	£1,533	£1,533	£575	£575	£575	-£425	-£531	-£531
25	Ind1 - industrial	0	1.000	5,000	-£1,354	-£1,354	-£1,354	-£3,654	-£3,654	-£3,654	-£6,054	-£5,857	-£5,857
26	Sto1 - Storage	0	1.000	5,000	-£1,176	-£1,176	-£1,176	-£3,476	-£3,476	-£3,476	-£5,876	-£5,681	-£5,681
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£846	£846	£846	£1,080	£1,080	£1,589	£1,303	£1,224	£1,224
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£877	£877	£877	£1,166	£1,166	£1,674	£1,446	£1,367	£1,367
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£602	£602	£602	£1,018	£1,018	£1,527	£1,431	£1,352	£1,352

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
Appraisal results - max CIL rates - BLV4				EUV	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£2,081	£2,197	£2,313	£2,544	£2,776	£2,767	£3,098	£3,828	£5,290
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,612	£1,718	£1,824	£2,037	£2,250	£2,253	£2,557	£3,239	£4,583
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,765	£1,871	£1,977	£2,190	£2,402	£2,415	£2,719	£3,412	£4,753
4	Res4 - Med size site - flats	80	0.150	7,240	£1,076	£1,176	£1,275	£1,474	£1,673	£1,725	£2,008	£2,696	£3,944
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,462	£1,561	£1,660	£1,858	£2,056	£2,056	£2,339	£2,971	£4,222
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£919	£1,013	£1,107	£1,295	£1,483	£1,532	£1,800	£2,451	£3,629
7	Res7 - large flatted scheme	300	0.600	27,150	£912	£1,006	£1,100	£1,288	£1,476	£1,520	£1,788	£2,432	£3,610
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,991	£2,101	£2,210	£2,429	£2,649	£2,634	£2,947	£3,628	£5,008
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,243	£1,334	£1,425	£1,606	£1,787	£1,831	£2,090	£2,717	£3,861
10	Res10 - Large very high density scheme	750	1.000	67,875	£686	£771	£855	£1,024	£1,192	£1,243	£1,482	£2,071	£3,120
11	Res11 - Large very high density scheme	1000	0.900	90,500	£156	£240	£323	£489	£655	£715	£950	£1,538	£2,563
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£826	£906	£985	£1,144	£1,302	£1,264	£1,489	£1,948	£2,934
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£1,000	£1,090	£1,180	£1,361	£1,541	£1,475	£1,732	£2,232	£3,366
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	£12	£97	£181	£350	£518	£573	£814	£1,413	£2,479
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£825	£915	£1,005	£1,186	£1,366	£1,155	£1,412	£1,752	£2,886
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,956	£1,956	£1,956	£1,956	£1,956	£1,920	£1,920	£1,880	£1,880
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,978	£1,978	£1,978	£1,978	£1,978	£1,961	£1,961	£1,941	£1,941
18	CoL1 - Co-living scheme	300	0.130	7,500	£858	£948	£1,038	£1,216	£1,394	£1,445	£1,699	£2,320	£3,436
19	Off1 - small scale office scheme	0	0.200	10,000	£664	£664	£664	£664	£787	£1,401	£1,559	£4,674	£4,674
20	Off2 - med scale office scheme	0	0.400	40,000	£437	£437	£437	£437	£549	£1,129	£1,274	£4,131	£4,131
21	Off3 - large scale office scheme	0	0.600	100,000	£350	£350	£350	£350	£459	£1,029	£1,169	£3,942	£3,942
22	Ret1 - small retail	0	0.030	450	£845	£845	£845	£845	£992	£1,610	£2,345	£2,584	£2,584
23	Ret2 - medium retail	0	0.060	900	£845	£845	£845	£845	£992	£1,610	£2,345	£2,584	£2,584
24	Ret2 - large retail	0	0.250	3,000	£1,845	£1,845	£1,845	£1,845	£1,845	£1,658	£1,658	£1,344	£1,344
25	Ind1 - industrial	0	1.000	5,000	-£604	-£604	-£604	-£604	-£604	-£1,054	-£1,054	-£1,357	-£1,357
26	Sto1 - Storage	0	1.000	5,000	-£426	-£426	-£426	-£426	-£426	-£876	-£876	-£1,181	-£1,181
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£935	£935	£935	£1,443	£1,443	£1,898	£1,898	£1,760	£1,760
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£948	£948	£948	£1,457	£1,457	£1,922	£1,922	£1,795	£1,795
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£632	£632	£632	£1,140	£1,140	£1,631	£1,631	£1,532	£1,532

Aff Hsg:	50%	Rented:	60%	PRS:	Off
		SO:	40%	E&T costs	Off

Aff Workspace:	0%	discounted
	50%	discount applied

With growth

Appraisal results - max CIL rates - BLV1					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£550	£639	£728	£906	£532	£621	£599	£714	£458
2	Res2 - relatively low density - flats	24	0.100	2,172	£311	£393	£475	£638	£341	£423	£427	£580	£463
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£573	£655	£737	£900	£649	£731	£757	£955	£952
4	Res4 - Med size site - flats	80	0.150	7,240	£367	£443	£519	£672	£618	£695	£808	£1,170	£1,612
5	Res5 - Larger low density scheme	150	0.600	13,575	£232	£308	£384	£536	£247	£323	£320	£450	£305
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£252	£324	£396	£541	£489	£561	£669	£1,011	£1,426
7	Res7 - large flatted scheme	300	0.600	27,150	£190	£263	£335	£479	£403	£475	£571	£888	£1,242
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£488	£572	£656	£824	£440	£524	£488	£565	£245
9	Res9 - Large higher density scheme	750	1.400	67,875	£567	£636	£706	£845	£778	£847	£943	£1,259	£1,623
10	Res10 - Large very high density scheme	750	1.000	67,875	£167	£232	£297	£427	£409	£473	£584	£918	£1,358
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£248	-£183	-£119	£10	£39	£102	£235	£609	£1,151
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£503	-£442	-£381	-£259	-£656	-£595	-£681	-£746	-£1,281
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£760	-£691	-£621	-£483	-£1,035	-£966	-£1,113	-£1,285	-£2,137
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£497	-£431	-£365	-£235	-£239	-£174	-£55	£298	£785
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,368	-£2,298	-£2,229	-£2,090	-£3,285	-£3,216	-£3,686	-£4,501	-£6,962
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,121	£1,121	£1,121	£1,121	£962	£962	£883	£724	£327
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,320	£1,320	£1,320	£1,320	£1,241	£1,241	£1,201	£1,122	£923
18	CoL1 - Co-living scheme	300	0.130	7,500	£261	£330	£399	£537	£500	£569	£678	£1,016	£1,441
19	Off1 - small scale office scheme	-	0.200	10,000	£219	£219	£219	£219	£142	£801	£859	£3,824	£3,324
20	Off2 - med scale office scheme	-	0.400	40,000	£214	£214	£214	£214	£226	£829	£924	£3,706	£3,456
21	Off3 - large scale office scheme	-	0.600	100,000	£217	£217	£217	£217	£265	£849	£959	£3,687	£3,537
22	Ret1 - small retail	-	0.030	450	-£639	-£639	-£639	-£639	-£1,158	-£390	£11	-£249	-£1,916
23	Ret2 - medium retail	-	0.060	900	-£639	-£639	-£639	-£639	-£1,158	-£390	£11	-£249	-£1,916
24	Ret2 - large retail	-	0.250	3,000	-£9	-£9	-£9	-£9	-£842	-£842	-£1,259	-£2,197	-£4,281
25	Ind1 - industrial	-	1.000	5,000	-£5,054	-£5,054	-£5,054	-£5,054	-£7,054	-£7,054	-£8,054	-£9,857	-£14,857
26	Sto1 - Storage	-	1.000	5,000	-£4,876	-£4,876	-£4,876	-£4,876	-£6,876	-£6,876	-£7,876	-£9,681	-£14,681
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£405	£405	£405	£914	£676	£1,184	£1,065	£748	£153
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£524	£524	£524	£1,033	£842	£1,351	£1,255	£986	£510
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£454	£454	£454	£962	£882	£1,391	£1,351	£1,192	£992

Appraisal results - max CIL rates - BLV2					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,379	£1,468	£1,557	£685	£863	£952	£1,207	£991	£1,563
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,002	£1,083	£1,165	£454	£618	£699	£933	£810	£1,384
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,195	£1,277	£1,358	£734	£898	£979	£1,213	£1,163	£1,780
4	Res4 - Med size site - flats	80	0.150	7,240	£677	£754	£830	£589	£742	£819	£1,036	£1,274	£2,026
5	Res5 - Larger low density scheme	150	0.600	13,575	£895	£971	£1,047	£360	£512	£588	£806	£671	£1,189
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£546	£619	£691	£462	£607	£679	£885	£1,109	£1,819
7	Res7 - large flatted scheme	300	0.600	27,150	£522	£594	£666	£391	£535	£608	£814	£998	£1,684
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,317	£1,401	£1,485	£603	£771	£855	£1,095	£841	£1,350
9	Res9 - Large higher density scheme	750	1.400	67,875	£876	£946	£1,015	£762	£902	£971	£1,170	£1,362	£2,036
10	Res10 - Large very high density scheme	750	1.000	67,875	£388	£453	£518	£368	£497	£562	£746	£992	£1,652
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£99	-£34	£30	-£29	£98	£162	£344	£659	£1,349
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£272	£333	£394	-£466	-£345	-£285	-£112	-£487	-£247
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£274	£344	£413	-£759	-£621	-£552	-£354	-£940	-£757
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£297	-£231	-£165	-£288	-£159	-£94	£92	£365	£1,052
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£368	-£298	-£229	-£2,623	-£2,485	-£2,416	-£2,219	-£3,835	-£4,296
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,359	£1,359	£1,359	£1,057	£1,057	£1,057	£1,057	£803	£645
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,439	£1,439	£1,439	£1,288	£1,288	£1,288	£1,288	£1,161	£1,082
18	CoL1 - Co-living scheme	300	0.130	7,500	£521	£590	£659	£467	£604	£673	£869	£1,103	£1,788
19	Off1 - small scale office scheme	-	0.200	10,000	£519	£519	£519	£139	£262	£921	£1,079	£3,924	£3,724
20	Off2 - med scale office scheme	-	0.400	40,000	£364	£364	£364	£174	£286	£889	£1,034	£3,756	£3,656
21	Off3 - large scale office scheme	-	0.600	100,000	£307	£307	£307	£193	£301	£885	£1,025	£3,717	£3,657
22	Ret1 - small retail	-	0.030	450	£361	£361	£361	-£905	-£758	£10	£745	£84	-£583
23	Ret2 - medium retail	-	0.060	900	£361	£361	£361	-£905	-£758	£10	£745	£84	-£583
24	Ret2 - large retail	-	0.250	3,000	£1,241	£1,241	£1,241	-£342	-£342	-£342	-£342	-£1,781	-£2,614
25	Ind1 - industrial	-	1.000	5,000	-£2,054	-£2,054	-£2,054	-£5,854	-£5,854	-£5,854	-£5,854	-£8,857	-£10,857
26	Sto1 - Storage	-	1.000	5,000	-£1,876	-£1,876	-£1,876	-£5,676	-£5,676	-£5,676	-£5,676	-£8,681	-£10,681
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£762	£762	£762	£818	£818	£1,327	£1,327	£867	£629
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£810	£810	£810	£957	£957	£1,465	£1,465	£1,081	£891
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£574	£574	£574	£930	£930	£1,439	£1,439	£1,232	£1,152

Appraisal results - max CIL rates - BLV3					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,572	£1,661	£1,750	£1,293	£1,471	£1,560	£1,152	£1,819	£2,944
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,163	£1,245	£1,326	£961	£1,124	£1,206	£887	£1,501	£2,535
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,340	£1,422	£1,503	£1,190	£1,353	£1,435	£1,171	£1,784	£2,816
4	Res4 - Med size site - flats	80	0.150	7,240	£750	£826	£903	£817	£970	£1,047	£1,015	£1,585	£2,544
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,049	£1,126	£1,202	£846	£998	£1,074	£762	£1,334	£2,294
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£615	£687	£760	£678	£823	£895	£866	£1,403	£2,310
7	Res7 - large flatted scheme	300	0.600	27,150	£599	£671	£744	£634	£778	£851	£792	£1,330	£2,236
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,510	£1,594	£1,678	£1,211	£1,379	£1,463	£1,040	£1,670	£2,731
9	Res9 - Large higher density scheme	750	1.400	67,875	£948	£1,018	£1,087	£989	£1,129	£1,198	£1,150	£1,672	£2,551
10	Res10 - Large very high density scheme	750	1.000	67,875	£440	£505	£570	£530	£659	£724	£731	£1,213	£2,021
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£64	£1	£65	£80	£208	£272	£335	£808	£1,598
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£454	£514	£575	£103	£224	£284	-£163	£289	£1,046
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£515	£585	£654	£0	£138	£207	-£423	£94	£967
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£250	-£184	-£119	-£142	-£12	£53	£78	£565	£1,385
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£99	£169	£238	-£1,157	-£1,019	-£950	-£2,352	-£1,835	-£962
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,415	£1,415	£1,415	£1,232	£1,232	£1,232	£1,042	£1,042	£1,042
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,467	£1,467	£1,467	£1,376	£1,376	£1,376	£1,280	£1,280	£1,280
18	CoL1 - Co-living scheme	300	0.130	7,500	£581	£651	£720	£658	£795	£864	£852	£1,363	£2,221
19	Off1 - small scale office scheme	0	0.200	10,000	£589	£589	£589	£359	£482	£1,141	£1,059	£4,224	£4,224
20	Off2 - med scale office scheme	0	0.400	40,000	£399	£399	£399	£284	£396	£999	£1,024	£3,906	£3,906
21	Off3 - large scale office scheme	0	0.600	100,000	£328	£328	£328	£259	£367	£951	£1,019	£3,807	£3,807
22	Ret1 - small retail	0	0.030	450	£595	£595	£595	-£172	-£25	£743	£678	£1,084	£1,084
23	Ret2 - medium retail	0	0.060	900	£595	£595	£595	-£172	-£25	£743	£678	£1,084	£1,084
24	Ret2 - large retail	0	0.250	3,000	£1,533	£1,533	£1,533	£575	£575	£575	-£425	-£531	-£531
25	Ind1 - industrial	0	1.000	5,000	-£1,354	-£1,354	-£1,354	-£3,654	-£3,654	-£3,654	-£6,054	-£5,857	-£5,857
26	Sto1 - Storage	0	1.000	5,000	-£1,176	-£1,176	-£1,176	-£3,476	-£3,476	-£3,476	-£5,876	-£5,681	-£5,681
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£846	£846	£846	£1,080	£1,080	£1,589	£1,303	£1,224	£1,224
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£877	£877	£877	£1,166	£1,166	£1,674	£1,446	£1,367	£1,367
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£602	£602	£602	£1,018	£1,018	£1,527	£1,431	£1,352	£1,352

Appraisal results - max CIL rates - BLV4					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,779	£1,868	£1,957	£2,135	£2,314	£2,278	£2,533	£3,062	£4,187
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,335	£1,417	£1,499	£1,663	£1,826	£1,804	£2,038	£2,537	£3,570
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,495	£1,577	£1,659	£1,822	£1,985	£1,974	£2,207	£2,716	£3,749
4	Res4 - Med size site - flats	80	0.150	7,240	£827	£904	£980	£1,133	£1,286	£1,316	£1,533	£2,051	£3,010
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,215	£1,291	£1,368	£1,520	£1,672	£1,649	£1,867	£2,328	£3,289
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£689	£761	£833	£978	£1,122	£1,150	£1,357	£1,845	£2,752
7	Res7 - large flatted scheme	300	0.600	27,150	£682	£754	£827	£971	£1,115	£1,138	£1,344	£1,827	£2,733
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,717	£1,801	£1,886	£2,054	£2,221	£2,181	£2,421	£2,913	£3,974
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,025	£1,095	£1,165	£1,304	£1,443	£1,466	£1,665	£2,136	£3,015
10	Res10 - Large very high density scheme	750	1.000	67,875	£495	£560	£625	£755	£884	£915	£1,100	£1,544	£2,352
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£27	£38	£103	£232	£359	£401	£583	£1,032	£1,822
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£647	£708	£769	£891	£1,013	£957	£1,130	£1,452	£2,210
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£774	£844	£913	£1,052	£1,190	£1,103	£1,301	£1,646	£2,518
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£200	-£134	-£69	£62	£191	£226	£412	£865	£1,685
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£599	£669	£738	£877	£1,015	£784	£981	£1,165	£2,038
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,474	£1,474	£1,474	£1,474	£1,474	£1,438	£1,438	£1,399	£1,399
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,497	£1,497	£1,497	£1,497	£1,497	£1,479	£1,479	£1,459	£1,459
18	CoL1 - Co-living scheme	300	0.130	7,500	£646	£716	£785	£922	£1,059	£1,089	£1,285	£1,753	£2,611
19	Off1 - small scale office scheme	0	0.200	10,000	£664	£664	£664	£664	£787	£1,401	£1,559	£4,674	£4,674
20	Off2 - med scale office scheme	0	0.400	40,000	£437	£437	£437	£437	£549	£1,129	£1,274	£4,131	£4,131
21	Off3 - large scale office scheme	0	0.600	100,000	£350	£350	£350	£350	£459	£1,029	£1,169	£3,942	£3,942
22	Ret1 - small retail	0	0.030	450	£845	£845	£845	£845	£992	£1,610	£2,345	£2,584	£2,584
23	Ret2 - medium retail	0	0.060	900	£845	£845	£845	£845	£992	£1,610	£2,345	£2,584	£2,584
24	Ret2 - large retail	0	0.250	3,000	£1,845	£1,845	£1,845	£1,845	£1,845	£1,658	£1,658	£1,344	£1,344
25	Ind1 - industrial	0	1.000	5,000	-£604	-£604	-£604	-£604	-£604	-£1,054	-£1,054	-£1,357	-£1,357
26	Sto1 - Storage	0	1.000	5,000	-£426	-£426	-£426	-£426	-£426	-£876	-£876	-£1,181	-£1,181
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£935	£935	£935	£1,443	£1,443	£1,898	£1,898	£1,760	£1,760
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£948	£948	£948	£1,457	£1,457	£1,922	£1,922	£1,795	£1,795
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£632	£632	£632	£1,140	£1,140	£1,631	£1,631	£1,532	£1,532

	Aff Hsg:	35%	Rented:	60%	PRS:	Off	Aff Workspace:	0% discounted
With growth			SO:	40%	E&T costs	Off		50% discount applied

Appraisal results - max CIL rates - BLV1

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£932	£1,048	£1,163	£1,395	£1,074	£1,189	£1,244	£1,560	£1,641
2	Res2 - relatively low density - flats	24	0.100	2,172	£661	£767	£873	£1,086	£838	£945	£1,018	£1,356	£1,548
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£917	£1,024	£1,130	£1,342	£1,140	£1,246	£1,343	£1,725	£2,031
4	Res4 - Med size site - flats	80	0.150	7,240	£685	£785	£884	£1,083	£1,074	£1,173	£1,352	£1,885	£2,614
5	Res5 - Larger low density scheme	150	0.600	13,575	£548	£647	£746	£944	£701	£800	£862	£1,163	£1,308
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£549	£643	£737	£924	£916	£1,010	£1,179	£1,682	£2,369
7	Res7 - large flatted scheme	300	0.600	27,150	£488	£581	£675	£863	£830	£924	£1,080	£1,559	£2,184
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£839	£949	£1,058	£1,278	£944	£1,054	£1,090	£1,357	£1,355
9	Res9 - Large higher density scheme	750	1.400	67,875	£850	£941	£1,031	£1,212	£1,187	£1,277	£1,433	£1,906	£2,534
10	Res10 - Large very high density scheme	750	1.000	67,875	£421	£506	£590	£758	£779	£862	£1,028	£1,506	£2,186
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£2	£82	£165	£330	£397	£479	£664	£1,176	£1,951
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£266	-£186	-£107	£52	-£308	-£230	-£263	-£193	-£501
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£471	-£381	-£291	-£111	-£621	-£531	-£619	-£636	-£1,226
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£225	-£141	-£56	£112	£148	£232	£407	£906	£1,637
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,078	-£1,988	-£1,898	-£1,718	-£2,872	-£2,782	-£3,192	-£3,852	-£6,052
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,603	£1,603	£1,603	£1,603	£1,444	£1,444	£1,365	£1,206	£809
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,802	£1,802	£1,802	£1,802	£1,722	£1,722	£1,683	£1,603	£1,405
18	CoL1 - Co-living scheme	300	0.130	7,500	£538	£628	£717	£895	£900	£989	£1,157	£1,647	£2,329
19	Off1 - small scale office scheme	-	0.200	10,000	£219	£219	£219	£219	£142	£801	£859	£3,824	£3,324
20	Off2 - med scale office scheme	-	0.400	40,000	£214	£214	£214	£214	£226	£829	£924	£3,706	£3,456
21	Off3 - large scale office scheme	-	0.600	100,000	£217	£217	£217	£217	£265	£849	£959	£3,687	£3,537
22	Ret1 - small retail	-	0.030	450	-£639	-£639	-£639	-£639	-£1,158	-£390	£11	-£249	-£1,916
23	Ret2 - medium retail	-	0.060	900	-£639	-£639	-£639	-£639	-£1,158	-£390	£11	-£249	-£1,916
24	Ret2 - large retail	-	0.250	3,000	-£9	-£9	-£9	-£9	-£842	-£842	-£1,259	-£2,197	-£4,281
25	Ind1 - industrial	-	1.000	5,000	-£5,054	-£5,054	-£5,054	-£5,054	-£7,054	-£7,054	-£8,054	-£9,857	-£14,857
26	Sto1 - Storage	-	1.000	5,000	-£4,876	-£4,876	-£4,876	-£4,876	-£6,876	-£6,876	-£7,876	-£9,681	-£14,681
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£405	£405	£405	£914	£676	£1,184	£1,065	£748	£153
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£524	£524	£524	£1,033	£842	£1,351	£1,255	£986	£510
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£454	£454	£454	£962	£882	£1,391	£1,351	£1,192	£992

Appraisal results - max CIL rates - BLV2

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,761	£1,876	£1,992	£1,174	£1,405	£1,521	£1,852	£1,836	£2,746
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,351	£1,458	£1,564	£902	£1,114	£1,221	£1,525	£1,586	£2,469
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,539	£1,645	£1,751	£1,176	£1,389	£1,495	£1,798	£1,932	£2,859
4	Res4 - Med size site - flats	80	0.150	7,240	£996	£1,095	£1,195	£1,000	£1,199	£1,297	£1,580	£1,988	£3,029
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,211	£1,310	£1,409	£768	£966	£1,065	£1,348	£1,384	£2,192
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£844	£937	£1,031	£846	£1,034	£1,128	£1,395	£1,780	£2,762
7	Res7 - large flatted scheme	300	0.600	27,150	£819	£913	£1,007	£775	£962	£1,056	£1,324	£1,669	£2,626
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,668	£1,778	£1,887	£1,057	£1,276	£1,385	£1,698	£1,633	£2,460
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,160	£1,250	£1,341	£1,130	£1,311	£1,401	£1,660	£2,009	£2,946
10	Res10 - Large very high density scheme	750	1.000	67,875	£642	£727	£811	£699	£867	£951	£1,190	£1,579	£2,481
11	Res11 - Large very high density scheme	1,000	0.900	90,500	£147	£231	£314	£291	£456	£538	£773	£1,226	£2,150
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£510	£590	£669	-£155	£2	£81	£306	£65	£533
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£563	£654	£744	-£386	-£207	-£117	£139	-£291	£153
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£25	£59	£144	£59	£228	£312	£553	£972	£1,904
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£78	£12	£102	-£2,251	-£2,072	-£1,982	-£1,725	-£3,186	-£3,385
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,841	£1,841	£1,841	£1,539	£1,539	£1,539	£1,539	£1,285	£1,126
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,921	£1,921	£1,921	£1,770	£1,770	£1,770	£1,770	£1,643	£1,564
18	CoL1 - Co-living scheme	300	0.130	7,500	£798	£888	£977	£826	£1,004	£1,093	£1,348	£1,734	£2,675
19	Off1 - small scale office scheme	-	0.200	10,000	£519	£519	£519	£139	£262	£921	£1,079	£3,924	£3,724
20	Off2 - med scale office scheme	-	0.400	40,000	£364	£364	£364	£174	£286	£889	£1,034	£3,756	£3,656
21	Off3 - large scale office scheme	-	0.600	100,000	£307	£307	£307	£193	£301	£885	£1,025	£3,717	£3,657
22	Ret1 - small retail	-	0.030	450	£361	£361	£361	-£905	-£758	£10	£745	£84	-£583
23	Ret2 - medium retail	-	0.060	900	£361	£361	£361	-£905	-£758	£10	£745	£84	-£583
24	Ret2 - large retail	-	0.250	3,000	£1,241	£1,241	£1,241	-£342	-£342	-£342	-£342	-£1,781	-£2,614
25	Ind1 - industrial	-	1.000	5,000	-£2,054	-£2,054	-£2,054	-£5,854	-£5,854	-£5,854	-£5,854	-£8,857	-£10,857
26	Sto1 - Storage	-	1.000	5,000	-£1,876	-£1,876	-£1,876	-£5,676	-£5,676	-£5,676	-£5,676	-£8,681	-£10,681
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£762	£762	£762	£818	£818	£1,327	£1,327	£867	£629
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£810	£810	£810	£957	£957	£1,465	£1,465	£1,081	£891
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£574	£574	£574	£930	£930	£1,439	£1,439	£1,232	£1,152

Appraisal results - max CIL rates - BLV3

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,954	£2,070	£2,185	£1,781	£2,013	£2,129	£1,797	£2,665	£4,127
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,512	£1,619	£1,725	£1,408	£1,621	£1,727	£1,479	£2,276	£3,620
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,684	£1,790	£1,896	£1,632	£1,844	£1,951	£1,757	£2,553	£3,895
4	Res4 - Med size site - flats	80	0.150	7,240	£1,068	£1,168	£1,267	£1,228	£1,427	£1,525	£1,559	£2,299	£3,547
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,366	£1,465	£1,564	£1,254	£1,452	£1,551	£1,304	£2,047	£3,297
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£912	£1,006	£1,100	£1,062	£1,250	£1,344	£1,375	£2,074	£3,253
7	Res7 - large flatted scheme	300	0.600	27,150	£896	£990	£1,084	£1,018	£1,206	£1,299	£1,301	£2,001	£3,179
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,862	£1,971	£2,081	£1,664	£1,883	£1,993	£1,643	£2,462	£3,841
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,232	£1,322	£1,413	£1,357	£1,538	£1,628	£1,639	£2,318	£3,462
10	Res10 - Large very high density scheme	750	1.000	67,875	£694	£778	£863	£861	£1,029	£1,113	£1,176	£1,800	£2,849
11	Res11 - Large very high density scheme	1000	0.900	90,500	£182	£266	£349	£400	£566	£648	£763	£1,375	£2,399
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£691	£771	£850	£414	£571	£650	£254	£841	£1,827
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£805	£895	£985	£372	£552	£641	£70	£743	£1,877
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	£22	£106	£190	£206	£374	£459	£540	£1,172	£2,237
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£388	£479	£569	-£784	-£605	-£515	-£1,859	-£1,186	-£52
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,896	£1,896	£1,896	£1,714	£1,714	£1,714	£1,523	£1,523	£1,523
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,949	£1,949	£1,949	£1,857	£1,857	£1,857	£1,762	£1,762	£1,762
18	CoL1 - Co-living scheme	300	0.130	7,500	£859	£948	£1,038	£1,017	£1,195	£1,284	£1,330	£1,994	£3,109
19	Off1 - small scale office scheme	0	0.200	10,000	£589	£589	£589	£359	£482	£1,141	£1,059	£4,224	£4,224
20	Off2 - med scale office scheme	0	0.400	40,000	£399	£399	£399	£284	£396	£999	£1,024	£3,906	£3,906
21	Off3 - large scale office scheme	0	0.600	100,000	£328	£328	£328	£259	£367	£951	£1,019	£3,807	£3,807
22	Ret1 - small retail	0	0.030	450	£595	£595	£595	-£172	-£25	£743	£678	£1,084	£1,084
23	Ret2 - medium retail	0	0.060	900	£595	£595	£595	-£172	-£25	£743	£678	£1,084	£1,084
24	Ret2 - large retail	0	0.250	3,000	£1,533	£1,533	£1,533	£575	£575	£575	-£425	-£531	-£531
25	Ind1 - industrial	0	1.000	5,000	-£1,354	-£1,354	-£1,354	-£3,654	-£3,654	-£3,654	-£6,054	-£5,857	-£5,857
26	Sto1 - Storage	0	1.000	5,000	-£1,176	-£1,176	-£1,176	-£3,476	-£3,476	-£3,476	-£5,876	-£5,681	-£5,681
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£846	£846	£846	£1,080	£1,080	£1,589	£1,303	£1,224	£1,224
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£877	£877	£877	£1,166	£1,166	£1,674	£1,446	£1,367	£1,367
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£602	£602	£602	£1,018	£1,018	£1,527	£1,431	£1,352	£1,352

Appraisal results - max CIL rates - BLV4

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£2,161	£2,277	£2,393	£2,624	£2,855	£2,847	£3,178	£3,908	£5,370
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,685	£1,791	£1,898	£2,110	£2,323	£2,326	£2,630	£3,312	£4,656
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,839	£1,946	£2,052	£2,264	£2,476	£2,489	£2,793	£3,486	£4,828
4	Res4 - Med size site - flats	80	0.150	7,240	£1,146	£1,246	£1,345	£1,544	£1,743	£1,795	£2,077	£2,765	£4,013
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,532	£1,631	£1,730	£1,928	£2,126	£2,126	£2,409	£3,041	£4,291
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£986	£1,080	£1,174	£1,362	£1,549	£1,599	£1,866	£2,516	£3,695
7	Res7 - large flatted scheme	300	0.600	27,150	£979	£1,073	£1,167	£1,355	£1,543	£1,587	£1,854	£2,498	£3,676
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£2,069	£2,178	£2,288	£2,507	£2,726	£2,711	£3,024	£3,705	£5,084
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,309	£1,400	£1,490	£1,671	£1,852	£1,896	£2,155	£2,782	£3,926
10	Res10 - Large very high density scheme	750	1.000	67,875	£749	£833	£918	£1,086	£1,254	£1,304	£1,544	£2,132	£3,180
11	Res11 - Large very high density scheme	1000	0.900	90,500	£219	£303	£386	£552	£717	£777	£1,012	£1,599	£2,623
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£885	£965	£1,044	£1,202	£1,360	£1,322	£1,547	£2,005	£2,990
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£1,063	£1,154	£1,244	£1,424	£1,603	£1,538	£1,794	£2,295	£3,429
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	£72	£156	£240	£409	£578	£632	£873	£1,472	£2,537
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£888	£979	£1,069	£1,249	£1,428	£1,218	£1,475	£1,814	£2,948
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,956	£1,956	£1,956	£1,956	£1,956	£1,920	£1,920	£1,880	£1,880
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,978	£1,978	£1,978	£1,978	£1,978	£1,961	£1,961	£1,941	£1,941
18	CoL1 - Co-living scheme	300	0.130	7,500	£924	£1,013	£1,103	£1,281	£1,459	£1,509	£1,764	£2,384	£3,499
19	Off1 - small scale office scheme	0	0.200	10,000	£664	£664	£664	£664	£787	£1,401	£1,559	£4,674	£4,674
20	Off2 - med scale office scheme	0	0.400	40,000	£437	£437	£437	£437	£549	£1,129	£1,274	£4,131	£4,131
21	Off3 - large scale office scheme	0	0.600	100,000	£350	£350	£350	£350	£459	£1,029	£1,169	£3,942	£3,942
22	Ret1 - small retail	0	0.030	450	£845	£845	£845	£845	£992	£1,610	£2,345	£2,584	£2,584
23	Ret2 - medium retail	0	0.060	900	£845	£845	£845	£845	£992	£1,610	£2,345	£2,584	£2,584
24	Ret2 - large retail	0	0.250	3,000	£1,845	£1,845	£1,845	£1,845	£1,845	£1,658	£1,658	£1,344	£1,344
25	Ind1 - industrial	0	1.000	5,000	-£604	-£604	-£604	-£604	-£604	-£1,054	-£1,054	-£1,357	-£1,357
26	Sto1 - Storage	0	1.000	5,000	-£426	-£426	-£426	-£426	-£426	-£876	-£876	-£1,181	-£1,181
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£935	£935	£935	£1,443	£1,443	£1,898	£1,898	£1,760	£1,760
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£948	£948	£948	£1,457	£1,457	£1,922	£1,922	£1,795	£1,795
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£632	£632	£632	£1,140	£1,140	£1,631	£1,631	£1,532	£1,532

Aff Hsg:	50%	Rented:	70%	PRS:	On	Aff Workspace:	0% discounted
With growth		SO:	30%	E&T costs	Off		50% discount applied

Appraisal results - max CIL rates - BLV1				EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
					25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£196	£277	£358	£520	£129	£210	£166	£221	-£137
2	Res2 - relatively low density - flats	24	0.100	2,172	-£14	£60	£134	£283	-£28	£46	£29	£127	-£84
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£247	£321	£395	£544	£278	£353	£358	£501	£405
4	Res4 - Med size site - flats	80	0.150	7,240	£60	£130	£199	£338	£270	£340	£435	£748	£1,103
5	Res5 - Larger low density scheme	150	0.600	13,575	-£74	-£5	£65	£203	-£100	-£31	-£53	£25	-£204
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	-£39	£27	£93	£224	£159	£225	£315	£611	£944
7	Res7 - large flatted scheme	300	0.600	27,150	-£101	-£34	£31	£163	£73	£139	£216	£488	£760
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£150	£227	£303	£457	£57	£134	£77	£98	-£318
9	Res9 - Large higher density scheme	750	1.400	67,875	£284	£347	£411	£539	£460	£523	£601	£870	£1,155
10	Res10 - Large very high density scheme	750	1.000	67,875	-£100	-£41	£19	£139	£110	£169	£264	£557	£926
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£517	-£457	-£397	-£278	-£260	-£201	-£83	£252	£726
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£755	-£698	-£642	-£530	-£936	-£881	-£981	-£1,085	-£1,685
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£1,039	-£976	-£912	-£786	-£1,349	-£1,286	-£1,450	-£1,669	-£2,599
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£760	-£701	-£641	-£521	-£535	-£475	-£372	-£63	£350
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,646	-£2,583	-£2,520	-£2,393	-£3,600	-£3,537	-£4,023	-£4,885	-£7,425
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,121	£1,121	£1,121	£1,121	£962	£962	£883	£724	£327
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,320	£1,320	£1,320	£1,320	£1,241	£1,241	£1,201	£1,122	£923
18	CoL1 - Co-living scheme	300	0.130	7,500	-£21	£43	£106	£232	£184	£247	£340	£634	£984
19	Off1 - small scale office scheme	-	0.200	10,000	£219	£219	£219	£219	£142	£801	£859	£3,824	£3,324
20	Off2 - med scale office scheme	-	0.400	40,000	£214	£214	£214	£214	£226	£829	£924	£3,706	£3,456
21	Off3 - large scale office scheme	-	0.600	100,000	£217	£217	£217	£217	£265	£849	£959	£3,687	£3,537
22	Ret1 - small retail	-	0.030	450	-£639	-£639	-£639	-£639	-£1,158	-£390	£11	-£249	-£1,916
23	Ret2 - medium retail	-	0.060	900	-£639	-£639	-£639	-£639	-£1,158	-£390	£11	-£249	-£1,916
24	Ret2 - large retail	-	0.250	3,000	-£9	-£9	-£9	-£9	-£842	-£842	-£1,259	-£2,197	-£4,281
25	Ind1 - industrial	-	1.000	5,000	-£5,054	-£5,054	-£5,054	-£5,054	-£7,054	-£7,054	-£8,054	-£9,857	-£14,857
26	Sto1 - Storage	-	1.000	5,000	-£4,876	-£4,876	-£4,876	-£4,876	-£6,876	-£6,876	-£7,876	-£9,681	-£14,681
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£405	£405	£405	£914	£676	£1,184	£1,065	£748	£153
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£524	£524	£524	£1,033	£842	£1,351	£1,255	£986	£510
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£454	£454	£454	£962	£882	£1,391	£1,351	£1,192	£992

Appraisal results - max CIL rates - BLV2				EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
					10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,025	£1,106	£1,187	£299	£461	£542	£774	£497	£968
2	Res2 - relatively low density - flats	24	0.100	2,172	£676	£751	£825	£99	£248	£322	£535	£357	£837
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£868	£943	£1,017	£378	£527	£601	£814	£708	£1,233
4	Res4 - Med size site - flats	80	0.150	7,240	£371	£440	£510	£256	£395	£464	£663	£852	£1,518
5	Res5 - Larger low density scheme	150	0.600	13,575	£589	£658	£728	£27	£165	£235	£433	£246	£680
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£255	£322	£387	£146	£277	£343	£531	£709	£1,337
7	Res7 - large flatted scheme	300	0.600	27,150	£231	£297	£363	£74	£206	£272	£460	£599	£1,202
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£979	£1,055	£1,132	£236	£389	£466	£685	£374	£787
9	Res9 - Large higher density scheme	750	1.400	67,875	£593	£657	£721	£456	£583	£647	£828	£973	£1,567
10	Res10 - Large very high density scheme	750	1.000	67,875	£120	£180	£240	£80	£198	£257	£426	£631	£1,221
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£367	-£308	-£248	-£318	-£200	-£141	£26	£302	£925
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£21	£78	£134	-£737	-£626	-£571	-£412	-£826	-£651
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£4	£59	£122	-£1,062	-£935	-£872	-£692	-£1,324	-£1,220
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£560	-£501	-£441	-£574	-£455	-£395	-£226	£4	£616
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£646	-£583	-£520	-£2,927	-£2,800	-£2,737	-£2,556	-£4,218	-£4,758
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,359	£1,359	£1,359	£1,057	£1,057	£1,057	£1,057	£803	£645
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,439	£1,439	£1,439	£1,288	£1,288	£1,288	£1,288	£1,161	£1,082
18	CoL1 - Co-living scheme	300	0.130	7,500	£239	£303	£366	£163	£288	£351	£531	£721	£1,331
19	Off1 - small scale office scheme	-	0.200	10,000	£519	£519	£519	£139	£262	£921	£1,079	£3,924	£3,724
20	Off2 - med scale office scheme	-	0.400	40,000	£364	£364	£364	£174	£286	£889	£1,034	£3,756	£3,656
21	Off3 - large scale office scheme	-	0.600	100,000	£307	£307	£307	£193	£301	£885	£1,025	£3,717	£3,657
22	Ret1 - small retail	-	0.030	450	£361	£361	£361	-£905	-£758	£10	£745	£84	-£583
23	Ret2 - medium retail	-	0.060	900	£361	£361	£361	-£905	-£758	£10	£745	£84	-£583
24	Ret2 - large retail	-	0.250	3,000	£1,241	£1,241	£1,241	-£342	-£342	-£342	-£342	-£1,781	-£2,614
25	Ind1 - industrial	-	1.000	5,000	-£2,054	-£2,054	-£2,054	-£5,854	-£5,854	-£5,854	-£5,854	-£8,857	-£10,857
26	Sto1 - Storage	-	1.000	5,000	-£1,876	-£1,876	-£1,876	-£5,676	-£5,676	-£5,676	-£5,676	-£8,681	-£10,681
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£762	£762	£762	£818	£818	£1,327	£1,327	£867	£629
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£810	£810	£810	£957	£957	£1,465	£1,465	£1,081	£891
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£574	£574	£574	£930	£930	£1,439	£1,439	£1,232	£1,152

Appraisal results - max CIL rates - BLV3				EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
					6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,218	£1,299	£1,380	£907	£1,069	£1,150	£718	£1,326	£2,350
2	Res2 - relatively low density - flats	24	0.100	2,172	£837	£912	£986	£606	£754	£829	£489	£1,048	£1,988
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,013	£1,088	£1,162	£834	£983	£1,057	£772	£1,330	£2,269
4	Res4 - Med size site - flats	80	0.150	7,240	£443	£513	£583	£483	£623	£692	£643	£1,163	£2,036
5	Res5 - Larger low density scheme	150	0.600	13,575	£743	£813	£882	£513	£651	£721	£389	£909	£1,785
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£324	£391	£456	£362	£493	£559	£511	£1,004	£1,828
7	Res7 - large flatted scheme	300	0.600	27,150	£308	£375	£440	£318	£449	£515	£437	£930	£1,755
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,172	£1,249	£1,325	£843	£997	£1,073	£630	£1,203	£2,169
9	Res9 - Large higher density scheme	750	1.400	67,875	£665	£729	£793	£683	£810	£874	£807	£1,283	£2,083
10	Res10 - Large very high density scheme	750	1.000	67,875	£172	£232	£292	£242	£360	£419	£412	£852	£1,589
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£333	-£273	-£213	-£209	-£91	-£32	£16	£451	£1,174
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£202	£259	£315	-£168	-£57	-£2	-£464	-£50	£642
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£237	£300	£363	-£303	-£177	-£113	-£761	-£289	£504
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£514	-£454	-£394	-£428	-£308	-£248	-£239	£204	£950
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£180	-£116	-£53	-£1,460	-£1,333	-£1,270	-£2,690	-£2,218	-£1,425
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,415	£1,415	£1,415	£1,232	£1,232	£1,232	£1,042	£1,042	£1,042
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,467	£1,467	£1,467	£1,376	£1,376	£1,376	£1,280	£1,280	£1,280
18	CoL1 - Co-living scheme	300	0.130	7,500	£300	£363	£427	£353	£479	£542	£513	£981	£1,764
19	Off1 - small scale office scheme	0	0.200	10,000	£589	£589	£589	£359	£482	£1,141	£1,059	£4,224	£4,224
20	Off2 - med scale office scheme	0	0.400	40,000	£399	£399	£399	£284	£396	£999	£1,024	£3,906	£3,906
21	Off3 - large scale office scheme	0	0.600	100,000	£328	£328	£328	£259	£367	£951	£1,019	£3,807	£3,807
22	Ret1 - small retail	0	0.030	450	£595	£595	£595	-£172	-£25	£743	£678	£1,084	£1,084
23	Ret2 - medium retail	0	0.060	900	£595	£595	£595	-£172	-£25	£743	£678	£1,084	£1,084
24	Ret2 - large retail	0	0.250	3,000	£1,533	£1,533	£1,533	£575	£575	£575	-£425	-£531	-£531
25	Ind1 - industrial	0	1.000	5,000	-£1,354	-£1,354	-£1,354	-£3,654	-£3,654	-£3,654	-£6,054	-£5,857	-£5,857
26	Sto1 - Storage	0	1.000	5,000	-£1,176	-£1,176	-£1,176	-£3,476	-£3,476	-£3,476	-£5,876	-£5,681	-£5,681
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£846	£846	£846	£1,080	£1,080	£1,589	£1,303	£1,224	£1,224
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£877	£877	£877	£1,166	£1,166	£1,674	£1,446	£1,367	£1,367
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£602	£602	£602	£1,018	£1,018	£1,527	£1,431	£1,352	£1,352

Appraisal results - max CIL rates - BLV4				EUV	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
					2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,425	£1,506	£1,587	£1,749	£1,911	£1,868	£2,100	£2,569	£3,593
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,010	£1,084	£1,159	£1,308	£1,457	£1,427	£1,640	£2,083	£3,024
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,169	£1,243	£1,317	£1,466	£1,615	£1,596	£1,808	£2,262	£3,201
4	Res4 - Med size site - flats	80	0.150	7,240	£521	£591	£660	£799	£939	£962	£1,160	£1,629	£2,502
5	Res5 - Larger low density scheme	150	0.600	13,575	£909	£979	£1,048	£1,187	£1,325	£1,295	£1,494	£1,903	£2,780
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£398	£464	£530	£661	£793	£814	£1,002	£1,446	£2,270
7	Res7 - large flatted scheme	300	0.600	27,150	£391	£457	£523	£655	£786	£802	£990	£1,427	£2,252
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,379	£1,456	£1,532	£1,686	£1,839	£1,792	£2,011	£2,446	£3,412
9	Res9 - Large higher density scheme	750	1.400	67,875	£742	£806	£870	£998	£1,125	£1,142	£1,323	£1,747	£2,547
10	Res10 - Large very high density scheme	750	1.000	67,875	£227	£287	£347	£466	£585	£611	£780	£1,183	£1,921
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£295	-£236	-£176	-£57	£61	£97	£265	£675	£1,398
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£396	£453	£509	£620	£732	£671	£830	£1,114	£1,806
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£496	£559	£622	£749	£875	£783	£964	£1,262	£2,056
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£464	-£404	-£344	-£224	-£105	-£75	£94	£504	£1,250
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£320	£384	£447	£573	£700	£463	£644	£782	£1,575
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,474	£1,474	£1,474	£1,474	£1,474	£1,438	£1,438	£1,399	£1,399
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,497	£1,497	£1,497	£1,497	£1,497	£1,479	£1,479	£1,459	£1,459
18	CoL1 - Co-living scheme	300	0.130	7,500	£365	£428	£492	£618	£743	£767	£947	£1,371	£2,154
19	Off1 - small scale office scheme	0	0.200	10,000	£664	£664	£664	£664	£787	£1,401	£1,559	£4,674	£4,674
20	Off2 - med scale office scheme	0	0.400	40,000	£437	£437	£437	£437	£549	£1,129	£1,274	£4,131	£4,131
21	Off3 - large scale office scheme	0	0.600	100,000	£350	£350	£350	£350	£459	£1,029	£1,169	£3,942	£3,942
22	Ret1 - small retail	0	0.030	450	£845	£845	£845	£845	£992	£1,610	£2,345	£2,584	£2,584
23	Ret2 - medium retail	0	0.060	900	£845	£845	£845	£845	£992	£1,610	£2,345	£2,584	£2,584
24	Ret2 - large retail	0	0.250	3,000	£1,845	£1,845	£1,845	£1,845	£1,845	£1,658	£1,658	£1,344	£1,344
25	Ind1 - industrial	0	1.000	5,000	-£604	-£604	-£604	-£604	-£604	-£1,054	-£1,054	-£1,357	-£1,357
26	Sto1 - Storage	0	1.000	5,000	-£426	-£426	-£426	-£426	-£426	-£876	-£876	-£1,181	-£1,181
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£935	£935	£935	£1,443	£1,443	£1,898	£1,898	£1,760	£1,760
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£948	£948	£948	£1,457	£1,457	£1,922	£1,922	£1,795	£1,795
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£632	£632	£632	£1,140	£1,140	£1,631	£1,631	£1,532	£1,532

Aff Hsg:	35%	Rented:	70%	PRS:	On	Aff Workspace:	0%	discounted
		SO:	30%	E&T costs	Off		50%	discount applied

With growth

Appraisal results - max CIL rates - BLV1

			Site area	GIA sqm	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
					£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£612	£720	£827	£1,043	£706	£813	£845	£1,100	£1,080
2	Res2 - relatively low density - flats	24	0.100	2,172	£367	£466	£565	£762	£500	£599	£652	£934	£1,034
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£623	£721	£820	£1,018	£801	£900	£975	£1,302	£1,515
4	Res4 - Med size site - flats	80	0.150	7,240	£409	£501	£594	£779	£757	£849	£1,010	£1,492	£2,135
5	Res5 - Larger low density scheme	150	0.600	13,575	£272	£365	£457	£641	£384	£476	£519	£768	£828
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£287	£375	£462	£637	£615	£702	£854	£1,310	£1,916
7	Res7 - large flatted scheme	300	0.600	27,150	£226	£313	£401	£575	£529	£616	£756	£1,187	£1,731
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£535	£636	£738	£942	£594	£696	£711	£922	£825
9	Res9 - Large higher density scheme	750	1.400	67,875	£595	£680	£765	£934	£897	£981	£1,119	£1,544	£2,093
10	Res10 - Large very high density scheme	750	1.000	67,875	£182	£262	£340	£498	£508	£586	£735	£1,172	£1,782
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£240	-£162	-£84	£73	£128	£205	£376	£849	£1,556
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£491	-£416	-£342	-£194	-£563	-£490	-£538	-£507	-£881
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£722	-£638	-£554	-£386	-£908	-£824	-£930	-£993	-£1,662
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£461	-£382	-£302	-£146	-£122	-£43	£114	£570	£1,229
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,330	-£2,246	-£2,161	-£1,993	-£3,158	-£3,074	-£3,502	-£4,209	-£6,487
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,603	£1,603	£1,603	£1,603	£1,444	£1,444	£1,365	£1,206	£809
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,802	£1,802	£1,802	£1,802	£1,722	£1,722	£1,683	£1,603	£1,405
18	CoL1 - Co-living scheme	300	0.130	7,500	£286	£369	£453	£620	£613	£696	£847	£1,293	£1,900
19	Off1 - small scale office scheme	-	0.200	10,000	£219	£219	£219	£219	£142	£801	£859	£3,824	£3,324
20	Off2 - med scale office scheme	-	0.400	40,000	£214	£214	£214	£214	£226	£829	£924	£3,706	£3,456
21	Off3 - large scale office scheme	-	0.600	100,000	£217	£217	£217	£217	£265	£849	£959	£3,687	£3,537
22	Ret1 - small retail	-	0.030	450	-£639	-£639	-£639	-£639	-£1,158	-£390	£11	-£249	-£1,916
23	Ret2 - medium retail	-	0.060	900	-£639	-£639	-£639	-£639	-£1,158	-£390	£11	-£249	-£1,916
24	Ret2 - large retail	-	0.250	3,000	-£9	-£9	-£9	-£9	-£842	-£842	-£1,259	-£2,197	-£4,281
25	Ind1 - industrial	-	1.000	5,000	-£5,054	-£5,054	-£5,054	-£5,054	-£7,054	-£7,054	-£8,054	-£9,857	-£14,857
26	Sto1 - Storage	-	1.000	5,000	-£4,876	-£4,876	-£4,876	-£4,876	-£6,876	-£6,876	-£7,876	-£9,681	-£14,681
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£405	£405	£405	£914	£676	£1,184	£1,065	£748	£153
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£524	£524	£524	£1,033	£842	£1,351	£1,255	£986	£510
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£454	£454	£454	£962	£882	£1,391	£1,351	£1,192	£992

Appraisal results - max CIL rates - BLV2

			Site area	GIA sqm	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
					£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,441	£1,548	£1,656	£822	£1,037	£1,145	£1,453	£1,377	£2,185
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,057	£1,156	£1,255	£578	£776	£875	£1,158	£1,164	£1,954
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,244	£1,343	£1,442	£852	£1,050	£1,149	£1,431	£1,510	£2,344
4	Res4 - Med size site - flats	80	0.150	7,240	£720	£812	£905	£696	£881	£973	£1,238	£1,596	£2,550
5	Res5 - Larger low density scheme	150	0.600	13,575	£935	£1,028	£1,120	£465	£649	£741	£1,005	£989	£1,712
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£582	£669	£757	£558	£733	£820	£1,070	£1,408	£2,308
7	Res7 - large flatted scheme	300	0.600	27,150	£557	£645	£732	£487	£662	£749	£999	£1,298	£2,173
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,363	£1,465	£1,567	£721	£925	£1,027	£1,319	£1,199	£1,930
9	Res9 - Large higher density scheme	750	1.400	67,875	£904	£989	£1,074	£852	£1,020	£1,105	£1,345	£1,647	£2,505
10	Res10 - Large very high density scheme	750	1.000	67,875	£403	£483	£561	£439	£596	£674	£897	£1,246	£2,077
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£91	-£13	£66	£33	£187	£265	£485	£899	£1,755
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£285	£360	£434	-£401	-£253	-£179	£31	-£248	£154
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£312	£396	£480	-£662	-£494	-£410	-£171	-£648	-£282
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£261	-£182	-£102	-£199	-£42	£37	£261	£637	£1,495
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£330	-£246	-£161	-£2,527	-£2,358	-£2,274	-£2,036	-£3,542	-£3,820
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,841	£1,841	£1,841	£1,539	£1,539	£1,539	£1,539	£1,285	£1,126
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,921	£1,921	£1,921	£1,770	£1,770	£1,770	£1,770	£1,643	£1,564
18	CoL1 - Co-living scheme	300	0.130	7,500	£546	£629	£713	£551	£717	£800	£1,038	£1,380	£2,247
19	Off1 - small scale office scheme	-	0.200	10,000	£519	£519	£519	£139	£262	£921	£1,079	£3,924	£3,724
20	Off2 - med scale office scheme	-	0.400	40,000	£364	£364	£364	£174	£286	£889	£1,034	£3,756	£3,656
21	Off3 - large scale office scheme	-	0.600	100,000	£307	£307	£307	£193	£301	£885	£1,025	£3,717	£3,657
22	Ret1 - small retail	-	0.030	450	£361	£361	£361	-£905	-£758	£10	£745	£84	-£583
23	Ret2 - medium retail	-	0.060	900	£361	£361	£361	-£905	-£758	£10	£745	£84	-£583
24	Ret2 - large retail	-	0.250	3,000	£1,241	£1,241	£1,241	-£342	-£342	-£342	-£342	-£1,781	-£2,614
25	Ind1 - industrial	-	1.000	5,000	-£2,054	-£2,054	-£2,054	-£5,854	-£5,854	-£5,854	-£5,854	-£8,857	-£10,857
26	Sto1 - Storage	-	1.000	5,000	-£1,876	-£1,876	-£1,876	-£5,676	-£5,676	-£5,676	-£5,676	-£8,681	-£10,681
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£762	£762	£762	£818	£818	£1,327	£1,327	£867	£629
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£810	£810	£810	£957	£957	£1,465	£1,465	£1,081	£891
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£574	£574	£574	£930	£930	£1,439	£1,439	£1,232	£1,152

Appraisal results - max CIL rates - BLV3

			Site area	GIA sqm	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
					£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,634	£1,742	£1,849	£1,429	£1,645	£1,752	£1,397	£2,205	£3,567
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,218	£1,317	£1,416	£1,085	£1,283	£1,382	£1,112	£1,855	£3,105
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,389	£1,488	£1,587	£1,308	£1,506	£1,604	£1,390	£2,131	£3,380
4	Res4 - Med size site - flats	80	0.150	7,240	£792	£885	£977	£924	£1,109	£1,201	£1,217	£1,907	£3,068
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,090	£1,182	£1,275	£951	£1,135	£1,227	£961	£1,652	£2,817
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£651	£738	£825	£774	£949	£1,036	£1,051	£1,703	£2,800
7	Res7 - large flatted scheme	300	0.600	27,150	£635	£722	£809	£730	£905	£992	£977	£1,629	£2,726
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,557	£1,659	£1,761	£1,329	£1,533	£1,635	£1,264	£2,027	£3,311
9	Res9 - Large higher density scheme	750	1.400	67,875	£977	£1,062	£1,146	£1,079	£1,247	£1,331	£1,325	£1,957	£3,021
10	Res10 - Large very high density scheme	750	1.000	67,875	£455	£534	£613	£601	£758	£836	£883	£1,467	£2,445
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£56	£22	£100	£142	£297	£374	£475	£1,048	£2,004
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£466	£541	£615	£168	£316	£390	-£21	£528	£1,447
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£553	£637	£722	£97	£265	£349	-£240	£386	£1,442
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£215	-£135	-£56	-£52	£105	£183	£248	£837	£1,829
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£137	£221	£305	-£1,060	-£892	-£808	-£2,169	-£1,542	-£487
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,896	£1,896	£1,896	£1,714	£1,714	£1,714	£1,523	£1,523	£1,523
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,949	£1,949	£1,949	£1,857	£1,857	£1,857	£1,762	£1,762	£1,762
18	CoL1 - Co-living scheme	300	0.130	7,500	£606	£690	£774	£742	£908	£991	£1,020	£1,640	£2,680
19	Off1 - small scale office scheme	0	0.200	10,000	£589	£589	£589	£359	£482	£1,141	£1,059	£4,224	£4,224
20	Off2 - med scale office scheme	0	0.400	40,000	£399	£399	£399	£284	£396	£999	£1,024	£3,906	£3,906
21	Off3 - large scale office scheme	0	0.600	100,000	£328	£328	£328	£259	£367	£951	£1,019	£3,807	£3,807
22	Ret1 - small retail	0	0.030	450	£595	£595	£595	-£172	-£25	£743	£678	£1,084	£1,084
23	Ret2 - medium retail	0	0.060	900	£595	£595	£595	-£172	-£25	£743	£678	£1,084	£1,084
24	Ret2 - large retail	0	0.250	3,000	£1,533	£1,533	£1,533	£575	£575	£575	-£425	-£531	-£531
25	Ind1 - industrial	0	1.000	5,000	-£1,354	-£1,354	-£1,354	-£3,654	-£3,654	-£3,654	-£6,054	-£5,857	-£5,857
26	Sto1 - Storage	0	1.000	5,000	-£1,176	-£1,176	-£1,176	-£3,476	-£3,476	-£3,476	-£5,876	-£5,681	-£5,681
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£846	£846	£846	£1,080	£1,080	£1,589	£1,303	£1,224	£1,224
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£877	£877	£877	£1,166	£1,166	£1,674	£1,446	£1,367	£1,367
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£602	£602	£602	£1,018	£1,018	£1,527	£1,431	£1,352	£1,352

Appraisal results - max CIL rates - BLV4

			Site area	GIA sqm	CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
					£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,841	£1,949	£2,057	£2,272	£2,487	£2,471	£2,779	£3,448	£4,810
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,391	£1,490	£1,589	£1,787	£1,985	£1,980	£2,263	£2,890	£4,141
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,545	£1,643	£1,742	£1,940	£2,138	£2,143	£2,426	£3,063	£4,312
4	Res4 - Med size site - flats	80	0.150	7,240	£870	£962	£1,055	£1,240	£1,425	£1,471	£1,735	£2,373	£3,534
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,256	£1,348	£1,440	£1,625	£1,809	£1,802	£2,066	£2,647	£3,812
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£724	£812	£899	£1,074	£1,249	£1,292	£1,542	£2,145	£3,242
7	Res7 - large flatted scheme	300	0.600	27,150	£717	£805	£892	£1,067	£1,242	£1,279	£1,529	£2,126	£3,223
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,764	£1,866	£1,968	£2,172	£2,376	£2,353	£2,645	£3,271	£4,555
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,054	£1,139	£1,224	£1,393	£1,562	£1,600	£1,840	£2,421	£3,485
10	Res10 - Large very high density scheme	750	1.000	67,875	£510	£589	£668	£825	£983	£1,028	£1,251	£1,798	£2,777
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£19	£60	£138	£294	£448	£503	£724	£1,271	£2,227
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£660	£735	£809	£957	£1,105	£1,062	£1,272	£1,691	£2,611
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£812	£896	£980	£1,148	£1,317	£1,245	£1,484	£1,938	£2,994
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£165	-£85	-£6	£151	£308	£357	£581	£1,137	£2,129
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£637	£721	£805	£973	£1,142	£926	£1,164	£1,458	£2,513
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,956	£1,956	£1,956	£1,956	£1,956	£1,920	£1,920	£1,880	£1,880
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,978	£1,978	£1,978	£1,978	£1,978	£1,961	£1,961	£1,941	£1,941
18	CoL1 - Co-living scheme	300	0.130	7,500	£671	£755	£839	£1,006	£1,172	£1,216	£1,454	£2,030	£3,070
19	Off1 - small scale office scheme	0	0.200	10,000	£664	£664	£664	£664	£787	£1,401	£1,559	£4,674	£4,674
20	Off2 - med scale office scheme	0	0.400	40,000	£437	£437	£437	£437	£549	£1,129	£1,274	£4,131	£4,131
21	Off3 - large scale office scheme	0	0.600	100,000	£350	£350	£350	£350	£459	£1,029	£1,169	£3,942	£3,942
22	Ret1 - small retail	0	0.030	450	£845	£845	£845	£845	£992	£1,610	£2,345	£2,584	£2,584
23	Ret2 - medium retail	0	0.060	900	£845	£845	£845	£845	£992	£1,610	£2,345	£2,584	£2,584
24	Ret2 - large retail	0	0.250	3,000	£1,845	£1,845	£1,845	£1,845	£1,845	£1,658	£1,658	£1,344	£1,344
25	Ind1 - industrial	0	1.000	5,000	-£604	-£604	-£604	-£604	-£604	-£1,054	-£1,054	-£1,357	-£1,357
26	Sto1 - Storage	0	1.000	5,000	-£426	-£426	-£426	-£426	-£426	-£876	-£876	-£1,181	-£1,181
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£935	£935	£935	£1,443	£1,443	£1,898	£1,898	£1,760	£1,760
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£948	£948	£948	£1,457	£1,457	£1,922	£1,922	£1,795	£1,795
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£632	£632	£632	£1,140	£1,140	£1,631	£1,631	£1,532	£1,532

Aff Hsg:	50%	Rented:	70%	PRS:	Off	Aff Workspace:	0%	discounted
		SO:	30%	E&T costs	On		50%	discount applied

With growth

Appraisal results - max CIL rates - BLV1

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£396	£485	£574	£752	£377	£466	£445	£560	£304
2	Res2 - relatively low density - flats	24	0.100	2,172	£166	£248	£330	£493	£196	£278	£282	£435	£318
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£428	£509	£591	£754	£503	£585	£611	£810	£806
4	Res4 - Med size site - flats	80	0.150	7,240	£225	£302	£378	£531	£477	£553	£668	£1,031	£1,473
5	Res5 - Larger low density scheme	150	0.600	13,575	£93	£169	£245	£397	£108	£184	£181	£310	£168
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£116	£188	£260	£404	£352	£425	£533	£876	£1,291
7	Res7 - large flatted scheme	300	0.600	27,150	£54	£126	£199	£343	£266	£339	£435	£753	£1,107
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£338	£423	£507	£675	£291	£376	£340	£417	£97
9	Res9 - Large higher density scheme	750	1.400	67,875	£433	£503	£573	£713	£646	£716	£812	£1,128	£1,492
10	Res10 - Large very high density scheme	750	1.000	67,875	£36	£102	£167	£298	£280	£345	£456	£792	£1,233
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£383	-£318	-£252	-£123	-£93	-£29	£104	£479	£1,023
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£626	-£565	-£503	-£381	-£776	-£715	-£800	-£864	-£1,397
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£892	-£822	-£753	-£614	-£1,164	-£1,095	-£1,242	-£1,414	-£2,266
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£627	-£561	-£495	-£363	-£367	-£302	-£183	£170	£657
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,499	-£2,429	-£2,360	-£2,221	-£3,415	-£3,346	-£3,815	-£4,631	-£7,092
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,079	£1,079	£1,079	£1,079	£920	£920	£841	£682	£285
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,278	£1,278	£1,278	£1,278	£1,198	£1,198	£1,159	£1,079	£881
18	CoL1 - Co-living scheme	300	0.130	7,500	£127	£196	£265	£403	£368	£437	£546	£886	£1,313
19	Off1 - small scale office scheme	-	0.200	10,000	£156	£156	£156	£156	£79	£738	£797	£3,761	£3,261
20	Off2 - med scale office scheme	-	0.400	40,000	£151	£151	£151	£151	£164	£766	£861	£3,643	£3,393
21	Off3 - large scale office scheme	-	0.600	100,000	£154	£154	£154	£154	£203	£786	£896	£3,625	£3,475
22	Ret1 - small retail	-	0.030	450	-£692	-£692	-£692	-£692	-£1,212	-£444	-£43	-£303	-£1,970
23	Ret2 - medium retail	-	0.060	900	-£692	-£692	-£692	-£692	-£1,212	-£444	-£43	-£303	-£1,970
24	Ret2 - large retail	-	0.250	3,000	-£62	-£62	-£62	-£62	-£895	-£895	-£1,312	-£2,251	-£4,334
25	Ind1 - industrial	-	1.000	5,000	-£5,101	-£5,101	-£5,101	-£5,101	-£7,101	-£7,101	-£8,101	-£9,903	-£14,903
26	Sto1 - Storage	-	1.000	5,000	-£4,918	-£4,918	-£4,918	-£4,918	-£6,918	-£6,918	-£7,918	-£9,722	-£14,722
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£363	£363	£363	£872	£634	£1,142	£1,023	£706	£110
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£482	£482	£482	£991	£800	£1,309	£1,213	£944	£468
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£411	£411	£411	£919	£839	£1,347	£1,307	£1,148	£948

Appraisal results - max CIL rates - BLV2

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,225	£1,314	£1,403	£531	£709	£798	£1,053	£836	£1,409
2	Res2 - relatively low density - flats	24	0.100	2,172	£857	£938	£1,020	£309	£473	£554	£788	£665	£1,239
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,049	£1,131	£1,213	£589	£752	£834	£1,067	£1,017	£1,635
4	Res4 - Med size site - flats	80	0.150	7,240	£536	£612	£689	£448	£601	£677	£896	£1,135	£1,887
5	Res5 - Larger low density scheme	150	0.600	13,575	£756	£832	£908	£221	£373	£449	£667	£531	£1,052
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£410	£482	£555	£326	£470	£542	£749	£974	£1,684
7	Res7 - large flatted scheme	300	0.600	27,150	£386	£458	£530	£255	£399	£471	£678	£864	£1,549
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,167	£1,251	£1,336	£454	£623	£707	£948	£694	£1,202
9	Res9 - Large higher density scheme	750	1.400	67,875	£743	£813	£883	£631	£770	£840	£1,039	£1,231	£1,904
10	Res10 - Large very high density scheme	750	1.000	67,875	£257	£323	£388	£239	£369	£434	£618	£866	£1,527
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£234	-£168	-£103	-£163	-£33	£31	£213	£529	£1,222
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£150	£211	£273	-£588	-£466	-£405	-£231	-£605	-£363
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£143	£212	£282	-£889	-£750	-£681	-£484	-£1,069	-£887
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£427	-£361	-£295	-£417	-£287	-£222	-£36	£237	£924
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£499	-£429	-£360	-£2,754	-£2,615	-£2,546	-£2,348	-£3,964	-£4,425
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,317	£1,317	£1,317	£1,015	£1,015	£1,015	£1,015	£761	£603
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,397	£1,397	£1,397	£1,246	£1,246	£1,246	£1,246	£1,119	£1,040
18	CoL1 - Co-living scheme	300	0.130	7,500	£387	£456	£525	£334	£472	£541	£737	£973	£1,659
19	Off1 - small scale office scheme	-	0.200	10,000	£456	£456	£456	£76	£199	£858	£1,017	£3,861	£3,661
20	Off2 - med scale office scheme	-	0.400	40,000	£301	£301	£301	£111	£224	£826	£971	£3,693	£3,593
21	Off3 - large scale office scheme	-	0.600	100,000	£244	£244	£244	£130	£239	£822	£962	£3,655	£3,595
22	Ret1 - small retail	-	0.030	450	£308	£308	£308	-£959	-£812	-£44	£691	£30	-£636
23	Ret2 - medium retail	-	0.060	900	£308	£308	£308	-£959	-£812	-£44	£691	£30	-£636
24	Ret2 - large retail	-	0.250	3,000	£1,188	£1,188	£1,188	-£395	-£395	-£395	-£395	-£1,834	-£2,667
25	Ind1 - industrial	-	1.000	5,000	-£2,101	-£2,101	-£2,101	-£5,901	-£5,901	-£5,901	-£5,901	-£8,903	-£10,903
26	Sto1 - Storage	-	1.000	5,000	-£1,918	-£1,918	-£1,918	-£5,718	-£5,718	-£5,718	-£5,718	-£8,722	-£10,722
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£720	£720	£720	£776	£776	£1,285	£1,285	£825	£587
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£768	£768	£768	£915	£915	£1,423	£1,423	£1,039	£849
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£531	£531	£531	£887	£887	£1,395	£1,395	£1,188	£1,108

Appraisal results - max CIL rates - BLV3

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,418	£1,507	£1,596	£1,139	£1,317	£1,406	£997	£1,665	£2,790
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,018	£1,100	£1,181	£815	£979	£1,061	£742	£1,356	£2,390
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,194	£1,276	£1,358	£1,044	£1,208	£1,289	£1,026	£1,638	£2,670
4	Res4 - Med size site - flats	80	0.150	7,240	£608	£685	£761	£676	£829	£905	£875	£1,445	£2,405
5	Res5 - Larger low density scheme	150	0.600	13,575	£910	£987	£1,063	£707	£859	£935	£623	£1,194	£2,157
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£479	£551	£623	£542	£686	£759	£729	£1,269	£2,175
7	Res7 - large flatted scheme	300	0.600	27,150	£463	£535	£607	£498	£642	£714	£656	£1,195	£2,102
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,360	£1,445	£1,529	£1,062	£1,231	£1,315	£892	£1,522	£2,583
9	Res9 - Large higher density scheme	750	1.400	67,875	£815	£885	£955	£858	£997	£1,066	£1,018	£1,540	£2,420
10	Res10 - Large very high density scheme	750	1.000	67,875	£309	£375	£440	£401	£531	£596	£604	£1,087	£1,896
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£199	-£134	-£68	-£53	£76	£140	£203	£678	£1,471
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£331	£392	£454	-£19	£103	£164	-£283	£171	£930
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£384	£454	£523	-£131	£8	£78	-£553	-£35	£837
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£380	-£314	-£248	-£270	-£140	-£75	-£49	£437	£1,257
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£32	£37	£107	-£1,287	-£1,148	-£1,079	-£2,482	-£1,964	-£1,092
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,372	£1,372	£1,372	£1,190	£1,190	£1,190	£999	£999	£999
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,425	£1,425	£1,425	£1,333	£1,333	£1,333	£1,238	£1,238	£1,238
18	CoL1 - Co-living scheme	300	0.130	7,500	£447	£517	£586	£525	£663	£731	£719	£1,233	£2,093
19	Off1 - small scale office scheme	0	0.200	10,000	£526	£526	£526	£296	£419	£1,078	£997	£4,161	£4,161
20	Off2 - med scale office scheme	0	0.400	40,000	£336	£336	£336	£221	£334	£936	£961	£3,843	£3,843
21	Off3 - large scale office scheme	0	0.600	100,000	£265	£265	£265	£196	£305	£888	£956	£3,745	£3,745
22	Ret1 - small retail	0	0.030	450	£541	£541	£541	-£226	-£78	£690	£624	£1,030	£1,030
23	Ret2 - medium retail	0	0.060	900	£541	£541	£541	-£226	-£78	£690	£624	£1,030	£1,030
24	Ret2 - large retail	0	0.250	3,000	£1,480	£1,480	£1,480	£521	£521	£521	-£479	-£584	-£584
25	Ind1 - industrial	0	1.000	5,000	-£1,401	-£1,401	-£1,401	-£3,701	-£3,701	-£3,701	-£6,101	-£5,903	-£5,903
26	Sto1 - Storage	0	1.000	5,000	-£1,218	-£1,218	-£1,218	-£3,518	-£3,518	-£3,518	-£5,918	-£5,722	-£5,722
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£804	£804	£804	£1,038	£1,038	£1,547	£1,261	£1,182	£1,182
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£835	£835	£835	£1,124	£1,124	£1,632	£1,404	£1,325	£1,325
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£559	£559	£559	£975	£975	£1,483	£1,387	£1,308	£1,308

Appraisal results - max CIL rates - BLV4

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,625	£1,714	£1,803	£1,981	£2,159	£2,124	£2,378	£2,908	£4,033
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,190	£1,272	£1,354	£1,518	£1,681	£1,659	£1,893	£2,392	£3,425
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,350	£1,431	£1,513	£1,676	£1,840	£1,828	£2,062	£2,571	£3,603
4	Res4 - Med size site - flats	80	0.150	7,240	£686	£763	£839	£992	£1,145	£1,175	£1,393	£1,912	£2,871
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,076	£1,152	£1,228	£1,381	£1,533	£1,510	£1,728	£2,189	£3,151
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£553	£625	£697	£841	£986	£1,014	£1,220	£1,711	£2,617
7	Res7 - large flatted scheme	300	0.600	27,150	£546	£618	£690	£835	£979	£1,002	£1,208	£1,693	£2,599
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,568	£1,652	£1,736	£1,905	£2,073	£2,033	£2,274	£2,765	£3,827
9	Res9 - Large higher density scheme	750	1.400	67,875	£892	£962	£1,032	£1,172	£1,311	£1,335	£1,534	£2,004	£2,884
10	Res10 - Large very high density scheme	750	1.000	67,875	£364	£430	£495	£625	£755	£787	£972	£1,419	£2,227
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£162	-£96	-£31	£98	£228	£269	£452	£902	£1,694
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£525	£586	£648	£770	£892	£837	£1,010	£1,334	£2,094
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£643	£712	£782	£921	£1,060	£974	£1,172	£1,517	£2,389
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£330	-£264	-£198	-£67	£63	£98	£284	£737	£1,557
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£468	£537	£607	£746	£885	£654	£852	£1,036	£1,908
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,432	£1,432	£1,432	£1,432	£1,432	£1,396	£1,396	£1,356	£1,356
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,454	£1,454	£1,454	£1,454	£1,454	£1,437	£1,437	£1,417	£1,417
18	CoL1 - Co-living scheme	300	0.130	7,500	£512	£582	£651	£789	£927	£957	£1,153	£1,623	£2,483
19	Off1 - small scale office scheme	0	0.200	10,000	£601	£601	£601	£601	£724	£1,338	£1,497	£4,611	£4,611
20	Off2 - med scale office scheme	0	0.400	40,000	£374	£374	£374	£374	£486	£1,066	£1,211	£4,068	£4,068
21	Off3 - large scale office scheme	0	0.600	100,000	£287	£287	£287	£287	£396	£966	£1,106	£3,880	£3,880
22	Ret1 - small retail	0	0.030	450	£791	£791	£791	£791	£938	£1,556	£2,291	£2,530	£2,530
23	Ret2 - medium retail	0	0.060	900	£791	£791	£791	£791	£938	£1,556	£2,291	£2,530	£2,530
24	Ret2 - large retail	0	0.250	3,000	£1,792	£1,792	£1,792	£1,792	£1,792	£1,605	£1,605	£1,291	£1,291
25	Ind1 - industrial	0	1.000	5,000	-£651	-£651	-£651	-£651	-£651	-£1,101	-£1,101	-£1,403	-£1,403
26	Sto1 - Storage	0	1.000	5,000	-£468	-£468	-£468	-£468	-£468	-£918	-£918	-£1,222	-£1,222
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£893	£893	£893	£1,401	£1,401	£1,856	£1,856	£1,718	£1,718
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£906	£906	£906	£1,415	£1,415	£1,880	£1,880	£1,753	£1,753
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£589	£589	£589	£1,097	£1,097	£1,587	£1,587	£1,488	£1,488

Aff Hsg:	35%	Rented:	70%	
		SO:	30%	
PRS:	Off			
E&T costs	On			
Aff Workspace:	0%	discounted		
	50%	discount applied		

With growth

Appraisal results - max CIL rates - BLV1

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£812	£927	£1,043	£1,275	£954	£1,069	£1,124	£1,439	£1,521
2	Res2 - relatively low density - flats	24	0.100	2,172	£547	£653	£760	£972	£725	£831	£905	£1,242	£1,435
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£803	£910	£1,016	£1,228	£1,026	£1,132	£1,229	£1,611	£1,917
4	Res4 - Med size site - flats	80	0.150	7,240	£574	£673	£773	£971	£963	£1,062	£1,242	£1,775	£2,504
5	Res5 - Larger low density scheme	150	0.600	13,575	£439	£538	£637	£835	£591	£691	£753	£1,054	£1,200
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£441	£535	£629	£817	£808	£902	£1,072	£1,575	£2,263
7	Res7 - large flatted scheme	300	0.600	27,150	£380	£474	£568	£755	£722	£816	£974	£1,453	£2,078
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£723	£832	£942	£1,161	£828	£937	£974	£1,242	£1,240
9	Res9 - Large higher density scheme	750	1.400	67,875	£745	£836	£927	£1,108	£1,083	£1,174	£1,329	£1,802	£2,430
10	Res10 - Large very high density scheme	750	1.000	67,875	£318	£403	£487	£656	£677	£761	£927	£1,406	£2,088
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£108	-£24	£60	£226	£292	£375	£560	£1,075	£1,851
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£362	-£282	-£203	-£44	-£403	-£324	-£358	-£287	-£593
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£575	-£485	-£394	-£214	-£723	-£634	-£722	-£738	-£1,329
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£327	-£243	-£159	£10	£45	£130	£304	£803	£1,536
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,182	-£2,092	-£2,002	-£1,821	-£2,974	-£2,884	-£3,294	-£3,955	-£6,154
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,560	£1,560	£1,560	£1,560	£1,402	£1,402	£1,322	£1,164	£767
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,760	£1,760	£1,760	£1,760	£1,680	£1,680	£1,641	£1,561	£1,363
18	CoL1 - Co-living scheme	300	0.130	7,500	£432	£522	£612	£791	£796	£885	£1,053	£1,545	£2,227
19	Off1 - small scale office scheme	-	0.200	10,000	£156	£156	£156	£156	£79	£738	£797	£3,761	£3,261
20	Off2 - med scale office scheme	-	0.400	40,000	£151	£151	£151	£151	£164	£766	£861	£3,643	£3,393
21	Off3 - large scale office scheme	-	0.600	100,000	£154	£154	£154	£154	£203	£786	£896	£3,625	£3,475
22	Ret1 - small retail	-	0.030	450	-£692	-£692	-£692	-£692	-£1,212	-£444	-£43	-£303	-£1,970
23	Ret2 - medium retail	-	0.060	900	-£692	-£692	-£692	-£692	-£1,212	-£444	-£43	-£303	-£1,970
24	Ret2 - large retail	-	0.250	3,000	-£62	-£62	-£62	-£62	-£895	-£895	-£1,312	-£2,251	-£4,334
25	Ind1 - industrial	-	1.000	5,000	-£5,101	-£5,101	-£5,101	-£5,101	-£7,101	-£7,101	-£8,101	-£9,903	-£14,903
26	Sto1 - Storage	-	1.000	5,000	-£4,918	-£4,918	-£4,918	-£4,918	-£6,918	-£6,918	-£7,918	-£9,722	-£14,722
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£363	£363	£363	£872	£634	£1,142	£1,023	£706	£110
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£482	£482	£482	£991	£800	£1,309	£1,213	£944	£468
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£411	£411	£411	£919	£839	£1,347	£1,307	£1,148	£948

Appraisal results - max CIL rates - BLV2

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,641	£1,756	£1,872	£1,054	£1,285	£1,401	£1,732	£1,716	£2,626
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,238	£1,344	£1,450	£788	£1,001	£1,107	£1,411	£1,472	£2,356
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,425	£1,531	£1,637	£1,062	£1,275	£1,381	£1,685	£1,818	£2,745
4	Res4 - Med size site - flats	80	0.150	7,240	£885	£984	£1,083	£888	£1,087	£1,187	£1,470	£1,879	£2,919
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,102	£1,201	£1,300	£659	£857	£956	£1,239	£1,275	£2,084
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£736	£830	£924	£738	£926	£1,020	£1,288	£1,674	£2,655
7	Res7 - large flatted scheme	300	0.600	27,150	£711	£805	£899	£667	£855	£949	£1,217	£1,563	£2,520
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,552	£1,661	£1,771	£940	£1,159	£1,269	£1,582	£1,518	£2,345
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,054	£1,145	£1,236	£1,026	£1,207	£1,297	£1,556	£1,905	£2,842
10	Res10 - Large very high density scheme	750	1.000	67,875	£539	£624	£708	£598	£766	£849	£1,089	£1,479	£2,382
11	Res11 - Large very high density scheme	1,000	0.900	90,500	£41	£125	£209	£186	£352	£435	£670	£1,124	£2,050
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£414	£493	£573	-£251	-£93	-£14	£211	-£28	£441
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£459	£550	£640	-£490	-£309	-£220	£37	-£394	£51
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£127	-£43	£41	-£43	£125	£210	£451	£870	£1,803
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£182	-£92	-£2	-£2,354	-£2,174	-£2,084	-£1,828	-£3,288	-£3,487
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,799	£1,799	£1,799	£1,497	£1,497	£1,497	£1,497	£1,243	£1,084
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,879	£1,879	£1,879	£1,728	£1,728	£1,728	£1,728	£1,601	£1,522
18	CoL1 - Co-living scheme	300	0.130	7,500	£692	£782	£872	£722	£900	£989	£1,244	£1,631	£2,574
19	Off1 - small scale office scheme	-	0.200	10,000	£456	£456	£456	£76	£199	£858	£1,017	£3,861	£3,661
20	Off2 - med scale office scheme	-	0.400	40,000	£301	£301	£301	£111	£224	£826	£971	£3,693	£3,593
21	Off3 - large scale office scheme	-	0.600	100,000	£244	£244	£244	£130	£239	£822	£962	£3,655	£3,595
22	Ret1 - small retail	-	0.030	450	£308	£308	£308	-£959	-£812	-£44	£691	£30	-£636
23	Ret2 - medium retail	-	0.060	900	£308	£308	£308	-£959	-£812	-£44	£691	£30	-£636
24	Ret2 - large retail	-	0.250	3,000	£1,188	£1,188	£1,188	-£395	-£395	-£395	-£395	-£1,834	-£2,667
25	Ind1 - industrial	-	1.000	5,000	-£2,101	-£2,101	-£2,101	-£5,901	-£5,901	-£5,901	-£5,901	-£8,903	-£10,903
26	Sto1 - Storage	-	1.000	5,000	-£1,918	-£1,918	-£1,918	-£5,718	-£5,718	-£5,718	-£5,718	-£8,722	-£10,722
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£720	£720	£720	£776	£776	£1,285	£1,285	£825	£587
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£768	£768	£768	£915	£915	£1,423	£1,423	£1,039	£849
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£531	£531	£531	£887	£887	£1,395	£1,395	£1,188	£1,108

Appraisal results - max CIL rates - BLV3

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,834	£1,950	£2,065	£1,661	£1,893	£2,008	£1,676	£2,544	£4,007
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,399	£1,505	£1,611	£1,295	£1,507	£1,614	£1,365	£2,163	£3,507
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,570	£1,676	£1,782	£1,518	£1,731	£1,837	£1,643	£2,440	£3,781
4	Res4 - Med size site - flats	80	0.150	7,240	£957	£1,056	£1,156	£1,116	£1,315	£1,415	£1,449	£2,189	£3,437
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,257	£1,356	£1,455	£1,145	£1,343	£1,442	£1,195	£1,938	£3,189
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£805	£899	£992	£954	£1,142	£1,236	£1,269	£1,968	£3,146
7	Res7 - large flatted scheme	300	0.600	27,150	£789	£883	£977	£910	£1,098	£1,192	£1,195	£1,895	£3,073
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,745	£1,855	£1,964	£1,548	£1,767	£1,876	£1,527	£2,347	£3,726
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,126	£1,218	£1,309	£1,253	£1,434	£1,524	£1,535	£2,214	£3,358
10	Res10 - Large very high density scheme	750	1.000	67,875	£591	£675	£760	£760	£928	£1,011	£1,074	£1,700	£2,751
11	Res11 - Large very high density scheme	1000	0.900	90,500	£76	£160	£244	£295	£461	£544	£660	£1,273	£2,299
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£595	£674	£754	£318	£476	£555	£159	£748	£1,734
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£701	£791	£881	£269	£449	£539	-£32	£641	£1,775
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£81	£4	£88	£103	£272	£356	£437	£1,070	£2,136
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£284	£375	£465	-£887	-£707	-£618	-£1,961	-£1,288	-£154
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,854	£1,854	£1,854	£1,672	£1,672	£1,672	£1,481	£1,481	£1,481
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,906	£1,906	£1,906	£1,815	£1,815	£1,815	£1,720	£1,720	£1,720
18	CoL1 - Co-living scheme	300	0.130	7,500	£753	£843	£933	£912	£1,091	£1,180	£1,226	£1,891	£3,007
19	Off1 - small scale office scheme	0	0.200	10,000	£526	£526	£526	£296	£419	£1,078	£997	£4,161	£4,161
20	Off2 - med scale office scheme	0	0.400	40,000	£336	£336	£336	£221	£334	£936	£961	£3,843	£3,843
21	Off3 - large scale office scheme	0	0.600	100,000	£265	£265	£265	£196	£305	£888	£956	£3,745	£3,745
22	Ret1 - small retail	0	0.030	450	£541	£541	£541	-£226	-£78	£690	£624	£1,030	£1,030
23	Ret2 - medium retail	0	0.060	900	£541	£541	£541	-£226	-£78	£690	£624	£1,030	£1,030
24	Ret2 - large retail	0	0.250	3,000	£1,480	£1,480	£1,480	£521	£521	£521	-£479	-£584	-£584
25	Ind1 - industrial	0	1.000	5,000	-£1,401	-£1,401	-£1,401	-£3,701	-£3,701	-£3,701	-£6,101	-£5,903	-£5,903
26	Sto1 - Storage	0	1.000	5,000	-£1,218	-£1,218	-£1,218	-£3,518	-£3,518	-£3,518	-£5,918	-£5,722	-£5,722
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£804	£804	£804	£1,038	£1,038	£1,547	£1,261	£1,182	£1,182
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£835	£835	£835	£1,124	£1,124	£1,632	£1,404	£1,325	£1,325
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£559	£559	£559	£975	£975	£1,483	£1,387	£1,308	£1,308

Appraisal results - max CIL rates - BLV4

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£2,041	£2,157	£2,272	£2,504	£2,735	£2,727	£3,058	£3,788	£5,250
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,571	£1,678	£1,784	£1,997	£2,209	£2,212	£2,516	£3,199	£4,543
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,725	£1,832	£1,938	£2,150	£2,362	£2,375	£2,679	£3,372	£4,714
4	Res4 - Med size site - flats	80	0.150	7,240	£1,035	£1,134	£1,234	£1,432	£1,631	£1,684	£1,967	£2,656	£3,903
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,423	£1,522	£1,621	£1,819	£2,017	£2,016	£2,300	£2,932	£4,184
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£878	£972	£1,066	£1,254	£1,442	£1,491	£1,760	£2,410	£3,588
7	Res7 - large flatted scheme	300	0.600	27,150	£872	£965	£1,059	£1,247	£1,435	£1,479	£1,748	£2,392	£3,570
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,952	£2,062	£2,171	£2,390	£2,609	£2,595	£2,908	£3,590	£4,969
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,204	£1,295	£1,386	£1,567	£1,748	£1,792	£2,051	£2,678	£3,822
10	Res10 - Large very high density scheme	750	1.000	67,875	£646	£731	£815	£984	£1,152	£1,203	£1,443	£2,032	£3,082
11	Res11 - Large very high density scheme	1000	0.900	90,500	£113	£197	£281	£447	£613	£673	£908	£1,497	£2,522
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£789	£868	£948	£1,106	£1,265	£1,227	£1,453	£1,912	£2,898
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£959	£1,050	£1,140	£1,321	£1,501	£1,435	£1,692	£2,193	£3,327
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£31	£54	£138	£307	£475	£530	£771	£1,370	£2,436
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£784	£875	£965	£1,146	£1,326	£1,116	£1,372	£1,712	£2,846
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,914	£1,914	£1,914	£1,914	£1,914	£1,878	£1,878	£1,838	£1,838
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,936	£1,936	£1,936	£1,936	£1,936	£1,918	£1,918	£1,899	£1,899
18	CoL1 - Co-living scheme	300	0.130	7,500	£818	£908	£998	£1,177	£1,355	£1,405	£1,660	£2,281	£3,397
19	Off1 - small scale office scheme	0	0.200	10,000	£601	£601	£601	£601	£724	£1,338	£1,497	£4,611	£4,611
20	Off2 - med scale office scheme	0	0.400	40,000	£374	£374	£374	£374	£486	£1,066	£1,211	£4,068	£4,068
21	Off3 - large scale office scheme	0	0.600	100,000	£287	£287	£287	£287	£396	£966	£1,106	£3,880	£3,880
22	Ret1 - small retail	0	0.030	450	£791	£791	£791	£791	£938	£1,556	£2,291	£2,530	£2,530
23	Ret2 - medium retail	0	0.060	900	£791	£791	£791	£791	£938	£1,556	£2,291	£2,530	£2,530
24	Ret2 - large retail	0	0.250	3,000	£1,792	£1,792	£1,792	£1,792	£1,792	£1,605	£1,605	£1,291	£1,291
25	Ind1 - industrial	0	1.000	5,000	-£651	-£651	-£651	-£651	-£651	-£1,101	-£1,101	-£1,403	-£1,403
26	Sto1 - Storage	0	1.000	5,000	-£468	-£468	-£468	-£468	-£468	-£918	-£918	-£1,222	-£1,222
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£893	£893	£893	£1,401	£1,401	£1,856	£1,856	£1,718	£1,718
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£906	£906	£906	£1,415	£1,415	£1,880	£1,880	£1,753	£1,753
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£589	£589	£589	£1,097	£1,097	£1,587	£1,587	£1,488	£1,488

	Aff Hsg:	50%	Rented:	70%	PRS:	Off	Aff Workspace:	10% discounted
With growth			SO:	30%	E&T costs	On		20% discount applied

Appraisal results - max CIL rates - BLV1

			Site area	EUV GIA sqm	CIL Zone C 25,000,000 £7,500 per sqm	25,000,000 £7,750 per sqm	25,000,000 £8,000 per sqm	25,000,000 £8,500 per sqm	Potential New Zone 35,000,000 £9,000 per sqm	35,000,000 £9,250 per sqm	CIL Zone B 40,000,000 £9,965 per sqm	CIL Zone A 50,000,000 £11,840 per sqm	75,000,000 £15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£396	£485	£574	£752	£377	£466	£445	£560	£304
2	Res2 - relatively low density - flats	24	0.100	2,172	£166	£248	£330	£493	£196	£278	£282	£435	£318
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£428	£509	£591	£754	£503	£585	£611	£810	£806
4	Res4 - Med size site - flats	80	0.150	7,240	£225	£302	£378	£531	£477	£553	£668	£1,031	£1,473
5	Res5 - Larger low density scheme	150	0.600	13,575	£93	£169	£245	£397	£108	£184	£181	£310	£168
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£116	£188	£260	£404	£352	£425	£533	£876	£1,291
7	Res7 - large flatted scheme	300	0.600	27,150	£54	£126	£199	£343	£266	£339	£435	£753	£1,107
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£338	£423	£507	£675	£291	£376	£340	£417	£97
9	Res9 - Large higher density scheme	750	1.400	67,875	£433	£503	£573	£713	£646	£716	£812	£1,128	£1,492
10	Res10 - Large very high density scheme	750	1.000	67,875	£36	£102	£167	£298	£280	£345	£456	£792	£1,233
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£383	-£318	-£252	-£123	-£93	-£29	£104	£479	£1,023
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£626	-£565	-£503	-£381	-£776	-£715	-£800	-£864	-£1,397
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£892	-£822	-£753	-£614	-£1,164	-£1,095	-£1,242	-£1,414	-£2,266
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£627	-£561	-£495	-£363	-£367	-£302	-£183	£170	£657
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,499	-£2,429	-£2,360	-£2,221	-£3,415	-£3,346	-£3,815	-£4,631	-£7,092
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,079	£1,079	£1,079	£1,079	£920	£920	£841	£682	£285
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,278	£1,278	£1,278	£1,278	£1,198	£1,198	£1,159	£1,079	£881
18	CoL1 - Co-living scheme	300	0.130	7,500	£127	£196	£265	£403	£368	£437	£546	£886	£1,313
19	Off1 - small scale office scheme	-	0.200	10,000	£115	£115	£115	£115	£37	£690	£748	£3,676	£3,176
20	Off2 - med scale office scheme	-	0.400	40,000	£114	£114	£114	£114	£126	£722	£816	£3,565	£3,315
21	Off3 - large scale office scheme	-	0.600	100,000	£118	£118	£118	£118	£166	£743	£853	£3,549	£3,399
22	Ret1 - small retail	-	0.030	450	-£692	-£692	-£692	-£692	-£1,212	-£444	-£43	-£303	-£1,970
23	Ret2 - medium retail	-	0.060	900	-£692	-£692	-£692	-£692	-£1,212	-£444	-£43	-£303	-£1,970
24	Ret2 - large retail	-	0.250	3,000	-£62	-£62	-£62	-£62	-£895	-£895	-£1,312	-£2,251	-£4,334
25	Ind1 - industrial	-	1.000	5,000	-£5,101	-£5,101	-£5,101	-£5,101	-£7,101	-£7,101	-£8,101	-£9,903	-£14,903
26	Sto1 - Storage	-	1.000	5,000	-£4,918	-£4,918	-£4,918	-£4,918	-£6,918	-£6,918	-£7,918	-£9,722	-£14,722
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£363	£363	£363	£872	£634	£1,142	£1,023	£706	£110
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£482	£482	£482	£991	£800	£1,309	£1,213	£944	£468
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£411	£411	£411	£919	£839	£1,347	£1,307	£1,148	£948

Appraisal results - max CIL rates - BLV2

			Site area	EUV GIA sqm	CIL Zone C 10,000,000 £7,500 per sqm	10,000,000 £7,750 per sqm	10,000,000 £8,000 per sqm	29,000,000 £8,500 per sqm	Potential New Zone 29,000,000 £9,000 per sqm	29,000,000 £9,250 per sqm	CIL Zone B 29,000,000 £9,965 per sqm	CIL Zone A 45,000,000 £11,840 per sqm	55,000,000 £15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,225	£1,314	£1,403	£531	£709	£798	£1,053	£836	£1,409
2	Res2 - relatively low density - flats	24	0.100	2,172	£857	£938	£1,020	£309	£473	£554	£788	£665	£1,239
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,049	£1,131	£1,213	£589	£752	£834	£1,067	£1,017	£1,635
4	Res4 - Med size site - flats	80	0.150	7,240	£536	£612	£689	£448	£601	£677	£896	£1,135	£1,887
5	Res5 - Larger low density scheme	150	0.600	13,575	£756	£832	£908	£221	£373	£449	£667	£531	£1,052
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£410	£482	£555	£326	£470	£542	£749	£974	£1,684
7	Res7 - large flatted scheme	300	0.600	27,150	£386	£458	£530	£255	£399	£471	£678	£864	£1,549
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,167	£1,251	£1,336	£454	£623	£707	£948	£694	£1,202
9	Res9 - Large higher density scheme	750	1.400	67,875	£743	£813	£883	£631	£770	£840	£1,039	£1,231	£1,904
10	Res10 - Large very high density scheme	750	1.000	67,875	£257	£323	£388	£239	£369	£434	£618	£866	£1,527
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£234	-£168	-£103	-£163	-£33	£31	£213	£529	£1,222
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£150	£211	£273	-£588	-£466	-£405	-£231	-£605	-£363
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£143	£212	£282	-£889	-£750	-£681	-£484	-£1,069	-£887
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£427	-£361	-£295	-£417	-£287	-£222	-£36	£237	£924
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£499	-£429	-£360	-£2,754	-£2,615	-£2,546	-£2,348	-£3,964	-£4,425
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,317	£1,317	£1,317	£1,015	£1,015	£1,015	£1,015	£761	£603
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,397	£1,397	£1,397	£1,246	£1,246	£1,246	£1,246	£1,119	£1,040
18	CoL1 - Co-living scheme	300	0.130	7,500	£387	£456	£525	£334	£472	£541	£737	£973	£1,659
19	Off1 - small scale office scheme	-	0.200	10,000	£415	£415	£415	£35	£157	£810	£968	£3,776	£3,576
20	Off2 - med scale office scheme	-	0.400	40,000	£264	£264	£264	£74	£186	£782	£926	£3,615	£3,515
21	Off3 - large scale office scheme	-	0.600	100,000	£208	£208	£208	£94	£202	£779	£919	£3,579	£3,519
22	Ret1 - small retail	-	0.030	450	£308	£308	£308	-£959	-£812	-£44	£691	£30	-£636
23	Ret2 - medium retail	-	0.060	900	£308	£308	£308	-£959	-£812	-£44	£691	£30	-£636
24	Ret2 - large retail	-	0.250	3,000	£1,188	£1,188	£1,188	-£395	-£395	-£395	-£395	-£1,834	-£2,667
25	Ind1 - industrial	-	1.000	5,000	-£2,101	-£2,101	-£2,101	-£5,901	-£5,901	-£5,901	-£5,901	-£8,903	-£10,903
26	Sto1 - Storage	-	1.000	5,000	-£1,918	-£1,918	-£1,918	-£5,718	-£5,718	-£5,718	-£5,718	-£8,722	-£10,722
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£720	£720	£720	£776	£776	£1,285	£1,285	£825	£587
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£768	£768	£768	£915	£915	£1,423	£1,423	£1,039	£849
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£531	£531	£531	£887	£887	£1,395	£1,395	£1,188	£1,108

Appraisal results - max CIL rates - BLV3

			Site area	EUV GIA sqm	CIL Zone C 6,500,000 £7,500 per sqm	6,500,000 £7,750 per sqm	6,500,000 £8,000 per sqm	18,000,000 £8,500 per sqm	Potential New Zone 18,000,000 £9,000 per sqm	18,000,000 £9,250 per sqm	CIL Zone B 30,000,000 £9,965 per sqm	CIL Zone A 30,000,000 £11,840 per sqm	30,000,000 £15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,418	£1,507	£1,596	£1,139	£1,317	£1,406	£997	£1,665	£2,790
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,018	£1,100	£1,181	£815	£979	£1,061	£742	£1,356	£2,390
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,194	£1,276	£1,358	£1,044	£1,208	£1,289	£1,026	£1,638	£2,670
4	Res4 - Med size site - flats	80	0.150	7,240	£608	£685	£761	£676	£829	£905	£875	£1,445	£2,405
5	Res5 - Larger low density scheme	150	0.600	13,575	£910	£987	£1,063	£707	£859	£935	£623	£1,194	£2,157
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£479	£551	£623	£542	£686	£759	£729	£1,269	£2,175
7	Res7 - large flatted scheme	300	0.600	27,150	£463	£535	£607	£498	£642	£714	£656	£1,195	£2,102
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,360	£1,445	£1,529	£1,062	£1,231	£1,315	£892	£1,522	£2,583
9	Res9 - Large higher density scheme	750	1.400	67,875	£815	£885	£955	£858	£997	£1,066	£1,018	£1,540	£2,420
10	Res10 - Large very high density scheme	750	1.000	67,875	£309	£375	£440	£401	£531	£596	£604	£1,087	£1,896
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£199	-£134	-£68	-£53	£76	£140	£203	£678	£1,471
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£331	£392	£454	-£19	£103	£164	-£283	£171	£930
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£384	£454	£523	-£131	£8	£78	-£553	-£35	£837
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£380	-£314	-£248	-£270	-£140	-£75	-£49	£437	£1,257
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£32	£37	£107	-£1,287	-£1,148	-£1,079	-£2,482	-£1,964	-£1,092
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,372	£1,372	£1,372	£1,190	£1,190	£1,190	£999	£999	£999
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,425	£1,425	£1,425	£1,333	£1,333	£1,333	£1,238	£1,238	£1,238
18	CoL1 - Co-living scheme	300	0.130	7,500	£447	£517	£586	£525	£663	£731	£719	£1,233	£2,093
19	Off1 - small scale office scheme	0	0.200	10,000	£485	£485	£485	£255	£377	£1,030	£948	£4,076	£4,076
20	Off2 - med scale office scheme	0	0.400	40,000	£299	£299	£299	£184	£296	£892	£916	£3,765	£3,765
21	Off3 - large scale office scheme	0	0.600	100,000	£229	£229	£229	£160	£268	£845	£913	£3,669	£3,669
22	Ret1 - small retail	0	0.030	450	£541	£541	£541	-£226	-£78	£690	£624	£1,030	£1,030
23	Ret2 - medium retail	0	0.060	900	£541	£541	£541	-£226	-£78	£690	£624	£1,030	£1,030
24	Ret2 - large retail	0	0.250	3,000	£1,480	£1,480	£1,480	£521	£521	£521	-£479	-£584	-£584
25	Ind1 - industrial	0	1.000	5,000	-£1,401	-£1,401	-£1,401	-£3,701	-£3,701	-£3,701	-£6,101	-£5,903	-£5,903
26	Sto1 - Storage	0	1.000	5,000	-£1,218	-£1,218	-£1,218	-£3,518	-£3,518	-£3,518	-£5,918	-£5,722	-£5,722
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£804	£804	£804	£1,038	£1,038	£1,547	£1,261	£1,182	£1,182
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£835	£835	£835	£1,124	£1,124	£1,632	£1,404	£1,325	£1,325
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£559	£559	£559	£975	£975	£1,483	£1,387	£1,308	£1,308

Appraisal results - max CIL rates - BLV4

			Site area	EUV GIA sqm	CIL Zone C 2,750,000 £7,500 per sqm	2,750,000 £7,750 per sqm	2,750,000 £8,000 per sqm	2,750,000 £8,500 per sqm	Potential New Zone 2,750,000 £9,000 per sqm	5,000,000 £9,250 per sqm	CIL Zone B 5,000,000 £9,965 per sqm	CIL Zone A 7,500,000 £11,840 per sqm	7,500,000 £15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,625	£1,714	£1,803	£1,981	£2,159	£2,124	£2,378	£2,908	£4,033
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,190	£1,272	£1,354	£1,518	£1,681	£1,659	£1,893	£2,392	£3,425
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,350	£1,431	£1,513	£1,676	£1,840	£1,828	£2,062	£2,571	£3,603
4	Res4 - Med size site - flats	80	0.150	7,240	£686	£763	£839	£992	£1,145	£1,175	£1,393	£1,912	£2,871
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,076	£1,152	£1,228	£1,381	£1,533	£1,510	£1,728	£2,189	£3,151
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£553	£625	£697	£841	£986	£1,014	£1,220	£1,711	£2,617
7	Res7 - large flatted scheme	300	0.600	27,150	£546	£618	£690	£835	£979	£1,002	£1,208	£1,693	£2,599
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,568	£1,652	£1,736	£1,905	£2,073	£2,033	£2,274	£2,765	£3,827
9	Res9 - Large higher density scheme	750	1.400	67,875	£892	£962	£1,032	£1,172	£1,311	£1,335	£1,534	£2,004	£2,884
10	Res10 - Large very high density scheme	750	1.000	67,875	£364	£430	£495	£625	£755	£787	£972	£1,419	£2,227
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£162	-£96	-£31	£98	£228	£269	£452	£902	£1,694
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£525	£586	£648	£770	£892	£837	£1,010	£1,334	£2,094
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£643	£712	£782	£921	£1,060	£974	£1,172	£1,517	£2,389
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£330	-£264	-£198	-£67	£63	£98	£284	£737	£1,557
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£468	£537	£607	£746	£885	£654	£852	£1,036	£1,908
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,432	£1,432	£1,432	£1,432	£1,432	£1,396	£1,396	£1,356	£1,356
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,454	£1,454	£1,454	£1,454	£1,454	£1,437	£1,437	£1,417	£1,417
18	CoL1 - Co-living scheme	300	0.130	7,500	£512	£582	£651	£789	£927	£957	£1,153	£1,623	£2,483
19	Off1 - small scale office scheme	0	0.200	10,000	£560	£560	£560	£560	£682	£1,290	£1,448	£4,526	£4,526
20	Off2 - med scale office scheme	0	0.400	40,000	£337	£337	£337	£337	£448	£1,022	£1,166	£3,990	£3,990
21	Off3 - large scale office scheme	0	0.600	100,000	£251	£251	£251	£251	£359	£923	£1,063	£3,804	£3,804
22	Ret1 - small retail	0	0.030	450	£791	£791	£791	£791	£938	£1,556	£2,291	£2,530	£2,530
23	Ret2 - medium retail	0	0.060	900	£791	£791	£791	£791	£938	£1,556	£2,291	£2,530	£2,530
24	Ret2 - large retail	0	0.250	3,000	£1,792	£1,792	£1,792	£1,792	£1,792	£1,605	£1,605	£1,291	£1,291
25	Ind1 - industrial	0	1.000	5,000	-£651	-£651	-£651	-£651	-£651	-£1,101	-£1,101	-£1,403	-£1,403
26	Sto1 - Storage	0	1.000	5,000	-£468	-£468	-£468	-£468	-£468	-£918	-£918	-£1,222	-£1,222
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£893	£893	£893	£1,401	£1,401	£1,856	£1,856	£1,718	£1,718
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£906	£906	£906	£1,415	£1,415	£1,880	£1,880	£1,753	£1,753
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£589	£589	£589	£1,097	£1,097	£1,587	£1,587	£1,488	£1,488

Aff Hsg:	35%	Rented:	70%		PRS:	Off		Aff Workspace:	10%	discounted
		SO:	30%		E&T costs	On			20%	discount applied

With growth

Appraisal results - max CIL rates - BLV1

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£812	£927	£1,043	£1,275	£954	£1,069	£1,124	£1,439	£1,521
2	Res2 - relatively low density - flats	24	0.100	2,172	£547	£653	£760	£972	£725	£831	£905	£1,242	£1,435
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£803	£910	£1,016	£1,228	£1,026	£1,132	£1,229	£1,611	£1,917
4	Res4 - Med size site - flats	80	0.150	7,240	£574	£673	£773	£971	£963	£1,062	£1,242	£1,775	£2,504
5	Res5 - Larger low density scheme	150	0.600	13,575	£439	£538	£637	£835	£591	£691	£753	£1,054	£1,200
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£441	£535	£629	£817	£808	£902	£1,072	£1,575	£2,263
7	Res7 - large flatted scheme	300	0.600	27,150	£380	£474	£568	£755	£722	£816	£974	£1,453	£2,078
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£723	£832	£942	£1,161	£828	£937	£974	£1,242	£1,240
9	Res9 - Large higher density scheme	750	1.400	67,875	£745	£836	£927	£1,108	£1,083	£1,174	£1,329	£1,802	£2,430
10	Res10 - Large very high density scheme	750	1.000	67,875	£318	£403	£487	£656	£677	£761	£927	£1,406	£2,088
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£108	-£24	£60	£226	£292	£375	£560	£1,075	£1,851
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£362	-£282	-£203	-£44	-£403	-£324	-£358	-£287	-£593
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£575	-£485	-£394	-£214	-£723	-£634	-£722	-£738	-£1,329
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£327	-£243	-£159	£10	£45	£130	£304	£803	£1,536
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,182	-£2,092	-£2,002	-£1,821	-£2,974	-£2,884	-£3,294	-£3,955	-£6,154
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,560	£1,560	£1,560	£1,560	£1,402	£1,402	£1,322	£1,164	£767
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,760	£1,760	£1,760	£1,760	£1,680	£1,680	£1,641	£1,561	£1,363
18	CoL1 - Co-living scheme	300	0.130	7,500	£432	£522	£612	£791	£796	£885	£1,053	£1,545	£2,227
19	Off1 - small scale office scheme	-	0.200	10,000	£115	£115	£115	£115	£37	£690	£748	£3,676	£3,176
20	Off2 - med scale office scheme	-	0.400	40,000	£114	£114	£114	£114	£126	£722	£816	£3,565	£3,315
21	Off3 - large scale office scheme	-	0.600	100,000	£118	£118	£118	£118	£166	£743	£853	£3,549	£3,399
22	Ret1 - small retail	-	0.030	450	-£692	-£692	-£692	-£692	-£1,212	-£444	-£43	-£303	-£1,970
23	Ret2 - medium retail	-	0.060	900	-£692	-£692	-£692	-£692	-£1,212	-£444	-£43	-£303	-£1,970
24	Ret2 - large retail	-	0.250	3,000	-£62	-£62	-£62	-£62	-£895	-£895	-£1,312	-£2,251	-£4,334
25	Ind1 - industrial	-	1.000	5,000	-£5,101	-£5,101	-£5,101	-£5,101	-£7,101	-£7,101	-£8,101	-£9,903	-£14,903
26	Sto1 - Storage	-	1.000	5,000	-£4,918	-£4,918	-£4,918	-£4,918	-£6,918	-£6,918	-£7,918	-£9,722	-£14,722
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£363	£363	£363	£872	£634	£1,142	£1,023	£706	£110
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£482	£482	£482	£991	£800	£1,309	£1,213	£944	£468
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£411	£411	£411	£919	£839	£1,347	£1,307	£1,148	£948

Appraisal results - max CIL rates - BLV2

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,641	£1,756	£1,872	£1,054	£1,285	£1,401	£1,732	£1,716	£2,626
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,238	£1,344	£1,450	£788	£1,001	£1,107	£1,411	£1,472	£2,356
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,425	£1,531	£1,637	£1,062	£1,275	£1,381	£1,685	£1,818	£2,745
4	Res4 - Med size site - flats	80	0.150	7,240	£885	£984	£1,083	£888	£1,087	£1,187	£1,470	£1,879	£2,919
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,102	£1,201	£1,300	£659	£857	£956	£1,239	£1,275	£2,084
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£736	£830	£924	£738	£926	£1,020	£1,288	£1,674	£2,655
7	Res7 - large flatted scheme	300	0.600	27,150	£711	£805	£899	£667	£855	£949	£1,217	£1,563	£2,520
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,552	£1,661	£1,771	£940	£1,159	£1,269	£1,582	£1,518	£2,345
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,054	£1,145	£1,236	£1,026	£1,207	£1,297	£1,556	£1,905	£2,842
10	Res10 - Large very high density scheme	750	1.000	67,875	£539	£624	£708	£598	£766	£849	£1,089	£1,479	£2,382
11	Res11 - Large very high density scheme	1,000	0.900	90,500	£41	£125	£209	£186	£352	£435	£670	£1,124	£2,050
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£414	£493	£573	-£251	-£93	-£14	£211	-£28	£441
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£459	£550	£640	-£490	-£309	-£220	£37	-£394	£51
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£127	-£43	£41	-£43	£125	£210	£451	£870	£1,803
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£182	-£92	-£2	-£2,354	-£2,174	-£2,084	-£1,828	-£3,288	-£3,487
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,799	£1,799	£1,799	£1,497	£1,497	£1,497	£1,497	£1,243	£1,084
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,879	£1,879	£1,879	£1,728	£1,728	£1,728	£1,728	£1,601	£1,522
18	CoL1 - Co-living scheme	300	0.130	7,500	£692	£782	£872	£722	£900	£989	£1,244	£1,631	£2,574
19	Off1 - small scale office scheme	-	0.200	10,000	£415	£415	£415	£35	£157	£810	£968	£3,776	£3,576
20	Off2 - med scale office scheme	-	0.400	40,000	£264	£264	£264	£74	£186	£782	£926	£3,615	£3,515
21	Off3 - large scale office scheme	-	0.600	100,000	£208	£208	£208	£94	£202	£779	£919	£3,579	£3,519
22	Ret1 - small retail	-	0.030	450	£308	£308	£308	-£959	-£812	-£44	£691	£30	-£636
23	Ret2 - medium retail	-	0.060	900	£308	£308	£308	-£959	-£812	-£44	£691	£30	-£636
24	Ret2 - large retail	-	0.250	3,000	£1,188	£1,188	£1,188	-£395	-£395	-£395	-£395	-£1,834	-£2,667
25	Ind1 - industrial	-	1.000	5,000	-£2,101	-£2,101	-£2,101	-£5,901	-£5,901	-£5,901	-£5,901	-£8,903	-£10,903
26	Sto1 - Storage	-	1.000	5,000	-£1,918	-£1,918	-£1,918	-£5,718	-£5,718	-£5,718	-£5,718	-£8,722	-£10,722
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£720	£720	£720	£776	£776	£1,285	£1,285	£825	£587
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£768	£768	£768	£915	£915	£1,423	£1,423	£1,039	£849
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£531	£531	£531	£887	£887	£1,395	£1,395	£1,188	£1,108

Appraisal results - max CIL rates - BLV3

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,834	£1,950	£2,065	£1,661	£1,893	£2,008	£1,676	£2,544	£4,007
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,399	£1,505	£1,611	£1,295	£1,507	£1,614	£1,365	£2,163	£3,507
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,570	£1,676	£1,782	£1,518	£1,731	£1,837	£1,643	£2,440	£3,781
4	Res4 - Med size site - flats	80	0.150	7,240	£957	£1,056	£1,156	£1,116	£1,315	£1,415	£1,449	£2,189	£3,437
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,257	£1,356	£1,455	£1,145	£1,343	£1,442	£1,195	£1,938	£3,189
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£805	£899	£992	£954	£1,142	£1,236	£1,269	£1,968	£3,146
7	Res7 - large flatted scheme	300	0.600	27,150	£789	£883	£977	£910	£1,098	£1,192	£1,195	£1,895	£3,073
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,745	£1,855	£1,964	£1,548	£1,767	£1,876	£1,527	£2,347	£3,726
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,126	£1,218	£1,309	£1,253	£1,434	£1,524	£1,535	£2,214	£3,358
10	Res10 - Large very high density scheme	750	1.000	67,875	£591	£675	£760	£760	£928	£1,011	£1,074	£1,700	£2,751
11	Res11 - Large very high density scheme	1000	0.900	90,500	£76	£160	£244	£295	£461	£544	£660	£1,273	£2,299
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£595	£674	£754	£318	£476	£555	£159	£748	£1,734
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£701	£791	£881	£269	£449	£539	-£32	£641	£1,775
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£81	£4	£88	£103	£272	£356	£437	£1,070	£2,136
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£284	£375	£465	-£887	-£707	-£618	-£1,961	-£1,288	-£154
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,854	£1,854	£1,854	£1,672	£1,672	£1,672	£1,481	£1,481	£1,481
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,906	£1,906	£1,906	£1,815	£1,815	£1,815	£1,720	£1,720	£1,720
18	CoL1 - Co-living scheme	300	0.130	7,500	£753	£843	£933	£912	£1,091	£1,180	£1,226	£1,891	£3,007
19	Off1 - small scale office scheme	0	0.200	10,000	£485	£485	£485	£255	£377	£1,030	£948	£4,076	£4,076
20	Off2 - med scale office scheme	0	0.400	40,000	£299	£299	£299	£184	£296	£892	£916	£3,765	£3,765
21	Off3 - large scale office scheme	0	0.600	100,000	£229	£229	£229	£160	£268	£845	£913	£3,669	£3,669
22	Ret1 - small retail	0	0.030	450	£541	£541	£541	-£226	-£78	£690	£624	£1,030	£1,030
23	Ret2 - medium retail	0	0.060	900	£541	£541	£541	-£226	-£78	£690	£624	£1,030	£1,030
24	Ret2 - large retail	0	0.250	3,000	£1,480	£1,480	£1,480	£521	£521	£521	-£479	-£584	-£584
25	Ind1 - industrial	0	1.000	5,000	-£1,401	-£1,401	-£1,401	-£3,701	-£3,701	-£3,701	-£6,101	-£5,903	-£5,903
26	Sto1 - Storage	0	1.000	5,000	-£1,218	-£1,218	-£1,218	-£3,518	-£3,518	-£3,518	-£5,918	-£5,722	-£5,722
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£804	£804	£804	£1,038	£1,038	£1,547	£1,261	£1,182	£1,182
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£835	£835	£835	£1,124	£1,124	£1,632	£1,404	£1,325	£1,325
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£559	£559	£559	£975	£975	£1,483	£1,387	£1,308	£1,308

Appraisal results - max CIL rates - BLV4

					CIL Zone C				Potential New Zone		CIL Zone B	CIL Zone A	
				EUV	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£2,041	£2,157	£2,272	£2,504	£2,735	£2,727	£3,058	£3,788	£5,250
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,571	£1,678	£1,784	£1,997	£2,209	£2,212	£2,516	£3,199	£4,543
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,725	£1,832	£1,938	£2,150	£2,362	£2,375	£2,679	£3,372	£4,714
4	Res4 - Med size site - flats	80	0.150	7,240	£1,035	£1,134	£1,234	£1,432	£1,631	£1,684	£1,967	£2,656	£3,903
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,423	£1,522	£1,621	£1,819	£2,017	£2,016	£2,300	£2,932	£4,184
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£878	£972	£1,066	£1,254	£1,442	£1,491	£1,760	£2,410	£3,588
7	Res7 - large flatted scheme	300	0.600	27,150	£872	£965	£1,059	£1,247	£1,435	£1,479	£1,748	£2,392	£3,570
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,952	£2,062	£2,171	£2,390	£2,609	£2,595	£2,908	£3,590	£4,969
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,204	£1,295	£1,386	£1,567	£1,748	£1,792	£2,051	£2,678	£3,822
10	Res10 - Large very high density scheme	750	1.000	67,875	£646	£731	£815	£984	£1,152	£1,203	£1,443	£2,032	£3,082
11	Res11 - Large very high density scheme	1000	0.900	90,500	£113	£197	£281	£447	£613	£673	£908	£1,497	£2,522
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£789	£868	£948	£1,106	£1,265	£1,227	£1,453	£1,912	£2,898
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£959	£1,050	£1,140	£1,321	£1,501	£1,435	£1,692	£2,193	£3,327
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£31	£54	£138	£307	£475	£530	£771	£1,370	£2,436
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£784	£875	£965	£1,146	£1,326	£1,116	£1,372	£1,712	£2,846
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,914	£1,914	£1,914	£1,914	£1,914	£1,878	£1,878	£1,838	£1,838
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,936	£1,936	£1,936	£1,936	£1,936	£1,918	£1,918	£1,899	£1,899
18	CoL1 - Co-living scheme	300	0.130	7,500	£818	£908	£998	£1,177	£1,355	£1,405	£1,660	£2,281	£3,397
19	Off1 - small scale office scheme	0	0.200	10,000	£560	£560	£560	£560	£682	£1,290	£1,448	£4,526	£4,526
20	Off2 - med scale office scheme	0	0.400	40,000	£337	£337	£337	£337	£448	£1,022	£1,166	£3,990	£3,990
21	Off3 - large scale office scheme	0	0.600	100,000	£251	£251	£251	£251	£359	£923	£1,063	£3,804	£3,804
22	Ret1 - small retail	0	0.030	450	£791	£791	£791	£791	£938	£1,556	£2,291	£2,530	£2,530
23	Ret2 - medium retail	0	0.060	900	£791	£791	£791	£791	£938	£1,556	£2,291	£2,530	£2,530
24	Ret2 - large retail	0	0.250	3,000	£1,792	£1,792	£1,792	£1,792	£1,792	£1,605	£1,605	£1,291	£1,291
25	Ind1 - industrial	0	1.000	5,000	-£651	-£651	-£651	-£651	-£651	-£1,101	-£1,101	-£1,403	-£1,403
26	Sto1 - Storage	0	1.000	5,000	-£468	-£468	-£468	-£468	-£468	-£918	-£918	-£1,222	-£1,222
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£893	£893	£893	£1,401	£1,401	£1,856	£1,856	£1,718	£1,718
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£906	£906	£906	£1,415	£1,415	£1,880	£1,880	£1,753	£1,753
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£589	£589	£589	£1,097	£1,097	£1,587	£1,587	£1,488	£1,488

Aff Hsg:	50%	Rented:	70%	PRS:	Off	Aff Workspace:	10%	discounted
		SO:	30%	E&T costs	On		50%	discount applied

With growth

Appraisal results - max CIL rates - BLV1

					CIL Zone C			Potential New Zone			CIL Zone B	CIL Zone A	
				EUV	25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£396	£485	£574	£752	£377	£466	£445	£560	£304
2	Res2 - relatively low density - flats	24	0.100	2,172	£166	£248	£330	£493	£196	£278	£282	£435	£318
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£428	£509	£591	£754	£503	£585	£611	£810	£806
4	Res4 - Med size site - flats	80	0.150	7,240	£225	£302	£378	£531	£477	£553	£668	£1,031	£1,473
5	Res5 - Larger low density scheme	150	0.600	13,575	£93	£169	£245	£397	£108	£184	£181	£310	£168
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£116	£188	£260	£404	£352	£425	£533	£876	£1,291
7	Res7 - large flatted scheme	300	0.600	27,150	£54	£126	£199	£343	£266	£339	£435	£753	£1,107
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£338	£423	£507	£675	£291	£376	£340	£417	£97
9	Res9 - Large higher density scheme	750	1.400	67,875	£433	£503	£573	£713	£646	£716	£812	£1,128	£1,492
10	Res10 - Large very high density scheme	750	1.000	67,875	£36	£102	£167	£298	£280	£345	£456	£792	£1,233
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£383	-£318	-£252	-£123	-£93	-£29	£104	£479	£1,023
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£626	-£565	-£503	-£381	-£776	-£715	-£800	-£864	-£1,397
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£892	-£822	-£753	-£614	-£1,164	-£1,095	-£1,242	-£1,414	-£2,266
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£627	-£561	-£495	-£363	-£367	-£302	-£183	£170	£657
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,499	-£2,429	-£2,360	-£2,221	-£3,415	-£3,346	-£3,815	-£4,631	-£7,092
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,079	£1,079	£1,079	£1,079	£920	£920	£841	£682	£285
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,278	£1,278	£1,278	£1,278	£1,198	£1,198	£1,159	£1,079	£881
18	CoL1 - Co-living scheme	300	0.130	7,500	£127	£196	£265	£403	£368	£437	£546	£886	£1,313
19	Off1 - small scale office scheme	-	0.200	10,000	£54	£54	£54	£54	-£25	£618	£674	£3,548	£3,048
20	Off2 - med scale office scheme	-	0.400	40,000	£58	£58	£58	£58	£69	£656	£749	£3,448	£3,198
21	Off3 - large scale office scheme	-	0.600	100,000	£64	£64	£64	£64	£111	£679	£788	£3,435	£3,285
22	Ret1 - small retail	-	0.030	450	-£692	-£692	-£692	-£692	-£1,212	-£444	-£43	-£303	-£1,970
23	Ret2 - medium retail	-	0.060	900	-£692	-£692	-£692	-£692	-£1,212	-£444	-£43	-£303	-£1,970
24	Ret2 - large retail	-	0.250	3,000	-£62	-£62	-£62	-£62	-£895	-£895	-£1,312	-£2,251	-£4,334
25	Ind1 - industrial	-	1.000	5,000	-£5,101	-£5,101	-£5,101	-£5,101	-£7,101	-£7,101	-£8,101	-£9,903	-£14,903
26	Sto1 - Storage	-	1.000	5,000	-£4,918	-£4,918	-£4,918	-£4,918	-£6,918	-£6,918	-£7,918	-£9,722	-£14,722
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£363	£363	£363	£872	£634	£1,142	£1,023	£706	£110
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£482	£482	£482	£991	£800	£1,309	£1,213	£944	£468
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£411	£411	£411	£919	£839	£1,347	£1,307	£1,148	£948

Appraisal results - max CIL rates - BLV2

					CIL Zone C			Potential New Zone			CIL Zone B	CIL Zone A	
				EUV	10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,225	£1,314	£1,403	£531	£709	£798	£1,053	£836	£1,409
2	Res2 - relatively low density - flats	24	0.100	2,172	£857	£938	£1,020	£309	£473	£554	£788	£665	£1,239
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,049	£1,131	£1,213	£589	£752	£834	£1,067	£1,017	£1,635
4	Res4 - Med size site - flats	80	0.150	7,240	£536	£612	£689	£448	£601	£677	£896	£1,135	£1,887
5	Res5 - Larger low density scheme	150	0.600	13,575	£756	£832	£908	£221	£373	£449	£667	£531	£1,052
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£410	£482	£555	£326	£470	£542	£749	£974	£1,684
7	Res7 - large flatted scheme	300	0.600	27,150	£386	£458	£530	£255	£399	£471	£678	£864	£1,549
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,167	£1,251	£1,336	£454	£623	£707	£948	£694	£1,202
9	Res9 - Large higher density scheme	750	1.400	67,875	£743	£813	£883	£631	£770	£840	£1,039	£1,231	£1,904
10	Res10 - Large very high density scheme	750	1.000	67,875	£257	£323	£388	£239	£369	£434	£618	£866	£1,527
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£234	-£168	-£103	-£163	-£33	£31	£213	£529	£1,222
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£150	£211	£273	-£588	-£466	-£405	-£231	-£605	-£363
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£143	£212	£282	-£889	-£750	-£681	-£484	-£1,069	-£887
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£427	-£361	-£295	-£417	-£287	-£222	-£36	£237	£924
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£499	-£429	-£360	-£2,754	-£2,615	-£2,546	-£2,348	-£3,964	-£4,425
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,317	£1,317	£1,317	£1,015	£1,015	£1,015	£1,015	£761	£603
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,397	£1,397	£1,397	£1,246	£1,246	£1,246	£1,246	£1,119	£1,040
18	CoL1 - Co-living scheme	300	0.130	7,500	£387	£456	£525	£334	£472	£541	£737	£973	£1,659
19	Off1 - small scale office scheme	-	0.200	10,000	£354	£354	£354	-£26	£95	£738	£894	£3,648	£3,448
20	Off2 - med scale office scheme	-	0.400	40,000	£208	£208	£208	£18	£129	£716	£859	£3,498	£3,398
21	Off3 - large scale office scheme	-	0.600	100,000	£154	£154	£154	£40	£147	£715	£854	£3,465	£3,405
22	Ret1 - small retail	-	0.030	450	£308	£308	£308	-£959	-£812	-£44	£691	£30	-£636
23	Ret2 - medium retail	-	0.060	900	£308	£308	£308	-£959	-£812	-£44	£691	£30	-£636
24	Ret2 - large retail	-	0.250	3,000	£1,188	£1,188	£1,188	-£395	-£395	-£395	-£395	-£1,834	-£2,667
25	Ind1 - industrial	-	1.000	5,000	-£2,101	-£2,101	-£2,101	-£5,901	-£5,901	-£5,901	-£5,901	-£8,903	-£10,903
26	Sto1 - Storage	-	1.000	5,000	-£1,918	-£1,918	-£1,918	-£5,718	-£5,718	-£5,718	-£5,718	-£8,722	-£10,722
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£720	£720	£720	£776	£776	£1,285	£1,285	£825	£587
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£768	£768	£768	£915	£915	£1,423	£1,423	£1,039	£849
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£531	£531	£531	£887	£887	£1,395	£1,395	£1,188	£1,108

Appraisal results - max CIL rates - BLV3

					CIL Zone C			Potential New Zone			CIL Zone B	CIL Zone A	
				EUV	6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,418	£1,507	£1,596	£1,139	£1,317	£1,406	£997	£1,665	£2,790
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,018	£1,100	£1,181	£815	£979	£1,061	£742	£1,356	£2,390
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,194	£1,276	£1,358	£1,044	£1,208	£1,289	£1,026	£1,638	£2,670
4	Res4 - Med size site - flats	80	0.150	7,240	£608	£685	£761	£676	£829	£905	£875	£1,445	£2,405
5	Res5 - Larger low density scheme	150	0.600	13,575	£910	£987	£1,063	£707	£859	£935	£623	£1,194	£2,157
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£479	£551	£623	£542	£686	£759	£729	£1,269	£2,175
7	Res7 - large flatted scheme	300	0.600	27,150	£463	£535	£607	£498	£642	£714	£656	£1,195	£2,102
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,360	£1,445	£1,529	£1,062	£1,231	£1,315	£892	£1,522	£2,583
9	Res9 - Large higher density scheme	750	1.400	67,875	£815	£885	£955	£858	£997	£1,066	£1,018	£1,540	£2,420
10	Res10 - Large very high density scheme	750	1.000	67,875	£309	£375	£440	£401	£531	£596	£604	£1,087	£1,896
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£199	-£134	-£68	-£53	£76	£140	£203	£678	£1,471
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£331	£392	£454	-£19	£103	£164	-£283	£171	£930
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£384	£454	£523	-£131	£8	£78	-£553	-£35	£837
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£380	-£314	-£248	-£270	-£140	-£75	-£49	£437	£1,257
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£32	£37	£107	-£1,287	-£1,148	-£1,079	-£2,482	-£1,964	-£1,092
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,372	£1,372	£1,372	£1,190	£1,190	£1,190	£999	£999	£999
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,425	£1,425	£1,425	£1,333	£1,333	£1,333	£1,238	£1,238	£1,238
18	CoL1 - Co-living scheme	300	0.130	7,500	£447	£517	£586	£525	£663	£731	£719	£1,233	£2,093
19	Off1 - small scale office scheme	0	0.200	10,000	£424	£424	£424	£194	£315	£958	£874	£3,948	£3,948
20	Off2 - med scale office scheme	0	0.400	40,000	£243	£243	£243	£128	£239	£826	£849	£3,648	£3,648
21	Off3 - large scale office scheme	0	0.600	100,000	£175	£175	£175	£106	£213	£781	£848	£3,555	£3,555
22	Ret1 - small retail	0	0.030	450	£541	£541	£541	-£226	-£78	£690	£624	£1,030	£1,030
23	Ret2 - medium retail	0	0.060	900	£541	£541	£541	-£226	-£78	£690	£624	£1,030	£1,030
24	Ret2 - large retail	0	0.250	3,000	£1,480	£1,480	£1,480	£521	£521	£521	-£479	-£584	-£584
25	Ind1 - industrial	0	1.000	5,000	-£1,401	-£1,401	-£1,401	-£3,701	-£3,701	-£3,701	-£6,101	-£5,903	-£5,903
26	Sto1 - Storage	0	1.000	5,000	-£1,218	-£1,218	-£1,218	-£3,518	-£3,518	-£3,518	-£5,918	-£5,722	-£5,722
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£804	£804	£804	£1,038	£1,038	£1,547	£1,261	£1,182	£1,182
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£835	£835	£835	£1,124	£1,124	£1,632	£1,404	£1,325	£1,325
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£559	£559	£559	£975	£975	£1,483	£1,387	£1,308	£1,308

Appraisal results - max CIL rates - BLV4

					CIL Zone C			Potential New Zone			CIL Zone B	CIL Zone A	
				EUV	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,625	£1,714	£1,803	£1,981	£2,159	£2,124	£2,378	£2,908	£4,033
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,190	£1,272	£1,354	£1,518	£1,681	£1,659	£1,893	£2,392	£3,425
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,350	£1,431	£1,513	£1,676	£1,840	£1,828	£2,062	£2,571	£3,603
4	Res4 - Med size site - flats	80	0.150	7,240	£686	£763	£839	£992	£1,145	£1,175	£1,393	£1,912	£2,871
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,076	£1,152	£1,228	£1,381	£1,533	£1,510	£1,728	£2,189	£3,151
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£553	£625	£697	£841	£986	£1,014	£1,220	£1,711	£2,617
7	Res7 - large flatted scheme	300	0.600	27,150	£546	£618	£690	£835	£979	£1,002	£1,208	£1,693	£2,599
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,568	£1,652	£1,736	£1,905	£2,073	£2,033	£2,274	£2,765	£3,827
9	Res9 - Large higher density scheme	750	1.400	67,875	£892	£962	£1,032	£1,172	£1,311	£1,335	£1,534	£2,004	£2,884
10	Res10 - Large very high density scheme	750	1.000	67,875	£364	£430	£495	£625	£755	£787	£972	£1,419	£2,227
11	Res11 - Large very high density scheme	1000	0.900	90,500	-£162	-£96	-£31	£98	£228	£269	£452	£902	£1,694
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£525	£586	£648	£770	£892	£837	£1,010	£1,334	£2,094
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£643	£712	£782	£921	£1,060	£974	£1,172	£1,517	£2,389
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£330	-£264	-£198	-£67	£63	£98	£284	£737	£1,557
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£468	£537	£607	£746	£885	£654	£852	£1,036	£1,908
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,432	£1,432	£1,432	£1,432	£1,432	£1,396	£1,396	£1,356	£1,356
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,454	£1,454	£1,454	£1,454	£1,454	£1,437	£1,437	£1,417	£1,417
18	CoL1 - Co-living scheme	300	0.130	7,500	£512	£582	£651	£789	£927	£957	£1,153	£1,623	£2,483
19	Off1 - small scale office scheme	0	0.200	10,000	£499	£499	£499	£499	£620	£1,218	£1,374	£4,398	£4,398
20	Off2 - med scale office scheme	0	0.400	40,000	£281	£281	£281	£281	£392	£956	£1,099	£3,873	£3,873
21	Off3 - large scale office scheme	0	0.600	100,000	£197	£197	£197	£197	£304	£859	£998	£3,690	£3,690
22	Ret1 - small retail	0	0.030	450	£791	£791	£791	£791	£938	£1,556	£2,291	£2,530	£2,530
23	Ret2 - medium retail	0	0.060	900	£791	£791	£791	£791	£938	£1,556	£2,291	£2,530	£2,530
24	Ret2 - large retail	0	0.250	3,000	£1,792	£1,792	£1,792	£1,792	£1,792	£1,605	£1,605	£1,291	£1,291
25	Ind1 - industrial	0	1.000	5,000	-£651	-£651	-£651	-£651	-£651	-£1,101	-£1,101	-£1,403	-£1,403
26	Sto1 - Storage	0	1.000	5,000	-£468	-£468	-£468	-£468	-£468	-£918	-£918	-£1,222	-£1,222
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£893	£893	£893	£1,401	£1,401	£1,856	£1,856	£1,718	£1,718
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£906	£906	£906	£1,415	£1,415	£1,880	£1,880	£1,753	£1,753
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£589	£589	£589	£1,097	£1,097	£1,587	£1,587	£1,488	£1,488

	Aff Hsg:	35%	Rented:	70%	PRS:	Off	Aff Workspace:	10%	discounted
With growth			SO:	30%	E&T costs	On		50%	discount applied

Appraisal results - max CIL rates - BLV1

					CIL Zone C			Potential New Zone			CIL Zone B	CIL Zone A	
				EUV	25,000,000	25,000,000	25,000,000	25,000,000	35,000,000	35,000,000	40,000,000	50,000,000	75,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£812	£927	£1,043	£1,275	£954	£1,069	£1,124	£1,439	£1,521
2	Res2 - relatively low density - flats	24	0.100	2,172	£547	£653	£760	£972	£725	£831	£905	£1,242	£1,435
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£803	£910	£1,016	£1,228	£1,026	£1,132	£1,229	£1,611	£1,917
4	Res4 - Med size site - flats	80	0.150	7,240	£574	£673	£773	£971	£963	£1,062	£1,242	£1,775	£2,504
5	Res5 - Larger low density scheme	150	0.600	13,575	£439	£538	£637	£835	£591	£691	£753	£1,054	£1,200
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£441	£535	£629	£817	£808	£902	£1,072	£1,575	£2,263
7	Res7 - large flatted scheme	300	0.600	27,150	£380	£474	£568	£755	£722	£816	£974	£1,453	£2,078
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£723	£832	£942	£1,161	£828	£937	£974	£1,242	£1,240
9	Res9 - Large higher density scheme	750	1.400	67,875	£745	£836	£927	£1,108	£1,083	£1,174	£1,329	£1,802	£2,430
10	Res10 - Large very high density scheme	750	1.000	67,875	£318	£403	£487	£656	£677	£761	£927	£1,406	£2,088
11	Res11 - Large very high density scheme	1,000	0.900	90,500	-£108	-£24	£60	£226	£292	£375	£560	£1,075	£1,851
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	-£362	-£282	-£203	-£44	-£403	-£324	-£358	-£287	-£593
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	-£575	-£485	-£394	-£214	-£723	-£634	-£722	-£738	-£1,329
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£327	-£243	-£159	£10	£45	£130	£304	£803	£1,536
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£2,182	-£2,092	-£2,002	-£1,821	-£2,974	-£2,884	-£3,294	-£3,955	-£6,154
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,560	£1,560	£1,560	£1,560	£1,402	£1,402	£1,322	£1,164	£767
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,760	£1,760	£1,760	£1,760	£1,680	£1,680	£1,641	£1,561	£1,363
18	CoL1 - Co-living scheme	300	0.130	7,500	£432	£522	£612	£791	£796	£885	£1,053	£1,545	£2,227
19	Off1 - small scale office scheme	-	0.200	10,000	£54	£54	£54	£54	-£25	£618	£674	£3,548	£3,048
20	Off2 - med scale office scheme	-	0.400	40,000	£58	£58	£58	£58	£69	£656	£749	£3,448	£3,198
21	Off3 - large scale office scheme	-	0.600	100,000	£64	£64	£64	£64	£111	£679	£788	£3,435	£3,285
22	Ret1 - small retail	-	0.030	450	-£692	-£692	-£692	-£692	-£1,212	-£444	-£43	-£303	-£1,970
23	Ret2 - medium retail	-	0.060	900	-£692	-£692	-£692	-£692	-£1,212	-£444	-£43	-£303	-£1,970
24	Ret2 - large retail	-	0.250	3,000	-£62	-£62	-£62	-£62	-£895	-£895	-£1,312	-£2,251	-£4,334
25	Ind1 - industrial	-	1.000	5,000	-£5,101	-£5,101	-£5,101	-£5,101	-£7,101	-£7,101	-£8,101	-£9,903	-£14,903
26	Sto1 - Storage	-	1.000	5,000	-£4,918	-£4,918	-£4,918	-£4,918	-£6,918	-£6,918	-£7,918	-£9,722	-£14,722
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£363	£363	£363	£872	£634	£1,142	£1,023	£706	£110
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£482	£482	£482	£991	£800	£1,309	£1,213	£944	£468
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£411	£411	£411	£919	£839	£1,347	£1,307	£1,148	£948

Appraisal results - max CIL rates - BLV2

					CIL Zone C			Potential New Zone			CIL Zone B	CIL Zone A	
				EUV	10,000,000	10,000,000	10,000,000	29,000,000	29,000,000	29,000,000	29,000,000	45,000,000	55,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,641	£1,756	£1,872	£1,054	£1,285	£1,401	£1,732	£1,716	£2,626
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,238	£1,344	£1,450	£788	£1,001	£1,107	£1,411	£1,472	£2,356
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,425	£1,531	£1,637	£1,062	£1,275	£1,381	£1,685	£1,818	£2,745
4	Res4 - Med size site - flats	80	0.150	7,240	£885	£984	£1,083	£888	£1,087	£1,187	£1,470	£1,879	£2,919
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,102	£1,201	£1,300	£659	£857	£956	£1,239	£1,275	£2,084
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£736	£830	£924	£738	£926	£1,020	£1,288	£1,674	£2,655
7	Res7 - large flatted scheme	300	0.600	27,150	£711	£805	£899	£667	£855	£949	£1,217	£1,563	£2,520
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,552	£1,661	£1,771	£940	£1,159	£1,269	£1,582	£1,518	£2,345
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,054	£1,145	£1,236	£1,026	£1,207	£1,297	£1,556	£1,905	£2,842
10	Res10 - Large very high density scheme	750	1.000	67,875	£539	£624	£708	£598	£766	£849	£1,089	£1,479	£2,382
11	Res11 - Large very high density scheme	1,000	0.900	90,500	£41	£125	£209	£186	£352	£435	£670	£1,124	£2,050
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£414	£493	£573	-£251	-£93	-£14	£211	-£28	£441
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£459	£550	£640	-£490	-£309	-£220	£37	-£394	£51
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£127	-£43	£41	-£43	£125	£210	£451	£870	£1,803
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	-£182	-£92	-£2	-£2,354	-£2,174	-£2,084	-£1,828	-£3,288	-£3,487
16	Stu1 - student accommodation 9 storey	-	0.100	6,300	£1,799	£1,799	£1,799	£1,497	£1,497	£1,497	£1,497	£1,243	£1,084
17	Stu2 - Student accommodation 18 storey	-	0.100	12,600	£1,879	£1,879	£1,879	£1,728	£1,728	£1,728	£1,728	£1,601	£1,522
18	CoL1 - Co-living scheme	300	0.130	7,500	£692	£782	£872	£722	£900	£989	£1,244	£1,631	£2,574
19	Off1 - small scale office scheme	-	0.200	10,000	£354	£354	£354	-£26	£95	£738	£894	£3,648	£3,448
20	Off2 - med scale office scheme	-	0.400	40,000	£208	£208	£208	£18	£129	£716	£859	£3,498	£3,398
21	Off3 - large scale office scheme	-	0.600	100,000	£154	£154	£154	£40	£147	£715	£854	£3,465	£3,405
22	Ret1 - small retail	-	0.030	450	£308	£308	£308	-£959	-£812	-£44	£691	£30	-£636
23	Ret2 - medium retail	-	0.060	900	£308	£308	£308	-£959	-£812	-£44	£691	£30	-£636
24	Ret2 - large retail	-	0.250	3,000	£1,188	£1,188	£1,188	-£395	-£395	-£395	-£395	-£1,834	-£2,667
25	Ind1 - industrial	-	1.000	5,000	-£2,101	-£2,101	-£2,101	-£5,901	-£5,901	-£5,901	-£5,901	-£8,903	-£10,903
26	Sto1 - Storage	-	1.000	5,000	-£1,918	-£1,918	-£1,918	-£5,718	-£5,718	-£5,718	-£5,718	-£8,722	-£10,722
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	-	0.100	4,200	£720	£720	£720	£776	£776	£1,285	£1,285	£825	£587
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	-	0.100	5,250	£768	£768	£768	£915	£915	£1,423	£1,423	£1,039	£849
29	Ho3 - Hotel - 4* luxury	-	0.100	12,500	£531	£531	£531	£887	£887	£1,395	£1,395	£1,188	£1,108

Appraisal results - max CIL rates - BLV3

					CIL Zone C			Potential New Zone			CIL Zone B	CIL Zone A	
				EUV	6,500,000	6,500,000	6,500,000	18,000,000	18,000,000	18,000,000	30,000,000	30,000,000	30,000,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£1,834	£1,950	£2,065	£1,661	£1,893	£2,008	£1,676	£2,544	£4,007
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,399	£1,505	£1,611	£1,295	£1,507	£1,614	£1,365	£2,163	£3,507
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,570	£1,676	£1,782	£1,518	£1,731	£1,837	£1,643	£2,440	£3,781
4	Res4 - Med size site - flats	80	0.150	7,240	£957	£1,056	£1,156	£1,116	£1,315	£1,415	£1,449	£2,189	£3,437
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,257	£1,356	£1,455	£1,145	£1,343	£1,442	£1,195	£1,938	£3,189
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£805	£899	£992	£954	£1,142	£1,236	£1,269	£1,968	£3,146
7	Res7 - large flatted scheme	300	0.600	27,150	£789	£883	£977	£910	£1,098	£1,192	£1,195	£1,895	£3,073
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,745	£1,855	£1,964	£1,548	£1,767	£1,876	£1,527	£2,347	£3,726
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,126	£1,218	£1,309	£1,253	£1,434	£1,524	£1,535	£2,214	£3,358
10	Res10 - Large very high density scheme	750	1.000	67,875	£591	£675	£760	£760	£928	£1,011	£1,074	£1,700	£2,751
11	Res11 - Large very high density scheme	1000	0.900	90,500	£76	£160	£244	£295	£461	£544	£660	£1,273	£2,299
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£595	£674	£754	£318	£476	£555	£159	£748	£1,734
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£701	£791	£881	£269	£449	£539	-£32	£641	£1,775
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£81	£4	£88	£103	£272	£356	£437	£1,070	£2,136
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£284	£375	£465	-£887	-£707	-£618	-£1,961	-£1,288	-£154
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,854	£1,854	£1,854	£1,672	£1,672	£1,672	£1,481	£1,481	£1,481
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,906	£1,906	£1,906	£1,815	£1,815	£1,815	£1,720	£1,720	£1,720
18	CoL1 - Co-living scheme	300	0.130	7,500	£753	£843	£933	£912	£1,091	£1,180	£1,226	£1,891	£3,007
19	Off1 - small scale office scheme	0	0.200	10,000	£424	£424	£424	£194	£315	£958	£874	£3,948	£3,948
20	Off2 - med scale office scheme	0	0.400	40,000	£243	£243	£243	£128	£239	£826	£849	£3,648	£3,648
21	Off3 - large scale office scheme	0	0.600	100,000	£175	£175	£175	£106	£213	£781	£848	£3,555	£3,555
22	Ret1 - small retail	0	0.030	450	£541	£541	£541	-£226	-£78	£690	£624	£1,030	£1,030
23	Ret2 - medium retail	0	0.060	900	£541	£541	£541	-£226	-£78	£690	£624	£1,030	£1,030
24	Ret2 - large retail	0	0.250	3,000	£1,480	£1,480	£1,480	£521	£521	£521	-£479	-£584	-£584
25	Ind1 - industrial	0	1.000	5,000	-£1,401	-£1,401	-£1,401	-£3,701	-£3,701	-£3,701	-£6,101	-£5,903	-£5,903
26	Sto1 - Storage	0	1.000	5,000	-£1,218	-£1,218	-£1,218	-£3,518	-£3,518	-£3,518	-£5,918	-£5,722	-£5,722
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£804	£804	£804	£1,038	£1,038	£1,547	£1,261	£1,182	£1,182
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£835	£835	£835	£1,124	£1,124	£1,632	£1,404	£1,325	£1,325
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£559	£559	£559	£975	£975	£1,483	£1,387	£1,308	£1,308

Appraisal results - max CIL rates - BLV4

					CIL Zone C			Potential New Zone			CIL Zone B	CIL Zone A	
				EUV	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	5,000,000	5,000,000	7,500,000	7,500,000
			Site area	GIA sqm	£7,500 per sqm	£7,750 per sqm	£8,000 per sqm	£8,500 per sqm	£9,000 per sqm	£9,250 per sqm	£9,965 per sqm	£11,840 per sqm	£15,000 per sqm
1	Res1 - low density mix of terrace and flats	8	0.040	724	£2,041	£2,157	£2,272	£2,504	£2,735	£2,727	£3,058	£3,788	£5,250
2	Res2 - relatively low density - flats	24	0.100	2,172	£1,571	£1,678	£1,784	£1,997	£2,209	£2,212	£2,516	£3,199	£4,543
3	Res3 - Med size site - mix of terrace and flats	80	0.300	7,240	£1,725	£1,832	£1,938	£2,150	£2,362	£2,375	£2,679	£3,372	£4,714
4	Res4 - Med size site - flats	80	0.150	7,240	£1,035	£1,134	£1,234	£1,432	£1,631	£1,684	£1,967	£2,656	£3,903
5	Res5 - Larger low density scheme	150	0.600	13,575	£1,423	£1,522	£1,621	£1,819	£2,017	£2,016	£2,300	£2,932	£4,184
6	Res6 - Mid-size flatted scheme	225	0.400	20,363	£878	£972	£1,066	£1,254	£1,442	£1,491	£1,760	£2,410	£3,588
7	Res7 - large flatted scheme	300	0.600	27,150	£872	£965	£1,059	£1,247	£1,435	£1,479	£1,748	£2,392	£3,570
8	Res8 - Lower density scheme mix of terrace and flats	300	1.500	27,150	£1,952	£2,062	£2,171	£2,390	£2,609	£2,595	£2,908	£3,590	£4,969
9	Res9 - Large higher density scheme	750	1.400	67,875	£1,204	£1,295	£1,386	£1,567	£1,748	£1,792	£2,051	£2,678	£3,822
10	Res10 - Large very high density scheme	750	1.000	67,875	£646	£731	£815	£984	£1,152	£1,203	£1,443	£2,032	£3,082
11	Res11 - Large very high density scheme	1000	0.900	90,500	£113	£197	£281	£447	£613	£673	£908	£1,497	£2,522
12	Shelt1 - Self-contained sheltered scheme	80	0.300	5,800	£789	£868	£948	£1,106	£1,265	£1,227	£1,453	£1,912	£2,898
13	Exc1 - Self-contained extra care scheme	80	0.400	5,800	£959	£1,050	£1,140	£1,321	£1,501	£1,435	£1,692	£2,193	£3,327
14	CH1 - Care Home C2 - tall building	60	0.050	3,750	-£31	£54	£138	£307	£475	£530	£771	£1,370	£2,436
15	CH2 - Care Home C2 Self contained low rise building	60	0.500	3,750	£784	£875	£965	£1,146	£1,326	£1,116	£1,372	£1,712	£2,846
16	Stu1 - student accommodation 9 storey	0	0.100	6,300	£1,914	£1,914	£1,914	£1,914	£1,914	£1,878	£1,878	£1,838	£1,838
17	Stu2 - Student accommodation 18 storey	0	0.100	12,600	£1,936	£1,936	£1,936	£1,936	£1,936	£1,918	£1,918	£1,899	£1,899
18	CoL1 - Co-living scheme	300	0.130	7,500	£818	£908	£998	£1,177	£1,355	£1,405	£1,660	£2,281	£3,397
19	Off1 - small scale office scheme	0	0.200	10,000	£499	£499	£499	£499	£620	£1,218	£1,374	£4,398	£4,398
20	Off2 - med scale office scheme	0	0.400	40,000	£281	£281	£281	£281	£392	£956	£1,099	£3,873	£3,873
21	Off3 - large scale office scheme	0	0.600	100,000	£197	£197	£197	£197	£304	£859	£998	£3,690	£3,690
22	Ret1 - small retail	0	0.030	450	£791	£791	£791	£791	£938	£1,556	£2,291	£2,530	£2,530
23	Ret2 - medium retail	0	0.060	900	£791	£791	£791	£791	£938	£1,556	£2,291	£2,530	£2,530
24	Ret2 - large retail	0	0.250	3,000	£1,792	£1,792	£1,792	£1,792	£1,792	£1,605	£1,605	£1,291	£1,291
25	Ind1 - industrial	0	1.000	5,000	-£651	-£651	-£651	-£651	-£651	-£1,101	-£1,101	-£1,403	-£1,403
26	Sto1 - Storage	0	1.000	5,000	-£468	-£468	-£468	-£468	-£468	-£918	-£918	-£1,222	-£1,222
27	Ho1 - Hotel - budget - 28sqm GIA per room, 150 beds	0	0.100	4,200	£893	£893	£893	£1,401	£1,401	£1,856	£1,856	£1,718	£1,718
28	Ho2 - Hotel - budget - 35 sqm GIA per room, 150 beds	0	0.100	5,250	£906	£906	£906	£1,415	£1,415	£1,880	£1,880	£1,753	£1,753
29	Ho3 - Hotel - 4* luxury	0	0.100	12,500	£589	£589	£589	£1,097	£1,097	£1,587	£1,587	£1,488	£1,488

Appendix 4 - Sample appraisal

LOCAL PLAN AND CIL VIABILITY MODEL

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

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Author	
Date	20 July 2017
Reference	

Site	1

DO NOT CHANGE SITE USING THIS CELL - USE M3 IN "RESULTS" PAGE

0.04

Sales values	H

	Residual Land Values	Total units	Total floor area GIA	Private floor area	Ave unit size	CIL as % of dev costs
	£1,925,354	8	724	471	91	4.7%

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

Sustainability

Cost allowance - all tenures (% of base costs)	7.4%
Cost uplift on commercial	2%
Green roofs	

Grant available	☐ check box

Site area	0.04
Scheme above AH threshold	y

	GIA per unit	Units years 1 -5	Units years 6 - 10	Units years 11 - 15	GIA years 1 - 5	GIA years 6 - 10	GIA years 11 - 15	G to N flats	NIAs years 1 -5	NIAs years 1 -6	NIAs years 1 -7	Totals
Houses	91	4	-	-	362	-	-	100%	362	-	-	362
Flats	91	4	-	-	362	-	-	85%	308	-	-	308
Totals		8	-	-	724	-	-		670	-	-	670

Private NIAs	-	234	-	-	- 234
PRS units		670	-	-	670
Affordable NIAs		234	-	-	234

Revenue		Years 1 -5	Years 6 - 10	Years 11 - 15	
Value psm	15000	15000	15,000	15,000	
Private GDV		**5,022,750**	**-**	**-**	**5,022,750**

PRS units to be sold at 85% of MV

Base costs	Per sqm	Years 1 -5	Years 6 - 10	Years 11 - 15	
Houses	1,371	1,371	1,371	1,371	
Houses externals	15%	206	206	206	
Flats	1,612	1,612	1,612	1,612	
Flats externals	15%	242	242	242	
Costs + externals		**1,241,823**	**-**	**-**	**1,241,823**

Growth/inflation	Year 1-5	Year 6 - 10	Year 11 - 15
Sales	0.00%	0.00%	0.00%
Build	0.00%	0.00%	0.00%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	0
Author	0
Date	20 July 2017
Reference	0

SALES AND AFFORDABLE HOUSING VALUES

VALUE BANDS for private sales

	Sub Market	£ per sq metre
A	Value 1	£7,500
B	Value 1	£7,750
C	Value 1	£8,000
D	Value 1	£8,500
E	Value 1	£9,000
F	Value 1	£9,250
G	Value 1	£9,965
H	Value 1	£11,840
I	Value 1	£15,000

GROUND RENTS from flats (£s per annum)

	Private	Affordable
Average	£400	£0
		£0
		£0
		£0
Capitalisation rate		5.50%

Investment value

	Private	Affordable
One bed	£7,273	£0
Two beds	£0	£0
Three beds	£0	£0
Four beds	£0	£0

Cap values per square metre

Rented affordable tenures	
Affordable Rent (1/2 beds) Soc Rent (3/4 beds)	£3,423
Affordable Rent (all units) @ LHA	£4,101
Lon Affordable Rent (all units)	£2,433

Intermediate tenures	
London Living Rent	£3,272
Shared ownership (£60k income)	£3,724
Shared ownership (£90k income)	£5,447

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

AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)

Option 1 User defined capital values per unit

	Social rent			NBHB		
	Capitalised rent per unit	Indicative HCA funding per unit	Value per unit	Equity + rent	Indicative HCA funding per unit	Value per unit
One bed flats	£78,000	£0	£78,000			£0
Two bed flats	£95,000	£0	£95,000			£0
Three bed flats	£123,000	£0	£123,000			£0
Four bed flats	£132,000	£0	£132,000			£0
Two bed house	£95,000	£0	£95,000			£0
Three bed house	£123,000	£0	£123,000			£0
Four bed house	£132,000	£0	£132,000			£0

	Per sqm	
Rented element	£2,433	
Intermediate element	£5,447	
Blended value	£3,337	(Based on selection from 'Test Variables' sheet)

NOT USED

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

	Social rent					NBHB								
	Net Target rent per annum	Yield	Capital value	Indicative unit funding	Value per unit	Average market value	% of equity sold	Value of equity sold	Rent (% of retained equity)	Rent per annum	Yield	Capital value of retained equity	Indicative HCA funding per unit	Value per unit
One bed flats		6.50%	£0	£0	£0	£592,020		£0		£0	6.00%	£0	£0	£0
Two bed flats		6.50%	£0	£0	£0	£864,349		£0		£0	6.00%	£0	£0	£0
Three bed flats		6.50%	£0	£0	£0	£1,018,274		£0		£0	6.00%	£0	£0	£0
Four bed flats		6.50%	£0	£0	£0	£1,065,636		£0		£0	6.00%	£0	£0	£0
Two bed house		6.50%	£0	£0	£0	£982,753		£0		£0	6.00%	£0	£0	£0
Three bed house		6.50%	£0	£0	£0	£1,136,678		£0		£0	6.00%	£0	£0	£0
Four bed house		6.50%	£0	£0	£0	£1,337,965		£0		£0	6.00%	£0	£0	£0

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	0
Author	0
Date	20 July 2017
Reference	0

BUILD COSTS

	BUILD COSTS				TIMINGS *for cash flow*				PLANNING OBLIGATIONS / CIL							
					Build start	Build period	Sales period	Sales period start	S106 payments		CIL Charges (incl Mayoral CIL)				Fees
Typology	Build costs per gross sqm - HOUSES	Build costs per gross sq m - FLATS	External works and other costs	Gross to net adjustment for flats	Quarters	Quarters	Quarters	Quarters from start on site	£s per sqm all tenures	Quarter paid	£s p sq m private sales only	Instal-ment 1 - Qtr paid	Instal-ment 2 - Qtr paid	Instal-ment 3 - Qtr paid	% of build cost
Residential	£1,371	£1,612	£242	85.0%	2	6	1	8	£1,900	3	£410	1	2	3	10%

NB externals included in base costs in 'sites page'

Highways/S278	£8,000	(Total for scheme)
Employment & training	£32,017	

Cat 2 accessibility:	Applies to all dwellings	Nos of units:
Houses	£521	4
Flats	£924	4

Cat 3 accessibility	Applies to 5% of affordable dwellings	
Houses	£22,694	0
Flats	£7,906	0

OTHER COSTS

Developer return % GDV	Private	18.00%
	Affordable	6.00%
Zero carbon	All tenures	7.4%
Contingency		5%
Marketing costs % of sales values		3.00%
Legal Fees % of GDV		0.50%
Site acquisition costs % land value		6.80%
Development Finance		6.00%

COMMERCIAL INPUTS

	Site 1								
Value	Retail A1-A5	Retail S'Market	B1 office	B2 industrial	B8 storage	C1 Hotel	C2 resi institutio	D1	D2
Rent per sq m	£450.00	£285.00	£700.00	£180.00	£180.00	£450.00	£399.09	£250.00	£250.00
Yield	5.00%	4.25%	5.25%	6.00%	6.00%	5.00%	5.00%	7.00%	7.00%
Rent free/void period (years)	1.0	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Net floor area (sq m)	-	-	-	-	-	-	-	-	-
Purchaser's costs	5.80%	5.80%	5.80%	5.80%	5.80%	5.80%	5.80%	5.80%	5.80%
Disposal Costs									
Letting Agent's fee (% of rent)	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
Agent's fees (on capital value)	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Legal fees (% of capital value)	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%
Costs									
Demolition costs	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm
Demolition area (sq m)									
Building costs	£1660 psm	£1554 psm	£2124 psm	£1228 psm	£1085 psm	£2022 psm	£ psm	£1612 psm	£1612 psm
Net to gross floor area	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%
External works	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
CIL (incl Mayoral)	£165	£317	£350	£60	£60	£272	£410	£60	£60
Crossrail S106	£0	£0	£0	£0	£0	£0	£0	£0	£0
S106 (per net sq m)	£30 psm	£30 psm	£30 psm	£30 psm	£30 psm	£30 psm	£30 psm	£30 psm	£30 psm
Cashflow timing	**Quarters**								
Build start	2	2	2	2	2	2	2	2	2
Build period	6	6	6	6	6	6	6	6	6
Investment sale (quarters from start on site)	8	8	8	8	8	8	8	8	8

Note: demolition of existing floorspace is loaded as a single amount on Retail A1-A5

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	1
Date	20 July 2017
Reference	0.04

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

					Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
				Project	Year 1	Year 1	Year 1	Year 1	**Year 2**	**Year 2**	**Year 2**	**Year 2**	**Year 3**	**Year 3**	**Year 3**	**Year 3**	**Year 4**	**Year 4**	**Year 4**	**Year 4**	**Year 5**	**Year 5**	**Year 5**	**Year 5**	**Year 6**	**Year 6**
			Revenue per Qtr	**Totals**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**
Revenue																										
		0 £ 5,022,750	5022750	£ 5,022,750	0	0	0	0	0	0	0	5,022,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents		0 £ 29,091	£ *29,091*	£ 29,091	0	0	0	0	0	0	0	29,091	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**		**£ 5,051,841**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5,051,841**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																										
	Marketing costs	3.00%		-£ 151,555	0	0	0	0	0	0	0	-151,555	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Legal fees	0.50%		-£ 25,259	0	0	0	0	0	0	0	-25,259	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**-£176,814**	0	0	0	0	0	0	0	-176,814	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**		**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV				**£ 4,875,026**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4,875,026**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																										
	No fees on sale		*Revenue per Qtr*	£ -																						
		0 £ 782,168	*130,361* 6	£ 782,168	0	130,361	130,361	130,361	130,361	130,361	130,361	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				£ -																						
	NDV	**Total**		**£ 5,657,194**	**0**	**130,361**	**130,361**	**130,361**	**130,361**	**130,361**	**130,361**	**4,875,026**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																										
			Cost per Qtr																							
	Residential	£ 1,333,718	*222,286* 6	£ 1,333,718	0	222,286	222,286	222,286	222,286	222,286	222,286	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ 256,138																								
	Retail A1-A5	£ -	- 6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	- 6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	- 6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	- 6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	- 6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	- 6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	- 6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	- 6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	- 6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency			£ 66,686	0	11,114	11,114	11,114	11,114	11,114	11,114	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 1,400,404**	**0**	**233,401**	**233,401**	**233,401**	**233,401**	**233,401**	**233,401**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																										
	Professional fees	10.00%		£ 140,040	0	23,340	23,340	23,340	23,340	23,340	23,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 140,040**	**0**	**23,340**	**23,340**	**23,340**	**23,340**	**23,340**	**23,340**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																										
	Total	193,101																								
Resi CIL		£ 64,367		£ 64,367	64,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 64,367		£ 64,367	0	64,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 64,367		£ 64,367	0	0	64,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 193,101**	**64,367**	**64,367**	**64,367**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs		0 £ 15,200		£ 15,200	0	0	15,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ 7,922		£ 7,922	0	0	7,922	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 32,017		£ 32,017	32,017																					
Highways/S278		£ 8,000		£ 8,000	8,000																					
		Sub Total		**£ 63,139**	**40,017**	**0**	**23,122**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**		**£ 256,240**	**104,384**	**64,367**	**87,489**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs				**£ 1,796,685**	**104,384**	**321,108**	**344,230**	**256,741**	**256,741**	**256,741**	**256,741**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
				£ -																						
Developer's profit on GDV	% of GDV	18.00%		£ 877,505	0	0	0	0	0	0	0	877,505	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%		£ 46,930	0	7,822	7,822	7,822	7,822	7,822	7,822	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest				**£ 2,936,075**	**-104,384**	**-198,568**	**-221,690**	**-134,201**	**-134,201**	**-134,201**	**-134,201**	**3,997,522**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation					-104,384	-304,430	-530,428	-672,135	-815,847	-961,593	-1,109,402	2,872,421	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest		6.00%		-£ 63,654	-1,477	-4,308	-7,506	-9,511	-11,545	-13,607	-15,699	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest				**£ 2,872,421**	**-105,861**	**-202,876**	**-229,196**	**-143,712**	**-145,746**	**-147,808**	**-149,900**	**3,997,522**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

£ 2,549,880

Land Value

per developable hectare	£59,412,200
per gross hectare	£59,412,200

Residual land value			**£ 2,549,880**
Site acquisition costs		6.80%	£ 173,392
MV (Residual Sum available to offer for Development Opportunity)			**£ 2,376,488**

Quarterly Interest 1.50% 87.33%

Appendix 5 - Development appraisals

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	1
Date	20 July 2017
Reference	0.04

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

						Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
			Revenue per Qtr		**Project Totals**	Year 1 **1**	Year 1 **2**	Year 1 **3**	Year 1 **4**	**Year 2 1**	**Year 2 2**	**Year 2 3**	**Year 2 4**	**Year 3 1**	**Year 3 2**	**Year 3 3**	**Year 3 4**	**Year 4 1**	**Year 4 2**	**Year 4 3**	**Year 4 4**	**Year 5 1**	**Year 5 2**	**Year 5 3**	**Year 5 4**	**Year 6 1**	**Year 6 2**
Revenue																											
	0	£ 6,529,575	6529575		£ 6,529,575	0	0	0	0	0	0	0	6,529,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	£ 29,091	*£ 29,091*		£ 29,091	0	0	0	0	0	0	0	29,091	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**			**£ 6,558,666**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6,558,666**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																											
	Marketing costs	3.00%			-£ 196,760	0	0	0	0	0	0	0	-196,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Legal fees	0.50%			-£ 32,793	0	0	0	0	0	0	0	-32,793	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**-£229,553**	0	0	0	0	0	0	0	-229,553	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV					**£ 6,329,113**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6,329,113**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																											
	No fees on sale		*Revenue per Qtr*		£ -																						
	0	£ 782,168	*130,361*	6	£ 782,168	0	130,361	130,361	130,361	130,361	130,361	130,361	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -																						
	NDV	**Total**			**£ 7,111,280**	**0**	**130,361**	**130,361**	**130,361**	**130,361**	**130,361**	**130,361**	**6,329,113**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																											
			Cost per Qtr																								
	Residential	£ 1,333,718	*222,286*	6	£ 1,333,718	0	222,286	222,286	222,286	222,286	222,286	222,286	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ 256,138																									
	Retail A1-A5	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 66,686	0	11,114	11,114	11,114	11,114	11,114	11,114	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 1,400,404**	**0**	**233,401**	**233,401**	**233,401**	**233,401**	**233,401**	**233,401**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																											
	Professional fees	10.00%			£ 140,040	0	23,340	23,340	23,340	23,340	23,340	23,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 140,040**	**0**	**23,340**	**23,340**	**23,340**	**23,340**	**23,340**	**23,340**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																											
	Total	193,101																									
Resi CIL		£ 64,367			£ 64,367	64,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 64,367			£ 64,367	0	64,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 64,367			£ 64,367	0	0	64,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 193,101**	**64,367**	**64,367**	**64,367**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ 15,200			£ 15,200	0	0	15,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ 7,922			£ 7,922	0	0	7,922	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 32,017			£ 32,017	32,017																					
Highways/S278		£ 8,000			£ 8,000	8,000																					
		Sub Total			**£ 63,139**	**40,017**	**0**	**23,122**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 256,240**	**104,384**	**64,367**	**87,489**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 1,796,685**	**104,384**	**321,108**	**344,230**	**256,741**	**256,741**	**256,741**	**256,741**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ -																						
Developer's profit on GDV	% of GDV	18.00%			£ 1,139,240	0	0	0	0	0	0	0	1,139,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%			£ 46,930	0	7,822	7,822	7,822	7,822	7,822	7,822	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 4,128,426**	**-104,384**	**-198,568**	**-221,690**	**-134,201**	**-134,201**	**-134,201**	**-134,201**	**5,189,872**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation						-104,384	-304,430	-530,428	-672,135	-815,847	-961,593	-1,109,402	4,064,772	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest		6.00%			-£ 63,654	-1,477	-4,308	-7,506	-9,511	-11,545	-13,607	-15,699	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest					**£ 4,064,772**	**-105,861**	**-202,876**	**-229,196**	**-143,712**	**-145,746**	**-147,808**	**-149,900**	**5,189,872**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

£ 3,608,343

Land Value

per developable hectare	£84,074,398
per gross hectare	£84,074,398

Residual land value			**£ 3,608,343**
Site acquisition costs		6.80%	£ 245,367
MV (Residual Sum available to offer for Development Opportunity)			**£ 3,362,976**

Quarterly Interest 1.50% 112.74%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	2
Date	20 July 2017
Reference	0.1

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

Item	Detail	Input	Per Qtr	Periods	Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
						Year 1	**Year 1**	**Year 1**	**Year 1**	**Year 2**	**Year 2**	**Year 2**	**Year 2**	**Year 3**	**Year 3**	**Year 3**	**Year 3**	**Year 4**	**Year 4**	**Year 4**	**Year 4**	**Year 5**	**Year 5**	**Year 5**	**Year 5**	**Year 6**	**Year 6**
			Revenue per Qtr			**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**
Revenue																											
		0 £ 18,000,450	18000450		£ 18,000,450	0	0	0	0	0	0	0	18,000,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents		0 £ 174,545	£ 174,545		£ 174,545	0	0	0	0	0	0	0	174,545	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**			**£ 18,174,995**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**18,174,995**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																											
	Marketing costs	3.00%			-£ 545,250	0	0	0	0	0	0	0	-545,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Legal fees	0.50%			-£ 90,875	0	0	0	0	0	0	0	-90,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**-£636,125**	0	0	0	0	0	0	0	-636,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV					**£ 17,538,871**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**17,538,871**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																											
	No fees on sale		*Revenue per Qtr*		£ -																						
		0 £ 2,156,247	*359,374*	6	£ 2,156,247	0	359,374	359,374	359,374	359,374	359,374	359,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -																						
	NDV	**Total**			**£ 19,695,117**	**0**	**359,374**	**359,374**	**359,374**	**359,374**	**359,374**	**359,374**	**17,538,871**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																											
			Cost per Qtr																								
	Residential	£ 4,324,411	*720,735*	6	£ 4,324,411	0	720,735	720,735	720,735	720,735	720,735	720,735	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ 2,305,238																									
	Retail A1-A5	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 216,221	0	36,037	36,037	36,037	36,037	36,037	36,037	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 4,540,632**	**0**	**756,772**	**756,772**	**756,772**	**756,772**	**756,772**	**756,772**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																											
	Professional fees	10.00%			£ 454,063	0	75,677	75,677	75,677	75,677	75,677	75,677	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 454,063**	**0**	**75,677**	**75,677**	**75,677**	**75,677**	**75,677**	**75,677**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																											
	Total	579,304																									
Resi CIL		£ 193,101			£ 193,101	193,101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 193,101			£ 193,101	0	193,101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 193,101			£ 193,101	0	0	193,101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 579,304**	**193,101**	**193,101**	**193,101**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs		0 £ 45,600			£ 45,600	0	0	45,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ 25,497			£ 25,497	0	0	25,497	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 96,052			£ 96,052	96,052																					
Highways/S278		£ 24,000			£ 24,000	24,000																					
		Sub Total			**£ 191,148**	**120,052**	**0**	**71,097**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 770,452**	**313,153**	**193,101**	**264,198**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 5,765,147**	**313,153**	**1,025,550**	**1,096,647**	**832,449**	**832,449**	**832,449**	**832,449**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ -																						
Developer's profit on GDV	% of GDV	18.00%			£ 3,156,997	0	0	0	0	0	0	0	3,156,997	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%			£ 129,375	0	21,562	21,562	21,562	21,562	21,562	21,562	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 10,643,599**	**-313,153**	**-687,738**	**-758,835**	**-494,637**	**-494,637**	**-494,637**	**-494,637**	**14,381,874**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation						-313,153	-1,005,323	-1,778,384	-2,298,187	-2,825,346	-3,359,964	-3,902,148	10,424,507	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest		6.00%			-£ 219,092	-4,431	-14,226	-25,166	-32,522	-39,981	-47,547	-55,219	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest					**£ 10,424,507**	**-317,584**	**-701,965**	**-784,001**	**-527,159**	**-534,618**	**-542,184**	**-549,856**	**14,381,874**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

£ 9,253,951

Land Value

per developable hectare	£86,246,816
per gross hectare	£86,246,816

Residual land value		**£ 9,253,951**
Site acquisition costs	6.80%	£ 629,269
MV (Residual Sum available to offer for Development Opportunity)		**£ 8,624,682**

Quarterly Interest 1.50% 95.28%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	3
Date	20 July 2017
Reference	0.3

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

						Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
					Project	Year 1	Year 1	Year 1	Year 1	**Year 2**	**Year 2**	**Year 2**	**Year 2**	**Year 3**	**Year 3**	**Year 3**	**Year 3**	**Year 4**	**Year 4**	**Year 4**	**Year 4**	**Year 5**	**Year 5**	**Year 5**	**Year 5**	**Year 6**	**Year 6**
			Revenue per Qtr		**Totals**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**
Revenue																											
		0 £ 62,648,625	31324312.5		£ 62,648,625	0	0	0	0	0	0	0	0	0	31,324,313	31,324,313	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents		0 £ 436,364	£ *218,182*		£ 436,364	0	0	0	0	0	0	0	0	0	218,182	218,182	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**			**£ 63,084,989**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**31,542,494**	**31,542,494**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																											
	Marketing costs	3.00%			-£ 1,892,550	0	0	0	0	0	0	0	0	0	-946,275	-946,275	0	0	0	0	0	0	0	0	0	0	0
	Legal fees	0.50%			-£ 315,425	0	0	0	0	0	0	0	0	0	-157,712	-157,712	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**-£2,207,975**	0	0	0	0	0	0	0	0	0	-1,103,987	-1,103,987	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV					**£ 60,877,014**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30,438,507**	**30,438,507**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																											
	No fees on sale		*Revenue per Qtr*		£ -																						
		0 £ 7,504,584	*938,073*	8	£ 7,504,584	0	938,073	938,073	938,073	938,073	938,073	938,073	938,073	938,073	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -																						
	NDV	**Total**			**£ 68,381,598**	**0**	**938,073**	**938,073**	**938,073**	**938,073**	**938,073**	**938,073**	**938,073**	**938,073**	**30,438,507**	**30,438,507**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																											
			Cost per Qtr																								
	Residential	£ 13,875,941	*1,734,493*	8	£ 13,875,941	0	1,734,493	1,734,493	1,734,493	1,734,493	1,734,493	1,734,493	1,734,493	1,734,493	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ 25,613,751																									
	Retail A1-A5	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 693,797	0	86,725	86,725	86,725	86,725	86,725	86,725	86,725	86,725	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 14,569,738**	**0**	**1,821,217**	**1,821,217**	**1,821,217**	**1,821,217**	**1,821,217**	**1,821,217**	**1,821,217**	**1,821,217**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																											
	Professional fees	10.00%			£ 1,456,974	0	182,122	182,122	182,122	182,122	182,122	182,122	182,122	182,122	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 1,456,974**	**0**	**182,122**	**182,122**	**182,122**	**182,122**	**182,122**	**182,122**	**182,122**	**182,122**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																											
	Total	1,931,013																									
Resi CIL		£ 643,671			£ 643,671	643,671	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 643,671			£ 643,671	0	643,671	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 643,671			£ 643,671	0	0	643,671	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 1,931,013**	**643,671**	**643,671**	**643,671**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs		0 £ 152,000			£ 152,000	0	0	152,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ 82,104			£ 82,104	0	0	82,104	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 320,172			£ 320,172	320,172																					
Highways/S278		£ 80,000			£ 80,000	80,000																					
		Sub Total			**£ 634,276**	**400,172**	**0**	**234,104**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 2,565,289**	**1,043,843**	**643,671**	**877,775**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 18,592,001**	**1,043,843**	**2,647,010**	**2,881,114**	**2,003,339**	**2,003,339**	**2,003,339**	**2,003,339**	**2,003,339**	**2,003,339**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ -																						
Developer's profit on GDV	% of GDV	18.00%			£ 10,957,863	0	0	0	0	0	0	0	0	0	5,478,931	5,478,931	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%			£ 450,275	0	56,284	56,284	56,284	56,284	56,284	56,284	56,284	56,284	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 38,381,459**	**-1,043,843**	**-1,765,221**	**-1,999,326**	**-1,121,550**	**-1,121,550**	**-1,121,550**	**-1,121,550**	**-1,121,550**	**-1,121,550**	**24,959,576**	**24,959,576**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation						-1,043,843	-2,823,836	-4,863,121	-6,053,489	-7,260,702	-8,484,998	-9,726,620	-10,985,811	-12,262,821	12,523,224	37,482,800	0	0	0	0	0	0	0	0	0	0	0
Interest		6.00%			-£ 898,659	-14,771	-39,960	-68,818	-85,663	-102,746	-120,071	-137,641	-155,460	-173,530	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest					**£ 37,482,800**	**-1,058,614**	**-1,805,181**	**-2,068,143**	**-1,207,213**	**-1,224,296**	**-1,241,621**	**-1,259,191**	**-1,277,010**	**-1,295,081**	**24,959,576**	**24,959,576**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

£ 31,820,395

Land Value

per developable hectare	£98,855,359
per gross hectare	£98,855,359

Residual land value			**£ 31,820,395**
Site acquisition costs		6.80%	£ 2,163,787
MV (Residual Sum available to offer for Development Opportunity)			**£ 29,656,608**

Quarterly Interest	1.50%	98.85%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	4
Date	20 July 2017
Reference	0.15

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

					Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
			Revenue per Qtr	**Project Totals**	Year 1 **1**	Year 1 **2**	Year 1 **3**	Year 1 **4**	**Year 2 1**	**Year 2 2**	**Year 2 3**	**Year 2 4**	**Year 3 1**	**Year 3 2**	**Year 3 3**	**Year 3 4**	**Year 4 1**	**Year 4 2**	**Year 4 3**	**Year 4 4**	**Year 5 1**	**Year 5 2**	**Year 5 3**	**Year 5 4**	**Year 6 1**	**Year 6 2**
Revenue																										
		0 £ 58,236,750	29118375	£ 58,236,750	0	0	0	0	0	0	0	0	0	29,118,375	29,118,375	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents		0 £ 581,818	£ 290,909	£ 581,818	0	0	0	0	0	0	0	0	0	290,909	290,909	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**		**£ 58,818,568**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**29,409,284**	**29,409,284**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																										
	Marketing costs	3.00%		-£ 1,764,557	0	0	0	0	0	0	0	0	0	-882,279	-882,279	0	0	0	0	0	0	0	0	0	0	0
	Legal fees	0.50%		-£ 294,093	0	0	0	0	0	0	0	0	0	-147,046	-147,046	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**-£2,058,650**	0	0	0	0	0	0	0	0	0	-1,029,325	-1,029,325	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**		**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV				**£ 56,759,918**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**28,379,959**	**28,379,959**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																										
	No fees on sale		*Revenue per Qtr*	£ -																						
		0 £ 6,976,092	*872,011* 8	£ 6,976,092	0	872,011	872,011	872,011	872,011	872,011	872,011	872,011	872,011	0	0	0	0	0	0	0	0	0	0	0	0	0
				£ -																						
	NDV	**Total**		**£ 63,736,010**	**0**	**872,011**	**872,011**	**872,011**	**872,011**	**872,011**	**872,011**	**872,011**	**872,011**	**28,379,959**	**28,379,959**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																										
			Cost per Qtr																							
	Residential	£ 16,998,978	*2,124,872* 8	£ 16,998,978	0	2,124,872	2,124,872	2,124,872	2,124,872	2,124,872	2,124,872	2,124,872	2,124,872	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ 26,388,426																								
	Retail A1-A5	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency			£ 849,949	0	106,244	106,244	106,244	106,244	106,244	106,244	106,244	106,244	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 17,848,927**	**0**	**2,231,116**	**2,231,116**	**2,231,116**	**2,231,116**	**2,231,116**	**2,231,116**	**2,231,116**	**2,231,116**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																										
	Professional fees	10.00%		£ 1,784,893	0	223,112	223,112	223,112	223,112	223,112	223,112	223,112	223,112	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 1,784,893**	**0**	**223,112**	**223,112**	**223,112**	**223,112**	**223,112**	**223,112**	**223,112**	**223,112**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																										
	Total	1,931,013																								
Resi CIL		£ 643,671		£ 643,671	643,671	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 643,671		£ 643,671	0	643,671	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 643,671		£ 643,671	0	0	643,671	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 1,931,013**	**643,671**	**643,671**	**643,671**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ 152,000		£ 152,000	0	0	152,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ 84,988		£ 84,988	0	0	84,988	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 329,855		£ 329,855	329,855																					
Highways/S278		£ 80,000		£ 80,000	80,000																					
		Sub Total		**£ 646,844**	**409,855**	**0**	**236,988**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**		**£ 2,577,857**	**1,053,526**	**643,671**	**880,659**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs				**£ 22,211,676**	**1,053,526**	**3,097,898**	**3,334,887**	**2,454,227**	**2,454,227**	**2,454,227**	**2,454,227**	**2,454,227**	**2,454,227**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
				£ -																						
Developer's profit on GDV	% of GDV	18.00%		£ 10,216,785	0	0	0	0	0	0	0	0	0	5,108,393	5,108,393	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%		£ 418,566	0	52,321	52,321	52,321	52,321	52,321	52,321	52,321	52,321	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest				**£ 30,888,983**	**-1,053,526**	**-2,278,208**	**-2,515,196**	**-1,634,537**	**-1,634,537**	**-1,634,537**	**-1,634,537**	**-1,634,537**	**-1,634,537**	**23,271,567**	**23,271,567**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation					-1,053,526	-3,346,642	-5,909,196	-7,627,354	-9,369,825	-11,136,953	-12,929,088	-14,746,584	-16,589,798	6,447,007	29,718,573	0	0	0	0	0	0	0	0	0	0	0
Interest		6.00%		-£ 1,170,410	-14,908	-47,358	-83,621	-107,934	-132,592	-157,598	-182,959	-208,678	-234,761	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest				**£ 29,718,573**	**-1,068,435**	**-2,325,566**	**-2,598,817**	**-1,742,471**	**-1,767,128**	**-1,792,135**	**-1,817,495**	**-1,843,215**	**-1,869,298**	**23,271,567**	**23,271,567**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

£ 25,229,085

Land Value

per developable hectare	£156,756,711
per gross hectare	£156,756,711

Residual land value			**£ 25,229,085**
Site acquisition costs		6.80%	£ 1,715,578
MV (Residual Sum available to offer for Development Opportunity)			**£ 23,513,507**

Quarterly Interest 1.50% 71.58%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	5
Date	20 July 2017
Reference	0.6

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

				Project Totals	Qtr 1 Year 1 1	Qtr 2 Year 1 2	Qtr 3 Year 1 3	Qtr 4 Year 1 4	Qtr 5 Year 2 1	Qtr 6 Year 2 2	Qtr 7 Year 2 3	Qtr 8 Year 2 4	Qtr 9 Year 3 1	Qtr 10 Year 3 2	Qtr 11 Year 3 3
			Revenue per Qtr												
Revenue															
	0	£ 112,502,813	28125703.13	£ 112,502,813	0	0	0	0	0	0	0	0	0	28,125,703	28,125,703
Investment value of ground rents	0	£ 1,090,909	*£ 272,727*	£ 1,090,909	0	0	0	0	0	0	0	0	0	272,727	272,727
GDV before costs of sale		**Sub Total**		**£ 113,593,722**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**28,398,430**	**28,398,430**
Costs of Sale															
	Marketing costs	3.00%		-£ 3,407,812	0	0	0	0	0	0	0	0	0	-851,953	-851,953
	Legal fees	0.50%		-£ 567,969	0	0	0	0	0	0	0	0	0	-141,992	-141,992
		Sub Total		**-£3,975,780**	0	0	0	0	0	0	0	0	0	-993,945	-993,945
Net commercial investment value	Retail A1-A5	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**		**£0**	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV				**£ 109,617,941**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**27,404,485**	**27,404,485**
Affordable Housing Revenue															
	No fees on sale		*Revenue per Qtr*	£ -											
	0	£ 13,476,541	*1,684,568* 8	£ 13,476,541	0	1,684,568	1,684,568	1,684,568	1,684,568	1,684,568	1,684,568	1,684,568	1,684,568	0	0
				£ -											
	NDV	**Total**		**£ 123,094,482**	**0**	**1,684,568**	**1,684,568**	**1,684,568**	**1,684,568**	**1,684,568**	**1,684,568**	**1,684,568**	**1,684,568**	**27,404,485**	**27,404,485**
Standard Costs															
			Cost per Qtr												
	Residential	£ 27,027,570	*3,378,446* 8	£ 27,027,570	0	3,378,446	3,378,446	3,378,446	3,378,446	3,378,446	3,378,446	3,378,446	3,378,446	0	0
	GF infrastructure costs	£ 90,048,343													
	Retail A1-A5	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	Contingency			£ 1,351,378	0	168,922	168,922	168,922	168,922	168,922	168,922	168,922	168,922	0	0
		Sub Total		**£ 28,378,948**	**0**	**3,547,369**	**3,547,369**	**3,547,369**	**3,547,369**	**3,547,369**	**3,547,369**	**3,547,369**	**3,547,369**	**0**	**0**
Other Costs															
	Professional fees	10.00%		£ 2,837,895	0	354,737	354,737	354,737	354,737	354,737	354,737	354,737	354,737	0	0
		Sub Total		**£ 2,837,895**	**0**	**354,737**	**354,737**	**354,737**	**354,737**	**354,737**	**354,737**	**354,737**	**354,737**	**0**	**0**
CIL															
	Total	3,620,649													
Resi CIL		£ 1,206,883		£ 1,206,883	1,206,883	0	0	0	0	0	0	0	0	0	0
		£ 1,206,883		£ 1,206,883	0	1,206,883	0	0	0	0	0	0	0	0	0
		£ 1,206,883		£ 1,206,883	0	0	1,206,883	0	0	0	0	0	0	0	0
				£ -	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 3,620,649**	**1,206,883**	**1,206,883**	**1,206,883**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ 285,000		£ 285,000	0	0	285,000	0	0	0	0	0	0	0	0
Accessibility standards		£ 159,353		£ 159,353	0	0	159,353	0	0	0	0	0	0	0	0
		£0	£0.00	£ -	0	0	0	0	0	0	0	0	0	0	0
Employment & Training levy		£ 600,322		£ 600,322	600,322										
Highways/S278		£ 150,000		£ 150,000	150,000										
		Sub Total		**£ 1,194,676**	**750,322**	**0**	**444,353**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**		**£ 4,815,325**	**1,957,205**	**1,206,883**	**1,651,236**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs				**£ 36,032,168**	**1,957,205**	**5,108,989**	**5,553,342**	**3,902,105**	**3,902,105**	**3,902,105**	**3,902,105**	**3,902,105**	**3,902,105**	**0**	**0**
				£ -											
Developer's profit on GDV	% of GDV	18.00%		£ 19,731,229	0	0	0	0	0	0	0	0	0	4,932,807	4,932,807
	% of GDV affordable	6%		£ 808,592	0	101,074	101,074	101,074	101,074	101,074	101,074	101,074	101,074	0	0
Residual Sum before interest				**£ 66,522,492**	**-1,957,205**	**-3,525,495**	**-3,969,848**	**-2,318,612**	**-2,318,612**	**-2,318,612**	**-2,318,612**	**-2,318,612**	**-2,318,612**	**22,471,678**	**22,471,678**
Cumulative residual balance for interest calculation					-1,957,205	-5,510,397	-9,558,222	-12,012,092	-14,500,686	-17,024,496	-19,584,021	-22,179,765	-24,812,241	-2,691,680	19,741,908
Interest		6.00%		-£ 1,837,228	-27,696	-77,977	-135,258	-169,982	-205,198	-240,913	-277,132	-313,865	-351,117	-38,090	0
Residual Sum for quarter after interest				**£ 64,685,264**	**-1,984,902**	**-3,603,472**	**-4,105,106**	**-2,488,594**	**-2,523,810**	**-2,559,525**	**-2,595,744**	**-2,632,476**	**-2,669,728**	**22,433,588**	**22,471,678**
				£ 53,302,405											

		Qtr 12 Year 3 4	Qtr 13 Year 4 1	Qtr 14 Year 4 2	Qtr 15 Year 4 3	Qtr 16 Year 4 4	Qtr 17 Year 5 1	Qtr 18 Year 5 2	Qtr 19 Year 5 3	Qtr 20 Year 5 4	Qtr 21 Year 6 1	Qtr 22 Year 6 2
Revenue												
		28,125,703	28,125,703	0	0	0	0	0	0	0	0	0
Investment value of ground rents		272,727	272,727	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**28,398,430**	**28,398,430**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale												
	Marketing costs	-851,953	-851,953	0	0	0	0	0	0	0	0	0
	Legal fees	-141,992	-141,992	0	0	0	0	0	0	0	0	0
	Sub Total	-993,945	-993,945	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	0	0	0	0	0	0	0	0	0	0	0
	B1 office	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	0	0	0	0	0	0	0	0	0	0	0
	D1	0	0	0	0	0	0	0	0	0	0	0
	D2	0	0	0	0	0	0	0	0	0	0	0
Total commercial value	Sub Total	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV		**27,404,485**	**27,404,485**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue												
	No fees on sale											
		0	0	0	0	0	0	0	0	0	0	0
	NDV	**27,404,485**	**27,404,485**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs												
	Residential	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs											
	Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	0	0	0	0	0	0	0	0	0	0	0
	B1 office	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	0	0	0	0	0	0	0	0	0	0	0
	D1	0	0	0	0	0	0	0	0	0	0	0
	D2	0	0	0	0	0	0	0	0	0	0	0
	Contingency	0	0	0	0	0	0	0	0	0	0	0
	Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs												
	Professional fees	0	0	0	0	0	0	0	0	0	0	0
	Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL												
Resi CIL		0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0
	Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs		0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0				
Employment & Training levy												
Highways/S278												
	Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs	Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Developer's profit on GDV	% of GDV	4,932,807	4,932,807	0	0	0	0	0	0	0	0	0
	% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest		**22,471,678**	**22,471,678**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation		42,213,586	64,685,264	0	0	0	0	0	0	0	0	0
Interest		0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest		**22,471,678**	**22,471,678**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Land Value

per developable hectare	£82,796,402
per gross hectare	£82,796,402

Residual land value			**£ 53,302,405**
Site acquisition costs		6.80%	£ 3,624,564
MV (Residual Sum available to offer for Development Opportunity)			**£ 49,677,841**

Quarterly Interest	1.50%	87.81%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	6
Date	20 July 2017
Reference	0.4

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

				Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
					Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
			Revenue per Qtr		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2
Revenue																										
	0	£ 158,827,500	39706875	£ 158,827,500	0	0	0	0	0	0	0	0	0	39,706,875	39,706,875	39,706,875	39,706,875	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	£ 1,636,364	*£ 409,091*	£ 1,636,364	0	0	0	0	0	0	0	0	0	409,091	409,091	409,091	409,091	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**		**£ 160,463,864**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**40,115,966**	**40,115,966**	**40,115,966**	**40,115,966**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																										
	Marketing costs	3.00%		-£ 4,813,916	0	0	0	0	0	0	0	0	0	-1,203,479	-1,203,479	-1,203,479	-1,203,479	0	0	0	0	0	0	0	0	0
	Legal fees	0.50%		-£ 802,319	0	0	0	0	0	0	0	0	0	-200,580	-200,580	-200,580	-200,580	0	0	0	0	0	0	0	0	0
		Sub Total		**-£5,616,235**	0	0	0	0	0	0	0	0	0	-1,404,059	-1,404,059	-1,404,059	-1,404,059	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**		**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV				**£ 154,847,628**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**38,711,907**	**38,711,907**	**38,711,907**	**38,711,907**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																										
	No fees on sale		*Revenue per Qtr*	£ -																						
	0	£ 19,025,705	*2,378,213* 8	£ 19,025,705	0	2,378,213	2,378,213	2,378,213	2,378,213	2,378,213	2,378,213	2,378,213	2,378,213	0	0	0	0	0	0	0	0	0	0	0	0	0
				£ -																						
	NDV	**Total**		**£ 173,873,333**	**0**	**2,378,213**	**2,378,213**	**2,378,213**	**2,378,213**	**2,378,213**	**2,378,213**	**2,378,213**	**2,378,213**	**38,711,907**	**38,711,907**	**38,711,907**	**38,711,907**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																										
			Cost per Qtr																							
	Residential	£ 47,809,625	*5,976,203* 8	£ 47,809,625	0	5,976,203	5,976,203	5,976,203	5,976,203	5,976,203	5,976,203	5,976,203	5,976,203	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ 208,736,574																								
	Retail A1-A5	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency			£ 2,390,481	0	298,810	298,810	298,810	298,810	298,810	298,810	298,810	298,810	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 50,200,106**	**0**	**6,275,013**	**6,275,013**	**6,275,013**	**6,275,013**	**6,275,013**	**6,275,013**	**6,275,013**	**6,275,013**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																										
	Professional fees	10.00%		£ 5,020,011	0	627,501	627,501	627,501	627,501	627,501	627,501	627,501	627,501	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 5,020,011**	**0**	**627,501**	**627,501**	**627,501**	**627,501**	**627,501**	**627,501**	**627,501**	**627,501**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																										
	Total	5,430,974																								
Resi CIL		£ 1,810,325		£ 1,810,325	1,810,325	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 1,810,325		£ 1,810,325	0	1,810,325	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 1,810,325		£ 1,810,325	0	0	1,810,325	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 5,430,974**	**1,810,325**	**1,810,325**	**1,810,325**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ 427,500		£ 427,500	0	0	427,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ 239,030		£ 239,030	0	0	239,030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 927,718		£ 927,718	927,718																					
Highways/S278		£ 225,000		£ 225,000	225,000																					
		Sub Total		**£ 1,819,248**	**1,152,718**	**0**	**666,530**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**		**£ 7,250,222**	**2,963,043**	**1,810,325**	**2,476,855**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs				**£ 62,470,339**	**2,963,043**	**8,712,839**	**9,379,369**	**6,902,515**	**6,902,515**	**6,902,515**	**6,902,515**	**6,902,515**	**6,902,515**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
				£ -																						
Developer's profit on GDV	% of GDV	18.00%		£ 27,872,573	0	0	0	0	0	0	0	0	0	6,968,143	6,968,143	6,968,143	6,968,143	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%		£ 1,141,542	0	142,693	142,693	142,693	142,693	142,693	142,693	142,693	142,693	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest				**£ 82,388,879**	**-2,963,043**	**-6,477,319**	**-7,143,849**	**-4,666,994**	**-4,666,994**	**-4,666,994**	**-4,666,994**	**-4,666,994**	**-4,666,994**	**31,743,764**	**31,743,764**	**31,743,764**	**31,743,764**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation					-2,963,043	-9,482,292	-16,760,324	-21,664,492	-26,638,060	-31,682,008	-36,797,332	-41,985,043	-47,246,166	-16,170,980	15,343,950	47,087,713	78,831,477	0	0	0	0	0	0	0	0	0
Interest		6.00%		-£ 3,557,402	-41,930	-134,183	-237,174	-306,573	-376,954	-448,330	-520,717	-594,128	-668,578	-228,835	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest				**£ 78,831,477**	**-3,004,973**	**-6,611,502**	**-7,381,023**	**-4,973,567**	**-5,043,948**	**-5,115,325**	**-5,187,711**	**-5,261,122**	**-5,335,572**	**31,514,929**	**31,743,764**	**31,743,764**	**31,743,764**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

£ 64,959,267

Land Value

per developable hectare	£151,355,092
per gross hectare	£151,355,092

Residual land value			**£ 64,959,267**
Site acquisition costs		6.80%	£ 4,417,230
MV (Residual Sum available to offer for Development Opportunity)			**£ 60,542,037**

Quarterly Interest 1.50% 66.18%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	7
Date	20 July 2017
Reference	0.6

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

					Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
				Project	Year 1	Year 1	Year 1	Year 1	**Year 2**	**Year 2**	**Year 2**	**Year 2**	**Year 3**	**Year 3**	**Year 3**	**Year 3**	**Year 4**	**Year 4**	**Year 4**	**Year 4**	**Year 5**	**Year 5**	**Year 5**	**Year 5**	**Year 6**	**Year 6**
			Revenue per Qtr	**Totals**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**
Revenue																										
	0	£ 211,770,000	52942500	£ 211,770,000	0	0	0	0	0	0	0	0	0	52,942,500	52,942,500	52,942,500	52,942,500	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	£ 2,181,818	*£ 545,455*	£ 2,181,818	0	0	0	0	0	0	0	0	0	545,455	545,455	545,455	545,455	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**		**£ 213,951,818**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**53,487,955**	**53,487,955**	**53,487,955**	**53,487,955**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																										
	Marketing costs	3.00%		-£ 6,418,555	0	0	0	0	0	0	0	0	0	-1,604,639	-1,604,639	-1,604,639	-1,604,639	0	0	0	0	0	0	0	0	0
	Legal fees	0.50%		-£ 1,069,759	0	0	0	0	0	0	0	0	0	-267,440	-267,440	-267,440	-267,440	0	0	0	0	0	0	0	0	0
		Sub Total		**-£7,488,314**	0	0	0	0	0	0	0	0	0	-1,872,078	-1,872,078	-1,872,078	-1,872,078	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**		**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV				**£ 206,463,505**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**51,615,876**	**51,615,876**	**51,615,876**	**51,615,876**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																										
	No fees on sale		*Revenue per Qtr*	£ -																						
	0	£ 25,367,606	*3,170,951* 8	£ 25,367,606	0	3,170,951	3,170,951	3,170,951	3,170,951	3,170,951	3,170,951	3,170,951	3,170,951	0	0	0	0	0	0	0	0	0	0	0	0	0
				£ -																						
	NDV	**Total**		**£ 231,831,111**	**0**	**3,170,951**	**3,170,951**	**3,170,951**	**3,170,951**	**3,170,951**	**3,170,951**	**3,170,951**	**3,170,951**	**51,615,876**	**51,615,876**	**51,615,876**	**51,615,876**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																										
			Cost per Qtr																							
	Residential	£ 63,746,166	*7,968,271* 8	£ 63,746,166	0	7,968,271	7,968,271	7,968,271	7,968,271	7,968,271	7,968,271	7,968,271	7,968,271	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ 371,087,243																								
	Retail A1-A5	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency			£ 3,187,308	0	398,414	398,414	398,414	398,414	398,414	398,414	398,414	398,414	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 66,933,475**	**0**	**8,366,684**	**8,366,684**	**8,366,684**	**8,366,684**	**8,366,684**	**8,366,684**	**8,366,684**	**8,366,684**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																										
	Professional fees	10.00%		£ 6,693,347	0	836,668	836,668	836,668	836,668	836,668	836,668	836,668	836,668	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 6,693,347**	**0**	**836,668**	**836,668**	**836,668**	**836,668**	**836,668**	**836,668**	**836,668**	**836,668**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																										
	Total	7,241,299																								
Resi CIL		£ 2,413,766		£ 2,413,766	2,413,766	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 2,413,766		£ 2,413,766	0	2,413,766	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 2,413,766		£ 2,413,766	0	0	2,413,766	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 7,241,299**	**2,413,766**	**2,413,766**	**2,413,766**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ 570,000		£ 570,000	0	0	570,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ 318,707		£ 318,707	0	0	318,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 1,236,957		£ 1,236,957	1,236,957																					
Highways/S278		£ 300,000		£ 300,000	300,000																					
		Sub Total		**£ 2,425,664**	**1,536,957**	**0**	**888,707**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**		**£ 9,666,963**	**3,950,724**	**2,413,766**	**3,302,473**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs				**£ 83,293,785**	**3,950,724**	**11,617,119**	**12,505,826**	**9,203,353**	**9,203,353**	**9,203,353**	**9,203,353**	**9,203,353**	**9,203,353**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
				£ -																						
Developer's profit on GDV	% of GDV	18.00%		£ 37,163,431	0	0	0	0	0	0	0	0	0	9,290,858	9,290,858	9,290,858	9,290,858	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%		£ 1,522,056	0	190,257	190,257	190,257	190,257	190,257	190,257	190,257	190,257	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest				**£ 109,851,839**	**-3,950,724**	**-8,636,425**	**-9,525,132**	**-6,222,659**	**-6,222,659**	**-6,222,659**	**-6,222,659**	**-6,222,659**	**-6,222,659**	**42,325,018**	**42,325,018**	**42,325,018**	**42,325,018**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation					-3,950,724	-12,643,055	-22,347,098	-28,885,990	-35,517,413	-42,242,677	-49,063,110	-55,980,058	-62,994,888	-21,561,306	20,458,599	62,783,618	105,108,636	0	0	0	0	0	0	0	0	0
Interest		6.00%		-£ 4,743,203	-55,906	-178,911	-316,233	-408,764	-502,605	-597,774	-694,289	-792,171	-891,437	-305,113	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest				**£ 105,108,636**	**-4,006,630**	**-8,815,336**	**-9,841,364**	**-6,631,423**	**-6,725,264**	**-6,820,433**	**-6,916,948**	**-7,014,830**	**-7,114,096**	**42,019,906**	**42,325,018**	**42,325,018**	**42,325,018**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

£ 86,612,356

Land Value

per developable hectare	£134,537,860
per gross hectare	£134,537,860

Residual land value			**£ 86,612,356**
Site acquisition costs		6.80%	£ 5,889,640
MV (Residual Sum available to offer for Development Opportunity)			**£ 80,722,716**

Quarterly Interest 1.50% 66.18%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	8
Date	20 July 2017
Reference	1.5

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

						Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
					Project	Year 1	Year 1	Year 1	Year 1	**Year 2**	**Year 2**	**Year 2**	**Year 2**	**Year 3**	**Year 3**	**Year 3**	**Year 3**	**Year 4**	**Year 4**	**Year 4**	**Year 4**	**Year 5**	**Year 5**	**Year 5**	**Year 5**	**Year 6**	**Year 6**
			Revenue per Qtr		**Totals**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**
Revenue																											
		0 £ 248,829,750	62207437.5		£ 248,829,750	0	0	0	0	0	0	0	0	0	62,207,438	62,207,438	62,207,438	62,207,438	0	0	0	0	0	0	0	0	0
Investment value of ground rents		0 £ 872,727	£ 218,182		£ 872,727	0	0	0	0	0	0	0	0	0	218,182	218,182	218,182	218,182	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**			**£ 249,702,477**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**62,425,619**	**62,425,619**	**62,425,619**	**62,425,619**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																											
	Marketing costs	3.00%			-£ 7,491,074	0	0	0	0	0	0	0	0	0	-1,872,769	-1,872,769	-1,872,769	-1,872,769	0	0	0	0	0	0	0	0	0
	Legal fees	0.50%			-£ 1,248,512	0	0	0	0	0	0	0	0	0	-312,128	-312,128	-312,128	-312,128	0	0	0	0	0	0	0	0	0
		Sub Total			**-£8,739,587**	0	0	0	0	0	0	0	0	0	-2,184,897	-2,184,897	-2,184,897	-2,184,897	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV					**£ 240,962,891**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**60,240,723**	**60,240,723**	**60,240,723**	**60,240,723**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																											
	No fees on sale		*Revenue per Qtr*		£ -																						
		0 £ 29,806,938	*3,725,867*	8	£ 29,806,938	0	3,725,867	3,725,867	3,725,867	3,725,867	3,725,867	3,725,867	3,725,867	3,725,867	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -																						
	NDV	**Total**			**£ 270,769,828**	**0**	**3,725,867**	**3,725,867**	**3,725,867**	**3,725,867**	**3,725,867**	**3,725,867**	**3,725,867**	**3,725,867**	**60,240,723**	**60,240,723**	**60,240,723**	**60,240,723**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																											
			Cost per Qtr																								
	Residential	£ 49,206,273	*6,150,784*	8	£ 49,206,273	0	6,150,784	6,150,784	6,150,784	6,150,784	6,150,784	6,150,784	6,150,784	6,150,784	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ 360,193,370																									
	Retail A1-A5	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 2,460,314	0	307,539	307,539	307,539	307,539	307,539	307,539	307,539	307,539	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 51,666,586**	**0**	**6,458,323**	**6,458,323**	**6,458,323**	**6,458,323**	**6,458,323**	**6,458,323**	**6,458,323**	**6,458,323**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																											
	Professional fees	10.00%			£ 5,166,659	0	645,832	645,832	645,832	645,832	645,832	645,832	645,832	645,832	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 5,166,659**	**0**	**645,832**	**645,832**	**645,832**	**645,832**	**645,832**	**645,832**	**645,832**	**645,832**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																											
	Total	7,241,299																									
Resi CIL		£ 2,413,766			£ 2,413,766	2,413,766	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 2,413,766			£ 2,413,766	0	2,413,766	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 2,413,766			£ 2,413,766	0	0	2,413,766	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 7,241,299**	**2,413,766**	**2,413,766**	**2,413,766**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs		0 £ 570,000			£ 570,000	0	0	570,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ 292,749			£ 292,749	0	0	292,749	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 1,200,645			£ 1,200,645	1,200,645																					
Highways/S278		£ 300,000			£ 300,000	300,000																					
		Sub Total			**£ 2,363,393**	**1,500,645**	**0**	**862,749**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 9,604,692**	**3,914,411**	**2,413,766**	**3,276,515**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 66,437,937**	**3,914,411**	**9,517,922**	**10,380,671**	**7,104,156**	**7,104,156**	**7,104,156**	**7,104,156**	**7,104,156**	**7,104,156**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ -																						
Developer's profit on GDV	% of GDV	18.00%			£ 43,373,320	0	0	0	0	0	0	0	0	0	10,843,330	10,843,330	10,843,330	10,843,330	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%			£ 1,788,416	0	223,552	223,552	223,552	223,552	223,552	223,552	223,552	223,552	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 159,170,154**	**-3,914,411**	**-6,015,607**	**-6,878,355**	**-3,601,840**	**-3,601,840**	**-3,601,840**	**-3,601,840**	**-3,601,840**	**-3,601,840**	**49,397,393**	**49,397,393**	**49,397,393**	**49,397,393**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation						-3,914,411	-9,985,410	-17,005,068	-20,847,547	-24,744,400	-28,696,397	-32,704,318	-36,768,956	-40,891,112	7,927,633	57,325,026	106,722,418	156,119,811	0	0	0	0	0	0	0	0	0
Interest		6.00%			-£ 3,050,344	-55,393	-141,303	-240,638	-295,012	-350,157	-406,081	-462,797	-520,315	-578,648	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest					**£ 156,119,811**	**-3,969,803**	**-6,156,910**	**-7,118,993**	**-3,896,853**	**-3,951,997**	**-4,007,922**	**-4,064,637**	**-4,122,156**	**-4,180,488**	**49,397,393**	**49,397,393**	**49,397,393**	**49,397,393**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ 128,646,942																						

Land Value

per developable hectare	£79,932,633
per gross hectare	£79,932,633

Residual land value			**£ 128,646,942**
Site acquisition costs		6.80%	£ 8,747,992
MV (Residual Sum available to offer for Development Opportunity)			**£ 119,898,950**

Quarterly Interest	1.50%	107.44%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	9
Date	20 July 2017
Reference	1.4

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

						Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
					Project	Year 1	Year 1	Year 1	Year 1	**Year 2**	**Year 2**	**Year 2**	**Year 2**	**Year 3**	**Year 3**	**Year 3**	**Year 3**	**Year 4**	**Year 4**	**Year 4**	**Year 4**	**Year 5**	**Year 5**	**Year 5**	**Year 5**	**Year 6**	**Year 6**
			Revenue per Qtr		**Totals**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**
Revenue																											
	0	£ 529,425,000	132356250		£ 529,425,000	0	0	0	0	0	0	0	0	0	0	0	132,356,250	132,356,250	132,356,250	132,356,250	0	0	0	0	0	0	0
Investment value of ground rents	0	£ 5,454,545	*£ 1,363,636*		£ 5,454,545	0	0	0	0	0	0	0	0	0	0	0	1,363,636	1,363,636	1,363,636	1,363,636	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**			**£ 534,879,545**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**133,719,886**	**133,719,886**	**133,719,886**	**133,719,886**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																											
	Marketing costs	3.00%			-£ 16,046,386	0	0	0	0	0	0	0	0	0	0	0	-4,011,597	-4,011,597	-4,011,597	-4,011,597	0	0	0	0	0	0	0
	Legal fees	0.50%			-£ 2,674,398	0	0	0	0	0	0	0	0	0	0	0	-668,599	-668,599	-668,599	-668,599	0	0	0	0	0	0	0
		Sub Total			**-£18,720,784**	0	0	0	0	0	0	0	0	0	0	0	-4,680,196	-4,680,196	-4,680,196	-4,680,196	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV					**£ 516,158,761**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**129,039,690**	**129,039,690**	**129,039,690**	**129,039,690**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																											
	No fees on sale		*Revenue per Qtr*		£ -																						
	0	£ 63,419,016	*6,341,902*	10	£ 63,419,016	0	6,341,902	6,341,902	6,341,902	6,341,902	6,341,902	6,341,902	6,341,902	6,341,902	6,341,902	6,341,902	0	0	0	0	0	0	0	0	0	0	0
					£ -																						
	NDV	**Total**			**£ 579,577,777**	**0**	**6,341,902**	**6,341,902**	**6,341,902**	**6,341,902**	**6,341,902**	**6,341,902**	**6,341,902**	**6,341,902**	**6,341,902**	**6,341,902**	**129,039,690**	**129,039,690**	**129,039,690**	**129,039,690**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																											
			Cost per Qtr																								
	Residential	£ 135,137,849	*13,513,785*	10	£ 135,137,849	0	13,513,785	13,513,785	13,513,785	13,513,785	13,513,785	13,513,785	13,513,785	13,513,785	13,513,785	13,513,785	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ 2,251,208,564																									
	Retail A1-A5	£ -	-	10	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	-	10	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	-	10	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	-	10	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	-	10	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	-	10	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	-	10	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	-	10	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	-	10	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 6,756,892	0	675,689	675,689	675,689	675,689	675,689	675,689	675,689	675,689	675,689	675,689	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 141,894,741**	**0**	**14,189,474**	**14,189,474**	**14,189,474**	**14,189,474**	**14,189,474**	**14,189,474**	**14,189,474**	**14,189,474**	**14,189,474**	**14,189,474**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																											
	Professional fees	10.00%			£ 14,189,474	0	1,418,947	1,418,947	1,418,947	1,418,947	1,418,947	1,418,947	1,418,947	1,418,947	1,418,947	1,418,947	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 14,189,474**	**0**	**1,418,947**	**1,418,947**	**1,418,947**	**1,418,947**	**1,418,947**	**1,418,947**	**1,418,947**	**1,418,947**	**1,418,947**	**1,418,947**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																											
	Total	18,103,247																									
Resi CIL		£ 6,034,416			£ 6,034,416	6,034,416	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 6,034,416			£ 6,034,416	0	6,034,416	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 6,034,416			£ 6,034,416	0	0	6,034,416	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 18,103,247**	**6,034,416**	**6,034,416**	**6,034,416**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ 1,425,000			£ 1,425,000	0	0	1,425,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ 796,766			£ 796,766	0	0	796,766	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 3,001,611			£ 3,001,611	3,001,611																					
Highways/S278		£ 750,000			£ 750,000	750,000																					
		Sub Total			**£ 5,973,378**	**3,751,611**	**0**	**2,221,766**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 24,076,624**	**9,786,027**	**6,034,416**	**8,256,182**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 180,160,840**	**9,786,027**	**21,642,837**	**23,864,603**	**15,608,422**	**15,608,422**	**15,608,422**	**15,608,422**	**15,608,422**	**15,608,422**	**15,608,422**	**15,608,422**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ -																						
Developer's profit on GDV	% of GDV	18.00%			£ 92,908,577	0	0	0	0	0	0	0	0	0	0	0	23,227,144	23,227,144	23,227,144	23,227,144	0	0	0	0	0	0	0
	% of GDV affordable	6%			£ 3,805,141	0	380,514	380,514	380,514	380,514	380,514	380,514	380,514	380,514	380,514	380,514	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 302,703,219**	**-9,786,027**	**-15,681,450**	**-17,903,216**	**-9,647,034**	**-9,647,034**	**-9,647,034**	**-9,647,034**	**-9,647,034**	**-9,647,034**	**-9,647,034**	**-9,647,034**	**105,812,546**	**105,812,546**	**105,812,546**	**105,812,546**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation						-9,786,027	-25,605,958	-43,871,522	-54,139,380	-64,552,537	-75,113,051	-85,823,005	-96,684,516	-107,699,727	-118,870,814	-130,199,982	-26,229,888	79,211,480	185,024,026	290,836,572	0	0	0	0	0	0	0
Interest		6.00%			-£ 11,866,647	-138,482	-362,348	-620,823	-766,123	-913,479	-1,062,921	-1,214,476	-1,368,177	-1,524,053	-1,682,134	-1,842,453	-371,178	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest					**£ 290,836,572**	**-9,924,508**	**-16,043,798**	**-18,524,039**	**-10,413,157**	**-10,560,513**	**-10,709,955**	**-10,861,511**	**-11,015,211**	**-11,171,087**	**-11,329,168**	**-11,489,487**	**105,441,368**	**105,812,546**	**105,812,546**	**105,812,546**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ 232,626,070																						

Land Value

per developable hectare	£154,862,498
per gross hectare	£154,862,498

Residual land value			**£ 232,626,070**
Site acquisition costs		6.80%	£ 15,818,573
MV (Residual Sum available to offer for Development Opportunity)			**£ 216,807,497**

Quarterly Interest	1.50%	78.31%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	10
Date	20 July 2017
Reference	1

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

						Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
					Project	Year 1	Year 1	Year 1	Year 1	**Year 2**	**Year 2**	**Year 2**	**Year 2**	**Year 3**	**Year 3**	**Year 3**	**Year 3**	**Year 4**	**Year 4**	**Year 4**	**Year 4**	**Year 5**	**Year 5**	**Year 5**	**Year 5**	**Year 6**	**Year 6**
			Revenue per Qtr		**Totals**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**
Revenue																											
	0	£ 512,880,469	64110058.59		£ 512,880,469	0	0	0	0	0	0	0	0	0	0	0	64,110,059	64,110,059	64,110,059	64,110,059	64,110,059	64,110,059	64,110,059	64,110,059	0	0	0
Investment value of ground rents	0	£ 5,454,545	*£ 681,818*		£ 5,454,545	0	0	0	0	0	0	0	0	0	0	0	681,818	681,818	681,818	681,818	681,818	681,818	681,818	681,818	0	0	0
GDV before costs of sale		**Sub Total**			**£ 518,335,014**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**64,791,877**	**64,791,877**	**64,791,877**	**64,791,877**	**64,791,877**	**64,791,877**	**64,791,877**	**64,791,877**	**0**	**0**	**0**
Costs of Sale																											
	Marketing costs	3.00%			-£ 15,550,050	0	0	0	0	0	0	0	0	0	0	0	-1,943,756	-1,943,756	-1,943,756	-1,943,756	-1,943,756	-1,943,756	-1,943,756	-1,943,756	0	0	0
	Legal fees	0.50%			-£ 2,591,675	0	0	0	0	0	0	0	0	0	0	0	-323,959	-323,959	-323,959	-323,959	-323,959	-323,959	-323,959	-323,959	0	0	0
		Sub Total			**-£18,141,725**	0	0	0	0	0	0	0	0	0	0	0	-2,267,716	-2,267,716	-2,267,716	-2,267,716	-2,267,716	-2,267,716	-2,267,716	-2,267,716	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV					**£ 500,193,289**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**62,524,161**	**62,524,161**	**62,524,161**	**62,524,161**	**62,524,161**	**62,524,161**	**62,524,161**	**62,524,161**	**0**	**0**	**0**
Affordable Housing Revenue																											
	No fees on sale		*Revenue per Qtr*		£ -																						
	0	£ 61,437,172	*6,143,717*	10	£ 61,437,172	0	6,143,717	6,143,717	6,143,717	6,143,717	6,143,717	6,143,717	6,143,717	6,143,717	6,143,717	6,143,717	0	0	0	0	0	0	0	0	0	0	0
					£ -																						
	NDV	**Total**			**£ 561,630,460**	**0**	**6,143,717**	**6,143,717**	**6,143,717**	**6,143,717**	**6,143,717**	**6,143,717**	**6,143,717**	**6,143,717**	**6,143,717**	**6,143,717**	**62,524,161**	**62,524,161**	**62,524,161**	**62,524,161**	**62,524,161**	**62,524,161**	**62,524,161**	**62,524,161**	**0**	**0**	**0**
Standard Costs																											
			Cost per Qtr																								
	Residential	£ 159,365,416	*15,936,542*	10	£ 159,365,416	0	15,936,542	15,936,542	15,936,542	15,936,542	15,936,542	15,936,542	15,936,542	15,936,542	15,936,542	15,936,542	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ 2,319,295,266																									
	Retail A1-A5	£ -	-	10	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	-	10	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	-	10	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	-	10	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	-	10	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	-	10	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	-	10	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	-	10	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	-	10	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 7,968,271	0	796,827	796,827	796,827	796,827	796,827	796,827	796,827	796,827	796,827	796,827	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 167,333,687**	**0**	**16,733,369**	**16,733,369**	**16,733,369**	**16,733,369**	**16,733,369**	**16,733,369**	**16,733,369**	**16,733,369**	**16,733,369**	**16,733,369**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																											
	Professional fees	10.00%			£ 16,733,369	0	1,673,337	1,673,337	1,673,337	1,673,337	1,673,337	1,673,337	1,673,337	1,673,337	1,673,337	1,673,337	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 16,733,369**	**0**	**1,673,337**	**1,673,337**	**1,673,337**	**1,673,337**	**1,673,337**	**1,673,337**	**1,673,337**	**1,673,337**	**1,673,337**	**1,673,337**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																											
	Total	18,103,247																									
Resi CIL		£ 6,034,416			£ 6,034,416	6,034,416	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 6,034,416			£ 6,034,416	0	6,034,416	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 6,034,416			£ 6,034,416	0	0	6,034,416	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 18,103,247**	**6,034,416**	**6,034,416**	**6,034,416**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ 1,425,000			£ 1,425,000	0	0	1,425,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ 796,766			£ 796,766	0	0	796,766	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 3,092,394			£ 3,092,394	3,092,394																					
Highways/S278		£ 750,000			£ 750,000	750,000																					
		Sub Total			**£ 6,064,160**	**3,842,394**	**0**	**2,221,766**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 24,167,407**	**9,876,809**	**6,034,416**	**8,256,182**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 208,234,462**	**9,876,809**	**24,441,121**	**26,662,887**	**18,406,706**	**18,406,706**	**18,406,706**	**18,406,706**	**18,406,706**	**18,406,706**	**18,406,706**	**18,406,706**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ -																						
Developer's profit on GDV	% of GDV	18.00%			£ 90,034,792	0	0	0	0	0	0	0	0	0	0	0	11,254,349	11,254,349	11,254,349	11,254,349	11,254,349	11,254,349	11,254,349	11,254,349	0	0	0
	% of GDV affordable	6%			£ 3,686,230	0	368,623	368,623	368,623	368,623	368,623	368,623	368,623	368,623	368,623	368,623	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 259,674,976**	**-9,876,809**	**-18,666,027**	**-20,887,793**	**-12,631,611**	**-12,631,611**	**-12,631,611**	**-12,631,611**	**-12,631,611**	**-12,631,611**	**-12,631,611**	**-12,631,611**	**51,269,812**	**51,269,812**	**51,269,812**	**51,269,812**	**51,269,812**	**51,269,812**	**51,269,812**	**51,269,812**	**0**	**0**	**0**
Cumulative residual balance for interest calculation						-9,876,809	-28,682,602	-49,976,282	-63,315,104	-76,842,684	-90,561,692	-104,474,837	-118,584,866	-132,894,565	-147,406,760	-162,124,316	-113,148,716	-63,480,065	-13,108,556	37,975,758	89,245,570	140,515,382	191,785,194	243,055,006	0	0	0
Interest		6.00%			-£ 16,619,970	-139,766	-405,886	-707,212	-895,968	-1,087,396	-1,281,533	-1,478,418	-1,678,088	-1,880,583	-2,085,945	-2,294,212	-1,601,161	-898,303	-185,498	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest					**£ 243,055,006**	**-10,016,575**	**-19,071,913**	**-21,595,005**	**-13,527,580**	**-13,719,008**	**-13,913,145**	**-14,110,029**	**-14,309,699**	**-14,512,195**	**-14,717,556**	**-14,925,823**	**49,668,651**	**50,371,509**	**51,084,314**	**51,269,812**	**51,269,812**	**51,269,812**	**51,269,812**	**51,269,812**	**0**	**0**	**0**

£ 183,168,069

Land Value

per developable hectare	£170,712,640
per gross hectare	£170,712,640

Residual land value			**£ 183,168,069**
Site acquisition costs		6.80%	£ 12,455,429
MV (Residual Sum available to offer for Development Opportunity)			**£ 170,712,640**

Quarterly Interest	1.50%	56.54%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	11
Date	20 July 2017
Reference	0.9

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

					Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
						Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
			Revenue per Qtr			1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2
Revenue																											
	0	£ 683,840,625	85480078.13		£ 683,840,625	0	0	0	0	0	0	0	0	0	0	0	0	0	85,480,078	85,480,078	85,480,078	85,480,078	85,480,078	85,480,078	85,480,078	85,480,078	0
Investment value of ground rents	0	£ 7,272,727	*£ 909,091*		£ 7,272,727	0	0	0	0	0	0	0	0	0	0	0	0	0	909,091	909,091	909,091	909,091	909,091	909,091	909,091	909,091	0
GDV before costs of sale		**Sub Total**			**£ 691,113,352**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**86,389,169**	**86,389,169**	**86,389,169**	**86,389,169**	**86,389,169**	**86,389,169**	**86,389,169**	**86,389,169**	**0**
Costs of Sale																											
	Marketing costs	3.00%			-£ 20,733,401	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,591,675	-2,591,675	-2,591,675	-2,591,675	-2,591,675	-2,591,675	-2,591,675	-2,591,675	0
	Legal fees	0.50%			-£ 3,455,567	0	0	0	0	0	0	0	0	0	0	0	0	0	-431,946	-431,946	-431,946	-431,946	-431,946	-431,946	-431,946	-431,946	0
		Sub Total			**-£24,188,967**	0	0	0	0	0	0	0	0	0	0	0	0	0	-3,023,621	-3,023,621	-3,023,621	-3,023,621	-3,023,621	-3,023,621	-3,023,621	-3,023,621	0
Net commercial investment value	Retail A1-A5	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV					**£ 666,924,385**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**83,365,548**	**83,365,548**	**83,365,548**	**83,365,548**	**83,365,548**	**83,365,548**	**83,365,548**	**83,365,548**	**0**
Affordable Housing Revenue																											
	No fees on sale		*Revenue per Qtr*		£ -																						
	0	£ 81,916,229	*6,826,352*	12	£ 81,916,229	0	6,826,352	6,826,352	6,826,352	6,826,352	6,826,352	6,826,352	6,826,352	6,826,352	6,826,352	6,826,352	6,826,352	6,826,352	0	0	0	0	0	0	0	0	0
					£ -																						
	NDV	**Total**			**£ 748,840,614**	**0**	**6,826,352**	**6,826,352**	**6,826,352**	**6,826,352**	**6,826,352**	**6,826,352**	**6,826,352**	**6,826,352**	**6,826,352**	**6,826,352**	**6,826,352**	**6,826,352**	**83,365,548**	**83,365,548**	**83,365,548**	**83,365,548**	**83,365,548**	**83,365,548**	**83,365,548**	**83,365,548**	**0**
Standard Costs																											
			Cost per Qtr																								
	Residential	£ 254,984,666	*21,248,722*	12	£ 254,984,666	0	21,248,722	21,248,722	21,248,722	21,248,722	21,248,722	21,248,722	21,248,722	21,248,722	21,248,722	21,248,722	21,248,722	21,248,722	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ 4,282,432,271																									
	Retail A1-A5	£ -	-	12	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	-	12	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	-	12	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	-	12	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	-	12	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	-	12	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	-	12	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	-	12	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	-	12	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 12,749,233	0	1,062,436	1,062,436	1,062,436	1,062,436	1,062,436	1,062,436	1,062,436	1,062,436	1,062,436	1,062,436	1,062,436	1,062,436	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 267,733,899**	**0**	**22,311,158**	**22,311,158**	**22,311,158**	**22,311,158**	**22,311,158**	**22,311,158**	**22,311,158**	**22,311,158**	**22,311,158**	**22,311,158**	**22,311,158**	**22,311,158**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																											
	Professional fees	10.00%			£ 26,773,390	0	2,231,116	2,231,116	2,231,116	2,231,116	2,231,116	2,231,116	2,231,116	2,231,116	2,231,116	2,231,116	2,231,116	2,231,116	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 26,773,390**	**0**	**2,231,116**	**2,231,116**	**2,231,116**	**2,231,116**	**2,231,116**	**2,231,116**	**2,231,116**	**2,231,116**	**2,231,116**	**2,231,116**	**2,231,116**	**2,231,116**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																											
	Total	24,137,662																									
Resi CIL		£ 8,045,887			£ 8,045,887	8,045,887	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 8,045,887			£ 8,045,887	0	8,045,887	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 8,045,887			£ 8,045,887	0	0	8,045,887	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 24,137,662**	**8,045,887**	**8,045,887**	**8,045,887**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ 1,900,000			£ 1,900,000	0	0	1,900,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ 1,062,355			£ 1,062,355	0	0	1,062,355	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 4,282,432			£ 4,282,432	4,282,432																					
Highways/S278		£ 1,000,000			£ 1,000,000	1,000,000																					
		Sub Total			**£ 8,244,787**	**5,282,432**	**0**	**2,962,355**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 32,382,450**	**13,328,320**	**8,045,887**	**11,008,242**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 326,889,739**	**13,328,320**	**32,588,162**	**35,550,517**	**24,542,274**	**24,542,274**	**24,542,274**	**24,542,274**	**24,542,274**	**24,542,274**	**24,542,274**	**24,542,274**	**24,542,274**	**24,542,274**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ -																						
Developer's profit on GDV	% of GDV	18.00%			£ 120,046,389	0	0	0	0	0	0	0	0	0	0	0	0	0	15,005,799	15,005,799	15,005,799	15,005,799	15,005,799	15,005,799	15,005,799	15,005,799	0
	% of GDV affordable	6%			£ 4,914,974	0	409,581	409,581	409,581	409,581	409,581	409,581	409,581	409,581	409,581	409,581	409,581	409,581	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 296,989,512**	**-13,328,320**	**-26,171,390**	**-29,133,745**	**-18,125,503**	**-18,125,503**	**-18,125,503**	**-18,125,503**	**-18,125,503**	**-18,125,503**	**-18,125,503**	**-18,125,503**	**-18,125,503**	**-18,125,503**	**68,359,749**	**68,359,749**	**68,359,749**	**68,359,749**	**68,359,749**	**68,359,749**	**68,359,749**	**68,359,749**	**0**
Cumulative residual balance for interest calculation						-13,328,320	-39,688,318	-69,383,691	-88,491,038	-107,868,773	-127,520,720	-147,450,762	-167,662,832	-188,160,922	-208,949,079	-230,031,409	-251,412,073	-273,095,294	-208,600,100	-143,192,239	-76,858,795	-9,586,670	58,637,419	126,997,169	195,356,918	263,716,668	0
Interest		6.00%			-£ 33,272,845	-188,608	-561,627	-981,845	-1,252,232	-1,526,445	-1,804,538	-2,086,567	-2,372,587	-2,662,655	-2,956,827	-3,255,161	-3,557,718	-3,864,556	-2,951,888	-2,026,305	-1,087,624	-135,660	0	0	0	0	0
Residual Sum for quarter after interest					**£ 263,716,668**	**-13,516,928**	**-26,733,017**	**-30,115,590**	**-19,377,734**	**-19,651,948**	**-19,930,041**	**-20,212,070**	**-20,498,090**	**-20,788,157**	**-21,082,329**	**-21,380,664**	**-21,683,221**	**-21,990,059**	**65,407,861**	**66,333,444**	**67,272,125**	**68,224,089**	**68,359,749**	**68,359,749**	**68,359,749**	**68,359,749**	**0**
					£ 192,908,201																						

Land Value

per developable hectare	£199,767,159
per gross hectare	£199,767,159

Residual land value			**£ 192,908,201**
Site acquisition costs		6.80%	£ 13,117,758
MV (Residual Sum available to offer for Development Opportunity)			**£ 179,790,443**

Quarterly Interest	1.50%	39.79%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	12
Date	20 July 2017
Reference	0.3

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

					Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
						Year 1	Year 1	Year 1	Year 1	**Year 2**	**Year 2**	**Year 2**	**Year 2**	**Year 3**	**Year 3**	**Year 3**	**Year 3**	**Year 4**	**Year 4**	**Year 4**	**Year 4**	**Year 5**	**Year 5**	**Year 5**	**Year 5**	**Year 6**	**Year 6**
			Revenue per Qtr			**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**
Revenue																											
	0	£ 42,412,500	3534375		£ 42,412,500	0	0	0	0	0	0	0	0	0	3,534,375	3,534,375	3,534,375	3,534,375	3,534,375	3,534,375	3,534,375	3,534,375	3,534,375	3,534,375	3,534,375	3,534,375	0
Investment value of ground rents	0	£ 581,818	*£ 48,485*		£ 581,818	0	0	0	0	0	0	0	0	0	48,485	48,485	48,485	48,485	48,485	48,485	48,485	48,485	48,485	48,485	48,485	48,485	0
GDV before costs of sale		**Sub Total**			**£ 42,994,318**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,582,860**	**3,582,860**	**3,582,860**	**3,582,860**	**3,582,860**	**3,582,860**	**3,582,860**	**3,582,860**	**3,582,860**	**3,582,860**	**3,582,860**	**3,582,860**	**0**
Costs of Sale																											
	Marketing costs	3.00%			-£ 1,289,830	0	0	0	0	0	0	0	0	0	-107,486	-107,486	-107,486	-107,486	-107,486	-107,486	-107,486	-107,486	-107,486	-107,486	-107,486	-107,486	0
	Legal fees	0.50%			-£ 214,972	0	0	0	0	0	0	0	0	0	-17,914	-17,914	-17,914	-17,914	-17,914	-17,914	-17,914	-17,914	-17,914	-17,914	-17,914	-17,914	0
		Sub Total			**-£1,504,801**	0	0	0	0	0	0	0	0	0	-125,400	-125,400	-125,400	-125,400	-125,400	-125,400	-125,400	-125,400	-125,400	-125,400	-125,400	-125,400	0
Net commercial investment value	Retail A1-A5	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV					**£ 41,489,517**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,457,460**	**3,457,460**	**3,457,460**	**3,457,460**	**3,457,460**	**3,457,460**	**3,457,460**	**3,457,460**	**3,457,460**	**3,457,460**	**3,457,460**	**3,457,460**	**0**
Affordable Housing Revenue																											
	No fees on sale		*Revenue per Qtr*		£ -																						
	0	£ 5,080,529	*635,066*	8	£ 5,080,529	0	635,066	635,066	635,066	635,066	635,066	635,066	635,066	635,066	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -																						
	NDV	**Total**			**£ 46,570,046**	**0**	**635,066**	**635,066**	**635,066**	**635,066**	**635,066**	**635,066**	**635,066**	**635,066**	**3,457,460**	**3,457,460**	**3,457,460**	**3,457,460**	**3,457,460**	**3,457,460**	**3,457,460**	**3,457,460**	**3,457,460**	**3,457,460**	**3,457,460**	**3,457,460**	**0**
Standard Costs																											
			Cost per Qtr																								
	Residential	£ 11,547,691	*1,443,461*	8	£ 11,547,691	0	1,443,461	1,443,461	1,443,461	1,443,461	1,443,461	1,443,461	1,443,461	1,443,461	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ 20,519,303																									
	Retail A1-A5	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 577,385	0	72,173	72,173	72,173	72,173	72,173	72,173	72,173	72,173	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 12,125,076**	**0**	**1,515,634**	**1,515,634**	**1,515,634**	**1,515,634**	**1,515,634**	**1,515,634**	**1,515,634**	**1,515,634**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																											
	Professional fees	10.00%			£ 1,212,508	0	151,563	151,563	151,563	151,563	151,563	151,563	151,563	151,563	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 1,212,508**	**0**	**151,563**	**151,563**	**151,563**	**151,563**	**151,563**	**151,563**	**151,563**	**151,563**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																											
	Total	1,546,944																									
Resi CIL		£ 515,648			£ 515,648	515,648	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 515,648			£ 515,648	0	515,648	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 515,648			£ 515,648	0	0	515,648	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 1,546,944**	**515,648**	**515,648**	**515,648**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ 152,000			£ 152,000	0	0	152,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ 84,988			£ 84,988	0	0	84,988	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 256,491			£ 256,491	256,491																					
Highways/S278		£ 80,000			£ 80,000	80,000																					
		Sub Total			**£ 573,480**	**336,491**	**0**	**236,988**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 2,120,424**	**852,139**	**515,648**	**752,636**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 15,458,007**	**852,139**	**2,182,846**	**2,419,834**	**1,667,198**	**1,667,198**	**1,667,198**	**1,667,198**	**1,667,198**	**1,667,198**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ -																						
Developer's profit on GDV	% of GDV	18.00%			£ 7,468,113	0	0	0	0	0	0	0	0	0	622,343	622,343	622,343	622,343	622,343	622,343	622,343	622,343	622,343	622,343	622,343	622,343	0
	% of GDV affordable	6%			£ 304,832	0	38,104	38,104	38,104	38,104	38,104	38,104	38,104	38,104	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 23,339,094**	**-852,139**	**-1,585,884**	**-1,822,872**	**-1,070,236**	**-1,070,236**	**-1,070,236**	**-1,070,236**	**-1,070,236**	**-1,070,236**	**2,835,117**	**2,835,117**	**2,835,117**	**2,835,117**	**2,835,117**	**2,835,117**	**2,835,117**	**2,835,117**	**2,835,117**	**2,835,117**	**2,835,117**	**2,835,117**	**0**
Cumulative residual balance for interest calculation						-852,139	-2,450,082	-4,307,625	-5,438,817	-6,586,018	-7,749,452	-8,929,350	-10,125,944	-11,339,471	-8,664,819	-5,952,317	-3,201,431	-411,617	2,417,675	5,252,792	8,087,909	10,923,026	13,758,143	16,593,260	19,428,377	22,263,494	0
Interest		6.00%			-£ 1,075,600	-12,059	-34,671	-60,957	-76,964	-93,198	-109,662	-126,359	-143,292	-160,464	-122,615	-84,231	-45,303	-5,825	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest					**£ 22,263,494**	**-864,198**	**-1,620,555**	**-1,883,829**	**-1,147,200**	**-1,163,434**	**-1,179,898**	**-1,196,594**	**-1,213,527**	**-1,230,700**	**2,712,502**	**2,750,886**	**2,789,814**	**2,829,292**	**2,835,117**	**2,835,117**	**2,835,117**	**2,835,117**	**2,835,117**	**2,835,117**	**2,835,117**	**2,835,117**	**0**

£ 16,285,700

Land Value

per developable hectare	£50,594,241
per gross hectare	£50,594,241

Residual land value			**£ 16,285,700**
Site acquisition costs		6.80%	£ 1,107,428
MV (Residual Sum available to offer for Development Opportunity)			**£ 15,178,272**

Quarterly Interest 1.50% 65.34%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	13
Date	20 July 2017
Reference	0.4

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

Item	Detail	Input	*Revenue per Qtr*	Project Totals
Revenue				
		0 £ 42,412,500	21206250	£ 42,412,500
Investment value of ground rents		0 £ 581,818	£ *290,909*	£ 581,818
GDV before costs of sale		**Sub Total**		**£ 42,994,318**
Costs of Sale				
	Marketing costs	3.00%		-£ 1,289,830
	Legal fees	0.50%		-£ 214,972
		Sub Total		**-£1,504,801**
Net commercial investment value	Retail A1-A5	£ -	£ -	£ -
	Retail S'Market	£ -	£ -	£ -
	B1 office	£ -	£ -	£ -
	B2 industrial	£ -	£ -	£ -
	B8 storage	£ -	£ -	£ -
	C1 Hotel	£ -	£ -	£ -
	C2 resi institution	£ -	£ -	£ -
	D1	£ -	£ -	£ -
	D2	£ -	£ -	£ -
Total commercial value		**Sub Total**		**£0**
Speculative NDV				**£ 41,489,517**
Affordable Housing Revenue				
	No fees on sale		*Revenue per Qtr*	£ -
		0 £ 5,080,529	*635,066*	8 £ 5,080,529
				£ -
	NDV	**Total**		**£ 46,570,046**
Standard Costs			*Cost per Qtr*	
	Residential	£ 11,547,691	*1,443,461*	8 £ 11,547,691
	GF infrastructure costs	£ 20,519,303		
	Retail A1-A5	£ -	-	8 £ -
	Retail S'Market	£ -	-	8 £ -
	B1 office	£ -	-	8 £ -
	B2 industrial	£ -	-	8 £ -
	B8 storage	£ -	-	8 £ -
	C1 Hotel	£ -	-	8 £ -
	C2 resi institution	£ -	-	8 £ -
	D1	£ -	-	8 £ -
	D2	£ -	-	8 £ -
	Contingency			£ 577,385
		Sub Total		**£ 12,125,076**
Other Costs				
	Professional fees	10.00%		£ 1,212,508
		Sub Total		**£ 1,212,508**
CIL				
	Total	1,546,944		
Resi CIL		£ 515,648		£ 515,648
		£ 515,648		£ 515,648
		£ 515,648		£ 515,648
				£ -
		Sub Total		**£ 1,546,944**
Resi Section 106 Costs		0 £ 152,000		£ 152,000
Accessibility standards		£ 84,988		£ 84,988
		£0	£0.00	£ -
Employment & Training levy		£ 256,491		£ 256,491
Highways/S278		£ 80,000		£ 80,000
		Sub Total		**£ 573,480**
Total Other Costs		**Sub Total**		**£ 2,120,424**
Total Costs				**£ 15,458,007**
				£ -
Developer's profit on GDV	% of GDV	18.00%		£ 7,468,113
	% of GDV affordable	6%		£ 304,832
Residual Sum before interest				**£ 23,339,094**
Cumulative residual balance for interest calculation				
Interest		6.00%		-£ 817,626
Residual Sum for quarter after interest				**£ 22,521,468**
				£ 19,119,223

Item	Qtr 1 Year 1 1	Qtr 2 Year 1 2	Qtr 3 Year 1 3	Qtr 4 Year 1 4	Qtr 5 **Year 2** **1**	Qtr 6 **Year 2** **2**	Qtr 7 **Year 2** **3**	Qtr 8 **Year 2** **4**	Qtr 9 **Year 3** **1**	Qtr 10 **Year 3** **2**	Qtr 11 **Year 3** **3**
Revenue	0	0	0	0	0	0	0	0	0	21,206,250	21,206,250
Investment value of ground rents	0	0	0	0	0	0	0	0	0	290,909	290,909
GDV before costs of sale	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**21,497,159**	**21,497,159**
Marketing costs	0	0	0	0	0	0	0	0	0	-644,915	-644,915
Legal fees	0	0	0	0	0	0	0	0	0	-107,486	-107,486
Sub Total	0	0	0	0	0	0	0	0	0	-752,401	-752,401
Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0
Retail S'Market	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0
C2 resi institution	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	0	0	0	0	0
D2	0	0	0	0	0	0	0	0	0	0	0
Total commercial value	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**20,744,759**	**20,744,759**
Affordable housing revenue	0	635,066	635,066	635,066	635,066	635,066	635,066	635,066	635,066	0	0
NDV	**0**	**635,066**	**635,066**	**635,066**	**635,066**	**635,066**	**635,066**	**635,066**	**635,066**	**20,744,759**	**20,744,759**
Residential	0	1,443,461	1,443,461	1,443,461	1,443,461	1,443,461	1,443,461	1,443,461	1,443,461	0	0
Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0
Retail S'Market	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0
C2 resi institution	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	0	0	0	0	0
D2	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	72,173	72,173	72,173	72,173	72,173	72,173	72,173	72,173	0	0
Sub Total	**0**	**1,515,634**	**1,515,634**	**1,515,634**	**1,515,634**	**1,515,634**	**1,515,634**	**1,515,634**	**1,515,634**	**0**	**0**
Professional fees	0	151,563	151,563	151,563	151,563	151,563	151,563	151,563	151,563	0	0
Sub Total	**0**	**151,563**	**151,563**	**151,563**	**151,563**	**151,563**	**151,563**	**151,563**	**151,563**	**0**	**0**
Resi CIL	515,648	0	0	0	0	0	0	0	0	0	0
	0	515,648	0	0	0	0	0	0	0	0	0
	0	0	515,648	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
Sub Total	**515,648**	**515,648**	**515,648**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	0	152,000	0	0	0	0	0	0	0	0
Accessibility standards	0	0	84,988	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
Employment & Training levy	256,491										
Highways/S278	80,000										
Sub Total	**336,491**	**0**	**236,988**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs	**852,139**	**515,648**	**752,636**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs	**852,139**	**2,182,846**	**2,419,834**	**1,667,198**	**1,667,198**	**1,667,198**	**1,667,198**	**1,667,198**	**1,667,198**	**0**	**0**
% of GDV	0	0	0	0	0	0	0	0	0	3,734,057	3,734,057
% of GDV affordable	0	38,104	38,104	38,104	38,104	38,104	38,104	38,104	38,104	0	0
Residual Sum before interest	**-852,139**	**-1,585,884**	**-1,822,872**	**-1,070,236**	**-1,070,236**	**-1,070,236**	**-1,070,236**	**-1,070,236**	**-1,070,236**	**17,010,702**	**17,010,702**
Cumulative residual balance for interest calculation	-852,139	-2,450,082	-4,307,625	-5,438,817	-6,586,018	-7,749,452	-8,929,350	-10,125,944	-11,339,471	5,510,766	22,521,468
Interest	-12,059	-34,671	-60,957	-76,964	-93,198	-109,662	-126,359	-143,292	-160,464	0	0
Residual Sum for quarter after interest	**-864,198**	**-1,620,555**	**-1,883,829**	**-1,147,200**	**-1,163,434**	**-1,179,898**	**-1,196,594**	**-1,213,527**	**-1,230,700**	**17,010,702**	**17,010,702**

Item	Qtr 12 **Year 3** **4**	Qtr 13 **Year 4** **1**	Qtr 14 **Year 4** **2**	Qtr 15 **Year 4** **3**	Qtr 16 **Year 4** **4**	Qtr 17 **Year 5** **1**	Qtr 18 **Year 5** **2**	Qtr 19 **Year 5** **3**	Qtr 20 **Year 5** **4**	Qtr 21 **Year 6** **1**	Qtr 22 **Year 6** **2**
Revenue	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Marketing costs	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0
Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0
Retail S'Market	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0
C2 resi institution	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	0	0	0	0	0
D2	0	0	0	0	0	0	0	0	0	0	0
Total commercial value	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable housing revenue	0	0	0	0	0	0	0	0	0	0	0
NDV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Residential	0	0	0	0	0	0	0	0	0	0	0
Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0
Retail S'Market	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0
C2 resi institution	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	0	0	0	0	0
D2	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0
Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Professional fees	0	0	0	0	0	0	0	0	0	0	0
Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi CIL	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0				
Employment & Training levy											
Highways/S278											
Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
% of GDV	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation	0	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Land Value

per developable hectare	£44,547,790
per gross hectare	£44,547,790

Residual land value			**£ 19,119,223**
Site acquisition costs		6.80%	£ 1,300,107
MV (Residual Sum available to offer for Development Opportunity)			**£ 17,819,116**

Quarterly Interest 1.50% 76.70%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	14
Date	20 July 2017
Reference	0.05

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

				Project Totals	Qtr 1 Year 1 1	Qtr 2 Year 1 2	Qtr 3 Year 1 3	Qtr 4 Year 1 4	Qtr 5 Year 2 1	Qtr 6 Year 2 2	Qtr 7 Year 2 3	Qtr 8 Year 2 4	Qtr 9 Year 3 1	Qtr 10 Year 3 2	Qtr 11 Year 3 3
			Revenue per Qtr												
Revenue															
		0 £ 25,593,750	12796875	£ 25,593,750	0	0	0	0	0	0	0	0	0	12,796,875	12,796,875
Investment value of ground rents		0 £ 436,364	£ *218,182*	£ 436,364	0	0	0	0	0	0	0	0	0	218,182	218,182
GDV before costs of sale		**Sub Total**		**£ 26,030,114**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**13,015,057**	**13,015,057**
Costs of Sale															
	Marketing costs	3.00%		-£ 780,903	0	0	0	0	0	0	0	0	0	-390,452	-390,452
	Legal fees	0.50%		-£ 130,151	0	0	0	0	0	0	0	0	0	-65,075	-65,075
		Sub Total		**-£911,054**	0	0	0	0	0	0	0	0	0	-455,527	-455,527
Net commercial investment value	Retail A1-A5	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**		**£0**	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV				**£ 25,119,060**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12,559,530**	**12,559,530**
Affordable Housing Revenue															
	No fees on sale		*Revenue per Qtr*	£ -											
		0 £ 3,065,836	*383,230* 8	£ 3,065,836	0	383,230	383,230	383,230	383,230	383,230	383,230	383,230	383,230	0	0
				£ -											
	NDV	**Total**		**£ 28,184,896**	**0**	**383,230**	**383,230**	**383,230**	**383,230**	**383,230**	**383,230**	**383,230**	**383,230**	**12,559,530**	**12,559,530**
Standard Costs															
			Cost per Qtr												
	Residential	£ 10,565,663	*1,320,708* 8	£ 10,565,663	0	1,320,708	1,320,708	1,320,708	1,320,708	1,320,708	1,320,708	1,320,708	1,320,708	0	0
	GF infrastructure costs	£ 10,646,931													
	Retail A1-A5	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	Contingency			£ 528,283	0	66,035	66,035	66,035	66,035	66,035	66,035	66,035	66,035	0	0
		Sub Total		**£ 11,093,946**	**0**	**1,386,743**	**1,386,743**	**1,386,743**	**1,386,743**	**1,386,743**	**1,386,743**	**1,386,743**	**1,386,743**	**0**	**0**
Other Costs															
	Professional fees	10.00%		£ 1,109,395	0	138,674	138,674	138,674	138,674	138,674	138,674	138,674	138,674	0	0
		Sub Total		**£ 1,109,395**	**0**	**138,674**	**138,674**	**138,674**	**138,674**	**138,674**	**138,674**	**138,674**	**138,674**	**0**	**0**
CIL															
	Total	1,000,179													
Resi CIL		£ 333,393		£ 333,393	333,393	0	0	0	0	0	0	0	0	0	0
		£ 333,393		£ 333,393	0	333,393	0	0	0	0	0	0	0	0	0
		£ 333,393		£ 333,393	0	0	333,393	0	0	0	0	0	0	0	0
				£ -	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 1,000,179**	**333,393**	**333,393**	**333,393**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs		0 £ 114,000		£ 114,000	0	0	114,000	0	0	0	0	0	0	0	0
Accessibility standards		£ 63,741		£ 63,741	0	0	63,741	0	0	0	0	0	0	0	0
		£0	£0.00	£ -	0	0	0	0	0	0	0	0	0	0	0
Employment & Training levy		£ 177,449		£ 177,449	177,449										
Highways/S278		£ 60,000		£ 60,000	60,000										
		Sub Total		**£ 415,190**	**237,449**	**0**	**177,741**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**		**£ 1,415,370**	**570,842**	**333,393**	**511,134**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs				**£ 13,618,710**	**570,842**	**1,858,811**	**2,036,552**	**1,525,418**	**1,525,418**	**1,525,418**	**1,525,418**	**1,525,418**	**1,525,418**	**0**	**0**
				£ -											
Developer's profit on GDV	% of GDV	18.00%		£ 4,521,431	0	0	0	0	0	0	0	0	0	2,260,715	2,260,715
	% of GDV affordable	6%		£ 183,950	0	22,994	22,994	22,994	22,994	22,994	22,994	22,994	22,994	0	0
Residual Sum before interest				**£ 9,860,805**	**-570,842**	**-1,498,575**	**-1,676,316**	**-1,165,182**	**-1,165,182**	**-1,165,182**	**-1,165,182**	**-1,165,182**	**-1,165,182**	**10,298,814**	**10,298,814**
Cumulative residual balance for interest calculation					-570,842	-2,077,495	-3,783,210	-5,001,927	-6,237,891	-7,491,345	-8,762,536	-10,051,716	-11,359,140	-1,221,068	9,060,468
Interest		6.00%		-£ 800,337	-8,078	-29,399	-53,536	-70,782	-88,272	-106,010	-123,998	-142,241	-160,743	-17,279	0
Residual Sum for quarter after interest				**£ 9,060,468**	**-578,920**	**-1,527,973**	**-1,729,852**	**-1,235,964**	**-1,253,454**	**-1,271,191**	**-1,289,180**	**-1,307,423**	**-1,325,924**	**10,281,535**	**10,298,814**
				£ 7,691,732											

		Qtr 12 Year 3 4	Qtr 13 Year 4 1	Qtr 14 Year 4 2	Qtr 15 Year 4 3	Qtr 16 Year 4 4	Qtr 17 Year 5 1	Qtr 18 Year 5 2	Qtr 19 Year 5 3	Qtr 20 Year 5 4	Qtr 21 Year 6 1	Qtr 22 Year 6 2
Revenue		0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents		0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Marketing costs	0	0	0	0	0	0	0	0	0	0	0
	Legal fees	0	0	0	0	0	0	0	0	0	0	0
	Sub Total	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	0	0	0	0	0	0	0	0	0	0	0
	B1 office	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	0	0	0	0	0	0	0	0	0	0	0
	D1	0	0	0	0	0	0	0	0	0	0	0
	D2	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		0	0	0	0	0	0	0	0	0	0	0
Speculative NDV		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue		0	0	0	0	0	0	0	0	0	0	0
	NDV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs	Residential	0	0	0	0	0	0	0	0	0	0	0
	Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	0	0	0	0	0	0	0	0	0	0	0
	B1 office	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	0	0	0	0	0	0	0	0	0	0	0
	D1	0	0	0	0	0	0	0	0	0	0	0
	D2	0	0	0	0	0	0	0	0	0	0	0
	Contingency	0	0	0	0	0	0	0	0	0	0	0
	Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs	Professional fees	0	0	0	0	0	0	0	0	0	0	0
	Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi CIL		0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0
	Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs		0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0				
Employment & Training levy												
Highways/S278												
	Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Developer's profit on GDV	% of GDV	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation		0	0	0	0	0	0	0	0	0	0	0
Interest		0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Land Value

per developable hectare	£143,373,881
per gross hectare	£143,373,881

Residual land value			**£ 7,691,732**
Site acquisition costs		6.80%	£ 523,038
MV (Residual Sum available to offer for Development Opportunity)			**£ 7,168,694**

Quarterly Interest	1.50%	39.12%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	15
Date	20 July 2017
Reference	0.5

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

				Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
					Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
			Revenue per Qtr		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2
Revenue																										
		0 £ 27,421,875	13710937.5	£ 27,421,875	0	0	0	0	0	0	0	0	0	13,710,938	13,710,938	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents		0 £ 436,364	£ *218,182*	£ 436,364	0	0	0	0	0	0	0	0	0	218,182	218,182	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**		**£ 27,858,239**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**13,929,119**	**13,929,119**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																										
	Marketing costs	3.00%		-£ 835,747	0	0	0	0	0	0	0	0	0	-417,874	-417,874	0	0	0	0	0	0	0	0	0	0	0
	Legal fees	0.50%		-£ 139,291	0	0	0	0	0	0	0	0	0	-69,646	-69,646	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**-£975,038**	0	0	0	0	0	0	0	0	0	-487,519	-487,519	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**		**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV				**£ 26,883,200**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**13,441,600**	**13,441,600**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																										
	No fees on sale		*Revenue per Qtr*	£ -																						
		0 £ 3,284,825	*410,603* 8	£ 3,284,825	0	410,603	410,603	410,603	410,603	410,603	410,603	410,603	410,603	0	0	0	0	0	0	0	0	0	0	0	0	0
				£ -																						
	NDV	**Total**		**£ 30,168,025**	**0**	**410,603**	**410,603**	**410,603**	**410,603**	**410,603**	**410,603**	**410,603**	**410,603**	**13,441,600**	**13,441,600**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																										
			Cost per Qtr																							
	Residential	£ 7,466,180	*933,272* 8	£ 7,466,180	0	933,272	933,272	933,272	933,272	933,272	933,272	933,272	933,272	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ 9,950,093																								
	Retail A1-A5	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency			£ 373,309	0	46,664	46,664	46,664	46,664	46,664	46,664	46,664	46,664	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 7,839,488**	**0**	**979,936**	**979,936**	**979,936**	**979,936**	**979,936**	**979,936**	**979,936**	**979,936**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																										
	Professional fees	10.00%		£ 783,949	0	97,994	97,994	97,994	97,994	97,994	97,994	97,994	97,994	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 783,949**	**0**	**97,994**	**97,994**	**97,994**	**97,994**	**97,994**	**97,994**	**97,994**	**97,994**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																										
	Total	1,000,179																								
Resi CIL		£ 333,393		£ 333,393	333,393	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 333,393		£ 333,393	0	333,393	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 333,393		£ 333,393	0	0	333,393	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 1,000,179**	**333,393**	**333,393**	**333,393**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ 114,000		£ 114,000	0	0	114,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ 63,741		£ 63,741	0	0	63,741	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 165,835		£ 165,835	165,835																					
Highways/S278		£ 60,000		£ 60,000	60,000																					
		Sub Total		**£ 403,576**	**225,835**	**0**	**177,741**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**		**£ 1,403,756**	**559,228**	**333,393**	**511,134**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs				**£ 10,027,193**	**559,228**	**1,411,323**	**1,589,064**	**1,077,930**	**1,077,930**	**1,077,930**	**1,077,930**	**1,077,930**	**1,077,930**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
				£ -																						
Developer's profit on GDV	% of GDV	18.00%		£ 4,838,976	0	0	0	0	0	0	0	0	0	2,419,488	2,419,488	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%		£ 197,089	0	24,636	24,636	24,636	24,636	24,636	24,636	24,636	24,636	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest				**£ 15,104,767**	**-559,228**	**-1,025,356**	**-1,203,097**	**-691,963**	**-691,963**	**-691,963**	**-691,963**	**-691,963**	**-691,963**	**11,022,112**	**11,022,112**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation					-559,228	-1,592,497	-2,818,130	-3,549,972	-4,292,170	-5,044,871	-5,808,224	-6,582,378	-7,367,488	3,550,367	14,572,479	0	0	0	0	0	0	0	0	0	0	0
Interest		6.00%		-£ 532,287	-7,914	-22,535	-39,879	-50,235	-60,738	-71,390	-82,192	-93,147	-104,257	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest				**£ 14,572,479**	**-567,142**	**-1,047,891**	**-1,242,976**	**-742,198**	**-752,701**	**-763,352**	**-774,155**	**-785,110**	**-796,220**	**11,022,112**	**11,022,112**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
				£ 12,371,062																						

Land Value

per developable hectare	£23,059,660
per gross hectare	£23,059,660

Residual land value		**£ 12,371,062**
Site acquisition costs	6.80%	£ 841,232
MV (Residual Sum available to offer for Development Opportunity)		**£ 11,529,830**

Quarterly Interest	1.50%	76.54%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	16
Date	20 July 2017
Reference	0.1

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

						Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
					Project	Year 1	Year 1	Year 1	Year 1	**Year 2**	**Year 2**	**Year 2**	**Year 2**	**Year 3**	**Year 3**	**Year 3**	**Year 3**	**Year 4**	**Year 4**	**Year 4**	**Year 4**	**Year 5**	**Year 5**	**Year 5**	**Year 5**	**Year 6**	**Year 6**
			Revenue per Qtr		**Totals**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**
Revenue																											
	0	£ -	0		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																											
	Marketing costs	3.00%			£ -	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0
		Sub Total			**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ 37,420,041	£ 37,420,041		£ 37,420,041	0	0	0	0	0	0	0	0	0	37,420,041	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£37,420,041**	0	0	0	0	0	0	0	0	0	37,420,041	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV					**£ 37,420,041**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**37,420,041**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																											
	No fees on sale		*Revenue per Qtr*		£ -																						
	0	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -																						
	NDV	**Total**			**£ 37,420,041**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**37,420,041**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																											
			Cost per Qtr																								
	Residential	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ -																									
	Retail A1-A5	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ 16,972,439	*2,121,555*	8	£ 16,972,439	0	2,121,555	2,121,555	2,121,555	2,121,555	2,121,555	2,121,555	2,121,555	2,121,555	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 848,622	0	106,078	106,078	106,078	106,078	106,078	106,078	106,078	106,078	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 17,821,061**	**0**	**2,227,633**	**2,227,633**	**2,227,633**	**2,227,633**	**2,227,633**	**2,227,633**	**2,227,633**	**2,227,633**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																											
	Professional fees	10.00%			£ 1,782,106	0	222,763	222,763	222,763	222,763	222,763	222,763	222,763	222,763	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 1,782,106**	**0**	**222,763**	**222,763**	**222,763**	**222,763**	**222,763**	**222,763**	**222,763**	**222,763**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																											
	Total	-																									
Resi CIL		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 291,498			£ 291,498	291,498																					
Highways/S278		£ 94,500			£ 94,500	94,500																					
		Sub Total			**£ 385,998**	**385,998**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 385,998**	**385,998**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 19,989,165**	**385,998**	**2,450,396**	**2,450,396**	**2,450,396**	**2,450,396**	**2,450,396**	**2,450,396**	**2,450,396**	**2,450,396**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ -																						
Developer's profit on GDV	% of GDV	18.00%			£ 6,735,607	0	0	0	0	0	0	0	0	0	6,735,607	0	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 10,695,268**	**-385,998**	**-2,450,396**	**-2,450,396**	**-2,450,396**	**-2,450,396**	**-2,450,396**	**-2,450,396**	**-2,450,396**	**-2,450,396**	**30,684,434**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation						-385,998	-2,841,856	-5,332,467	-7,858,322	-10,419,921	-13,017,769	-15,652,378	-18,324,270	-21,033,972	9,352,811	0	0	0	0	0	0	0	0	0	0	0	0
Interest		6.00%			-£ 1,342,457	-5,462	-40,215	-75,459	-111,203	-147,452	-184,214	-221,496	-259,306	-297,651	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest					**£ 9,352,811**	**-391,460**	**-2,490,611**	**-2,525,855**	**-2,561,599**	**-2,597,848**	**-2,634,610**	**-2,671,892**	**-2,709,702**	**-2,748,046**	**30,684,434**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ 8,059,011																						

Land Value

per developable hectare	£75,109,981
per gross hectare	£75,109,981

Residual land value			**£ 8,059,011**
Site acquisition costs		6.80%	£ 548,013
MV (Residual Sum available to offer for Development Opportunity)			**£ 7,510,998**

Quarterly Interest	1.50%	28.11%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	17
Date	20 July 2017
Reference	0.1

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

						Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
					Project Totals	Year 1	Year 1	Year 1	Year 1	**Year 2**	**Year 2**	**Year 2**	**Year 2**	**Year 3**	**Year 3**	**Year 3**	**Year 3**	**Year 4**	**Year 4**	**Year 4**	**Year 4**	**Year 5**	**Year 5**	**Year 5**	**Year 5**	**Year 6**	**Year 6**
			Revenue per Qtr			**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**
Revenue																											
	0	£ -	0		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																											
	Marketing costs	3.00%			£ -	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0
		Sub Total			**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ 74,840,082	£ 74,840,082		£ 74,840,082	0	0	0	0	0	0	0	0	0	74,840,082	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£74,840,082**	0	0	0	0	0	0	0	0	0	74,840,082	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV					**£ 74,840,082**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**74,840,082**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																											
	No fees on sale		*Revenue per Qtr*		£ -																						
	0	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -																						
	NDV	**Total**			**£ 74,840,082**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**74,840,082**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																											
			Cost per Qtr																								
	Residential	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ -																									
	Retail A1-A5	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ 33,935,429	*4,241,929*	8	£ 33,935,429	0	4,241,929	4,241,929	4,241,929	4,241,929	4,241,929	4,241,929	4,241,929	4,241,929	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 1,696,771	0	212,096	212,096	212,096	212,096	212,096	212,096	212,096	212,096	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 35,632,200**	**0**	**4,454,025**	**4,454,025**	**4,454,025**	**4,454,025**	**4,454,025**	**4,454,025**	**4,454,025**	**4,454,025**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																											
	Professional fees	10.00%			£ 3,563,220	0	445,403	445,403	445,403	445,403	445,403	445,403	445,403	445,403	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 3,563,220**	**0**	**445,403**	**445,403**	**445,403**	**445,403**	**445,403**	**445,403**	**445,403**	**445,403**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																											
	Total	-																									
Resi CIL		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 582,996			£ 582,996	582,996																					
Highways/S278		£ 189,000			£ 189,000	189,000																					
		Sub Total			**£ 771,996**	**771,996**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 771,996**	**771,996**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 39,967,416**	**771,996**	**4,899,428**	**4,899,428**	**4,899,428**	**4,899,428**	**4,899,428**	**4,899,428**	**4,899,428**	**4,899,428**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ -																						
Developer's profit on GDV	% of GDV	18.00%			£ 13,471,215	0	0	0	0	0	0	0	0	0	13,471,215	0	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 21,401,451**	**-771,996**	**-4,899,428**	**-4,899,428**	**-4,899,428**	**-4,899,428**	**-4,899,428**	**-4,899,428**	**-4,899,428**	**-4,899,428**	**61,368,867**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation						-771,996	-5,682,348	-10,662,186	-15,712,493	-20,834,268	-26,028,520	-31,296,275	-36,638,575	-42,056,473	18,717,256	0	0	0	0	0	0	0	0	0	0	0	0
Interest		6.00%			-£ 2,684,195	-10,924	-80,411	-150,880	-222,347	-294,825	-368,328	-442,872	-518,470	-595,139	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest					**£ 18,717,256**	**-782,920**	**-4,979,838**	**-5,050,308**	**-5,121,774**	**-5,194,252**	**-5,267,756**	**-5,342,299**	**-5,417,898**	**-5,494,566**	**61,368,867**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

£ 16,128,046

Land Value

per developable hectare	£150,313,392
per gross hectare	£150,313,392

Residual land value			**£ 16,128,046**
Site acquisition costs		6.80%	£ 1,096,707
MV (Residual Sum available to offer for Development Opportunity)			**£ 15,031,339**

Quarterly Interest	1.50%	28.13%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	18
Date	20 July 2017
Reference	0.13

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

					Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
				Project	Year 1	Year 1	Year 1	Year 1	**Year 2**	**Year 2**	**Year 2**	**Year 2**	**Year 3**	**Year 3**	**Year 3**	**Year 3**	**Year 4**	**Year 4**	**Year 4**	**Year 4**	**Year 5**	**Year 5**	**Year 5**	**Year 5**	**Year 6**	**Year 6**
			Revenue per Qtr	**Totals**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**
Revenue																										
	0	£ 58,500,000	7312500	£ 58,500,000	0	0	0	0	0	0	0	0	0	7,312,500	7,312,500	7,312,500	7,312,500	7,312,500	7,312,500	7,312,500	7,312,500	0	0	0	0	0
Investment value of ground rents	0	£ 2,181,818	*£ 272,727*	£ 2,181,818	0	0	0	0	0	0	0	0	0	272,727	272,727	272,727	272,727	272,727	272,727	272,727	272,727	0	0	0	0	0
GDV before costs of sale		**Sub Total**		**£ 60,681,818**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7,585,227**	**7,585,227**	**7,585,227**	**7,585,227**	**7,585,227**	**7,585,227**	**7,585,227**	**7,585,227**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																										
	Marketing costs	3.00%		-£ 1,820,455	0	0	0	0	0	0	0	0	0	-227,557	-227,557	-227,557	-227,557	-227,557	-227,557	-227,557	-227,557	0	0	0	0	0
	Legal fees	0.50%		-£ 303,409	0	0	0	0	0	0	0	0	0	-37,926	-37,926	-37,926	-37,926	-37,926	-37,926	-37,926	-37,926	0	0	0	0	0
		Sub Total		**-£2,123,864**	0	0	0	0	0	0	0	0	0	-265,483	-265,483	-265,483	-265,483	-265,483	-265,483	-265,483	-265,483	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**		**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV				**£ 58,557,955**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7,319,744**	**7,319,744**	**7,319,744**	**7,319,744**	**7,319,744**	**7,319,744**	**7,319,744**	**7,319,744**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																										
	No fees on sale		*Revenue per Qtr*	£ -																						
	0	£ 7,007,626	*875,953* 8	£ 7,007,626	0	875,953	875,953	875,953	875,953	875,953	875,953	875,953	875,953	0	0	0	0	0	0	0	0	0	0	0	0	0
				£ -																						
	NDV	**Total**		**£ 65,565,581**	**0**	**875,953**	**875,953**	**875,953**	**875,953**	**875,953**	**875,953**	**875,953**	**875,953**	**7,319,744**	**7,319,744**	**7,319,744**	**7,319,744**	**7,319,744**	**7,319,744**	**7,319,744**	**7,319,744**	**0**	**0**	**0**	**0**	**0**
Standard Costs																										
			Cost per Qtr																							
	Residential	£ 17,609,438	*2,201,180* 8	£ 17,609,438	0	2,201,180	2,201,180	2,201,180	2,201,180	2,201,180	2,201,180	2,201,180	2,201,180	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ 102,510,288																								
	Retail A1-A5	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency			£ 880,472	0	110,059	110,059	110,059	110,059	110,059	110,059	110,059	110,059	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 18,489,910**	**0**	**2,311,239**	**2,311,239**	**2,311,239**	**2,311,239**	**2,311,239**	**2,311,239**	**2,311,239**	**2,311,239**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																										
	Professional fees	10.00%		£ 1,848,991	0	231,124	231,124	231,124	231,124	231,124	231,124	231,124	231,124	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 1,848,991**	**0**	**231,124**	**231,124**	**231,124**	**231,124**	**231,124**	**231,124**	**231,124**	**231,124**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																										
	Total	2,000,359																								
Resi CIL		£ 666,786		£ 666,786	666,786	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 666,786		£ 666,786	0	666,786	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ 666,786		£ 666,786	0	0	666,786	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 2,000,359**	**666,786**	**666,786**	**666,786**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ 570,000		£ 570,000	0	0	570,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ 318,707		£ 318,707	0	0	318,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 341,701		£ 341,701	341,701																					
Highways/S278		£ 300,000		£ 300,000	300,000																					
		Sub Total		**£ 1,530,407**	**641,701**	**0**	**888,707**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**		**£ 3,530,766**	**1,308,487**	**666,786**	**1,555,493**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs				**£ 23,869,667**	**1,308,487**	**3,209,149**	**4,097,855**	**2,542,363**	**2,542,363**	**2,542,363**	**2,542,363**	**2,542,363**	**2,542,363**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
				£ -																						
Developer's profit on GDV	% of GDV	18.00%		£ 10,540,432	0	0	0	0	0	0	0	0	0	1,317,554	1,317,554	1,317,554	1,317,554	1,317,554	1,317,554	1,317,554	1,317,554	0	0	0	0	0
	% of GDV affordable	6%		£ 420,458	0	52,557	52,557	52,557	52,557	52,557	52,557	52,557	52,557	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest				**£ 30,735,024**	**-1,308,487**	**-2,385,753**	**-3,274,459**	**-1,718,967**	**-1,718,967**	**-1,718,967**	**-1,718,967**	**-1,718,967**	**-1,718,967**	**6,002,190**	**6,002,190**	**6,002,190**	**6,002,190**	**6,002,190**	**6,002,190**	**6,002,190**	**6,002,190**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation					-1,308,487	-3,712,756	-7,039,755	-8,858,340	-10,702,661	-12,573,080	-14,469,968	-16,393,698	-18,344,651	-12,602,055	-6,778,195	-871,923	5,117,929	11,120,119	17,122,310	23,124,500	29,126,690	0	0	0	0	0
Interest		6.00%		-£ 1,608,334	-18,516	-52,539	-99,619	-125,354	-151,453	-177,921	-204,764	-231,986	-259,594	-178,331	-95,918	-12,339	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest				**£ 29,126,690**	**-1,327,004**	**-2,438,292**	**-3,374,079**	**-1,844,320**	**-1,870,419**	**-1,896,888**	**-1,923,730**	**-1,950,953**	**-1,978,561**	**5,823,859**	**5,906,272**	**5,989,852**	**6,002,190**	**6,002,190**	**6,002,190**	**6,002,190**	**6,002,190**	**0**	**0**	**0**	**0**	**0**

£ 22,613,533

Land Value

per developable hectare	£162,121,639
per gross hectare	£162,121,639

Residual land value			**£ 22,613,533**
Site acquisition costs		6.80%	£ 1,537,720
MV (Residual Sum available to offer for Development Opportunity)			**£ 21,075,813**

Quarterly Interest 1.50% 60.51%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	19
Date	20 July 2017
Reference	0.2

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

					Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
			Revenue per Qtr			Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
						1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2
Revenue																											
	0	£ -	0		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																											
	Marketing costs	3.00%			£ -	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0
		Sub Total			**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ 93,558,659	£ 93,558,659		£ 93,558,659	0	0	0	0	0	0	0	93,558,659	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£93,558,659**	0	0	0	0	0	0	0	93,558,659	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV					**£ 93,558,659**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**93,558,659**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																											
	No fees on sale		*Revenue per Qtr*		£ -																						
	0	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -																						
	NDV	**Total**			**£ 93,558,659**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**93,558,659**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																											
			Cost per Qtr																								
	Residential	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ -																									
	Retail A1-A5	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ 27,117,540	*4,519,590*	6	£ 27,117,540	0	4,519,590	4,519,590	4,519,590	4,519,590	4,519,590	4,519,590	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 1,355,877	0	225,980	225,980	225,980	225,980	225,980	225,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 28,473,417**	**0**	**4,745,570**	**4,745,570**	**4,745,570**	**4,745,570**	**4,745,570**	**4,745,570**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																											
	Professional fees	10.00%			£ 2,847,342	0	474,557	474,557	474,557	474,557	474,557	474,557	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 2,847,342**	**0**	**474,557**	**474,557**	**474,557**	**474,557**	**474,557**	**474,557**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																											
	Total	-																									
Resi CIL		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 688,405			£ 688,405	688,405																					
Highways/S278		£ 150,000			£ 150,000	150,000																					
		Sub Total			**£ 838,405**	**838,405**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 838,405**	**838,405**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 32,159,164**	**838,405**	**5,220,126**	**5,220,126**	**5,220,126**	**5,220,126**	**5,220,126**	**5,220,126**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ -																						
Developer's profit on GDV	% of GDV	18.00%			£ 16,840,559	0	0	0	0	0	0	0	16,840,559	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 44,558,937**	**-838,405**	**-5,220,126**	**-5,220,126**	**-5,220,126**	**-5,220,126**	**-5,220,126**	**-5,220,126**	**76,718,100**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation						-838,405	-6,070,396	-11,376,424	-16,757,538	-22,214,799	-27,749,286	-33,362,091	42,883,904	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest		6.00%			-£ 1,675,032	-11,864	-85,902	-160,987	-237,135	-314,360	-392,679	-472,105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest					**£ 42,883,904**	**-850,269**	**-5,306,028**	**-5,381,114**	**-5,457,261**	**-5,534,487**	**-5,612,805**	**-5,692,232**	**76,718,100**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

£ 38,068,519

Land Value

per developable hectare	£177,399,300
per gross hectare	£177,399,300

Residual land value			**£ 38,068,519**
Site acquisition costs		6.80%	£ 2,588,659
MV (Residual Sum available to offer for Development Opportunity)			**£ 35,479,860**

Quarterly Interest 1.50% 72.41%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	20
Date	20 July 2017
Reference	0.4

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

						Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
					Project	Year 1	Year 1	Year 1	Year 1	**Year 2**	**Year 2**	**Year 2**	**Year 2**	**Year 3**	**Year 3**	**Year 3**	**Year 3**	**Year 4**	**Year 4**	**Year 4**	**Year 4**	**Year 5**	**Year 5**	**Year 5**	**Year 5**	**Year 6**	**Year 6**
			Revenue per Qtr		**Totals**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**
Revenue																											
	0	£ -	0		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																											
	Marketing costs	3.00%			£ -	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0
		Sub Total			**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ 352,220,834	£ 352,220,834		£ 352,220,834	0	0	0	0	0	0	0	0	0	352,220,834	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£352,220,834**	0	0	0	0	0	0	0	0	0	352,220,834	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV					**£ 352,220,834**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**352,220,834**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																											
	No fees on sale		*Revenue per Qtr*		£ -																						
	0	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -																						
	NDV	**Total**			**£ 352,220,834**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**352,220,834**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																											
			Cost per Qtr																								
	Residential	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ -																									
	Retail A1-A5	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ 108,410,160	*13,551,270*	8	£ 108,410,160	0	13,551,270	13,551,270	13,551,270	13,551,270	13,551,270	13,551,270	13,551,270	13,551,270	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 5,420,508	0	677,564	677,564	677,564	677,564	677,564	677,564	677,564	677,564	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 113,830,668**	**0**	**14,228,834**	**14,228,834**	**14,228,834**	**14,228,834**	**14,228,834**	**14,228,834**	**14,228,834**	**14,228,834**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																											
	Professional fees	10.00%			£ 11,383,067	0	1,422,883	1,422,883	1,422,883	1,422,883	1,422,883	1,422,883	1,422,883	1,422,883	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 11,383,067**	**0**	**1,422,883**	**1,422,883**	**1,422,883**	**1,422,883**	**1,422,883**	**1,422,883**	**1,422,883**	**1,422,883**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																											
	Total	-																									
Resi CIL		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 2,753,620			£ 2,753,620	2,753,620																					
Highways/S278		£ 600,000			£ 600,000	600,000																					
		Sub Total			**£ 3,353,620**	**3,353,620**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 3,353,620**	**3,353,620**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 128,567,355**	**3,353,620**	**15,651,717**	**15,651,717**	**15,651,717**	**15,651,717**	**15,651,717**	**15,651,717**	**15,651,717**	**15,651,717**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ -																						
Developer's profit on GDV	% of GDV	18.00%			£ 63,399,750	0	0	0	0	0	0	0	0	0	63,399,750	0	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 160,253,729**	**-3,353,620**	**-15,651,717**	**-15,651,717**	**-15,651,717**	**-15,651,717**	**-15,651,717**	**-15,651,717**	**-15,651,717**	**-15,651,717**	**288,821,084**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation						-3,353,620	-19,052,794	-34,974,126	-51,120,760	-67,495,883	-84,102,731	-100,944,580	-118,024,758	-135,346,637	151,559,164	0	0	0	0	0	0	0	0	0	0	0	0
Interest		6.00%			-£ 8,694,564	-47,457	-269,615	-494,917	-723,407	-955,130	-1,190,133	-1,428,461	-1,670,162	-1,915,283	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest					**£ 151,559,164**	**-3,401,077**	**-15,921,332**	**-16,146,634**	**-16,375,124**	**-16,606,847**	**-16,841,850**	**-17,080,178**	**-17,321,879**	**-17,566,999**	**288,821,084**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

£ 130,593,565

Land Value

per developable hectare	£304,283,008
per gross hectare	£304,283,008

Residual land value			**£ 130,593,565**
Site acquisition costs		6.80%	£ 8,880,362
MV (Residual Sum available to offer for Development Opportunity)			**£ 121,713,203**

Quarterly Interest 1.50% 63.40%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	21
Date	20 July 2017
Reference	0.6

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

						Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
					Project Totals	Year 1	Year 1	Year 1	Year 1	**Year 2**	**Year 2**	**Year 2**	**Year 2**	**Year 3**	**Year 3**	**Year 3**	**Year 3**	**Year 4**	**Year 4**	**Year 4**	**Year 4**	**Year 5**	**Year 5**	**Year 5**	**Year 5**	**Year 6**	**Year 6**
			Revenue per Qtr			**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**
Revenue																											
	0	£ -	0		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																											
	Marketing costs	3.00%			£ -	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0
		Sub Total			**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ 853,034,831	£ 853,034,831		£ 853,034,831	0	0	0	0	0	0	0	0	0	853,034,831	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£853,034,831**	0	0	0	0	0	0	0	0	0	853,034,831	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV					**£ 853,034,831**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**853,034,831**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																											
	No fees on sale		*Revenue per Qtr*		£ -																						
	0	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -																						
	NDV	**Total**			**£ 853,034,831**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**853,034,831**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																											
			Cost per Qtr																								
	Residential	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ -																									
	Retail A1-A5	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ 270,950,400	*33,868,800*	8	£ 270,950,400	0	33,868,800	33,868,800	33,868,800	33,868,800	33,868,800	33,868,800	33,868,800	33,868,800	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 13,547,520	0	1,693,440	1,693,440	1,693,440	1,693,440	1,693,440	1,693,440	1,693,440	1,693,440	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 284,497,920**	**0**	**35,562,240**	**35,562,240**	**35,562,240**	**35,562,240**	**35,562,240**	**35,562,240**	**35,562,240**	**35,562,240**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																											
	Professional fees	10.00%			£ 28,449,792	0	3,556,224	3,556,224	3,556,224	3,556,224	3,556,224	3,556,224	3,556,224	3,556,224	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 28,449,792**	**0**	**3,556,224**	**3,556,224**	**3,556,224**	**3,556,224**	**3,556,224**	**3,556,224**	**3,556,224**	**3,556,224**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																											
	Total	-																									
Resi CIL		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 6,884,051			£ 6,884,051	6,884,051																					
Highways/S278		£ 1,500,000			£ 1,500,000	1,500,000																					
		Sub Total			**£ 8,384,051**	**8,384,051**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 8,384,051**	**8,384,051**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 321,331,763**	**8,384,051**	**39,118,464**	**39,118,464**	**39,118,464**	**39,118,464**	**39,118,464**	**39,118,464**	**39,118,464**	**39,118,464**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ -																						
Developer's profit on GDV	% of GDV	18.00%			£ 153,546,270	0	0	0	0	0	0	0	0	0	153,546,270	0	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 378,156,799**	**-8,384,051**	**-39,118,464**	**-39,118,464**	**-39,118,464**	**-39,118,464**	**-39,118,464**	**-39,118,464**	**-39,118,464**	**-39,118,464**	**699,488,562**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation						-8,384,051	-47,621,157	-87,413,505	-127,768,953	-168,695,468	-210,201,132	-252,294,140	-294,982,804	-338,275,553	356,426,090	0	0	0	0	0	0	0	0	0	0	0	0
Interest		6.00%			-£ 21,730,709	-118,642	-673,884	-1,236,984	-1,808,051	-2,387,200	-2,974,544	-3,570,200	-4,174,285	-4,786,918	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest					**£ 356,426,090**	**-8,502,693**	**-39,792,348**	**-40,355,448**	**-40,926,515**	**-41,505,664**	**-42,093,008**	**-42,688,664**	**-43,292,749**	**-43,905,382**	**699,488,562**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

£ 307,120,682

Land Value

per developable hectare	£477,060,794
per gross hectare	£477,060,794

Residual land value			**£ 307,120,682**
Site acquisition costs		6.80%	£ 20,884,206
MV (Residual Sum available to offer for Development Opportunity)			**£ 286,236,476**

Quarterly Interest 1.50% 60.28%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	22
Date	20 July 2017
Reference	0.03

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

			Revenue per Qtr		Project Totals	Qtr 1 Year 1 1	Qtr 2 Year 1 2	Qtr 3 Year 1 3	Qtr 4 Year 1 4	Qtr 5 Year 2 1	Qtr 6 Year 2 2	Qtr 7 Year 2 3	Qtr 8 Year 2 4
Revenue													
		0 £ -	0		£ -	0	0	0	0	0	0	0	0
Investment value of ground rents		0 £ -	£ -		£ -	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale													
	Marketing costs	3.00%			£ -	0	0	0	0	0	0	0	0
	Legal fees	0.50%			£ -	0	0	0	0	0	0	0	0
		Sub Total			**£0**	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ 3,013,827	£ 3,013,827		£ 3,013,827	0	0	0	0	0	0	0	3,013,827
	Retail S'Market	£ -	£ -		£ -	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -		£ -	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -		£ -	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -		£ -	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -		£ -	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -		£ -	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£3,013,827**	0	0	0	0	0	0	0	3,013,827
Speculative NDV					**£ 3,013,827**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,013,827**
Affordable Housing Revenue													
	No fees on sale		*Revenue per Qtr*		£ -								
		0 £ -	-	6	£ -	0	0	0	0	0	0	0	0
					£ -								
	NDV	**Total**			**£ 3,013,827**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,013,827**
Standard Costs													
			Cost per Qtr										
	Residential	£ -	-	6	£ -	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ -											
	Retail A1-A5	£ 907,197	*151,200*	6	£ 907,197	0	151,200	151,200	151,200	151,200	151,200	151,200	0
	Retail S'Market	£ -	-	6	£ -	0	0	0	0	0	0	0	0
	B1 office	£ -	-	6	£ -	0	0	0	0	0	0	0	0
	B2 industrial	£ -	-	6	£ -	0	0	0	0	0	0	0	0
	B8 storage	£ -	-	6	£ -	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	-	6	£ -	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	-	6	£ -	0	0	0	0	0	0	0	0
	D1	£ -	-	6	£ -	0	0	0	0	0	0	0	0
	D2	£ -	-	6	£ -	0	0	0	0	0	0	0	0
	Contingency				£ 45,360	0	7,560	7,560	7,560	7,560	7,560	7,560	0
		Sub Total			**£ 952,557**	**0**	**158,760**	**158,760**	**158,760**	**158,760**	**158,760**	**158,760**	**0**
Other Costs													
	Professional fees	10.00%			£ 95,256	0	15,876	15,876	15,876	15,876	15,876	15,876	0
		Sub Total			**£ 95,256**	**0**	**15,876**	**15,876**	**15,876**	**15,876**	**15,876**	**15,876**	**0**
CIL													
	Total	-											
Resi CIL		£ -			£ -	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0
		Sub Total			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ -			£ -	0	0	0	0	0	0	0	0
Accessibility standards		£ -			£ -	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0
Employment & Training levy		£ 26,507			£ 26,507	26,507							
Highways/S278		£ 6,750			£ 6,750	6,750							
		Sub Total			**£ 33,257**	**33,257**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 33,257**	**33,257**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 1,081,070**	**33,257**	**174,635**	**174,635**	**174,635**	**174,635**	**174,635**	**174,635**	**0**
					£ -								
Developer's profit on GDV	% of GDV	18.00%			£ 542,489	0	0	0	0	0	0	0	542,489
	% of GDV affordable	6%			£ -	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 1,390,268**	**-33,257**	**-174,635**	**-174,635**	**-174,635**	**-174,635**	**-174,635**	**-174,635**	**2,471,338**
Cumulative residual balance for interest calculation						-33,257	-208,363	-385,947	-566,044	-748,690	-933,920	-1,121,771	1,333,692
Interest		6.00%			-£ 56,575	-471	-2,949	-5,462	-8,010	-10,595	-13,216	-15,874	0
Residual Sum for quarter after interest					**£ 1,333,692**	**-33,728**	**-177,584**	**-180,097**	**-182,646**	**-185,230**	**-187,851**	**-190,510**	**2,471,338**
					£ 1,183,934								

	Qtr 9 Year 3 1	Qtr 10 Year 3 2	Qtr 11 Year 3 3	Qtr 12 Year 3 4	Qtr 13 Year 4 1	Qtr 14 Year 4 2	Qtr 15 Year 4 3	Qtr 16 Year 4 4	Qtr 17 Year 5 1	Qtr 18 Year 5 2	Qtr 19 Year 5 3	Qtr 20 Year 5 4	Qtr 21 Year 6 1	Qtr 22 Year 6 2
Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Costs of Sale Sub Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S'Market	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 resi institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDV Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail S'Market	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C2 resi institution	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard Costs Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Professional fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Costs Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£0	0	0	0	0	0	0	0	0	0	0				
Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
% of GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Land Value

per developable hectare	£36,780,885
per gross hectare	£36,780,885

Residual land value			**£ 1,183,934**
Site acquisition costs		6.80%	£ 80,507
MV (Residual Sum available to offer for Development Opportunity)			**£ 1,103,427**

Quarterly Interest 1.50% 67.96%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	23
Date	20 July 2017
Reference	0.06

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

						Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
			Revenue per Qtr		**Project Totals**	Year 1 **1**	Year 1 **2**	Year 1 **3**	Year 1 **4**	**Year 2 1**	**Year 2 2**	**Year 2 3**	**Year 2 4**	**Year 3 1**	**Year 3 2**	**Year 3 3**	**Year 3 4**	**Year 4 1**	**Year 4 2**	**Year 4 3**	**Year 4 4**	**Year 5 1**	**Year 5 2**	**Year 5 3**	**Year 5 4**	**Year 6 1**	**Year 6 2**
Revenue																											
	0	£ -	0		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																											
	Marketing costs	3.00%			£ -	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0
		Sub Total			**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ 6,027,654	£ 6,027,654		£ 6,027,654	0	0	0	0	0	0	0	6,027,654	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£6,027,654**	0	0	0	0	0	0	0	6,027,654	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV					**£ 6,027,654**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6,027,654**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																											
	No fees on sale		*Revenue per Qtr*		£ -																						
	0	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -																						
	NDV	**Total**			**£ 6,027,654**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6,027,654**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																											
			Cost per Qtr																								
	Residential	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ -																									
	Retail A1-A5	£ 1,814,395	*302,399*	6	£ 1,814,395	0	302,399	302,399	302,399	302,399	302,399	302,399	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 90,720	0	15,120	15,120	15,120	15,120	15,120	15,120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 1,905,114**	**0**	**317,519**	**317,519**	**317,519**	**317,519**	**317,519**	**317,519**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																											
	Professional fees	10.00%			£ 190,511	0	31,752	31,752	31,752	31,752	31,752	31,752	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 190,511**	**0**	**31,752**	**31,752**	**31,752**	**31,752**	**31,752**	**31,752**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																											
	Total	-																									
Resi CIL		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 53,015			£ 53,015	53,015																					
Highways/S278		£ 13,500			£ 13,500	13,500																					
		Sub Total			**£ 66,515**	**66,515**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 66,515**	**66,515**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 2,162,140**	**66,515**	**349,271**	**349,271**	**349,271**	**349,271**	**349,271**	**349,271**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ -																						
Developer's profit on GDV	% of GDV	18.00%			£ 1,084,978	0	0	0	0	0	0	0	1,084,978	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 2,780,536**	**-66,515**	**-349,271**	**-349,271**	**-349,271**	**-349,271**	**-349,271**	**-349,271**	**4,942,676**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation						-66,515	-416,727	-771,895	-1,132,089	-1,497,380	-1,867,840	-2,243,543	2,667,385	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest		6.00%			-£ 113,151	-941	-5,897	-10,923	-16,020	-21,189	-26,432	-31,748	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest					**£ 2,667,385**	**-67,456**	**-355,168**	**-360,194**	**-365,291**	**-370,460**	**-375,703**	**-381,019**	**4,942,676**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

£ 2,367,867

Land Value

per developable hectare	£36,780,869
per gross hectare	£36,780,869

Residual land value			**£ 2,367,867**
Site acquisition costs		6.80%	£ 161,015
MV (Residual Sum available to offer for Development Opportunity)			**£ 2,206,852**

Quarterly Interest 1.50% 67.96%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	24
Date	20 July 2017
Reference	0.25

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

						Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
					Project Totals	Year 1	Year 1	Year 1	Year 1	**Year 2**	**Year 2**	**Year 2**	**Year 2**	**Year 3**	**Year 3**	**Year 3**	**Year 3**	**Year 4**	**Year 4**	**Year 4**	**Year 4**	**Year 5**	**Year 5**	**Year 5**	**Year 5**	**Year 6**	**Year 6**
			Revenue per Qtr			**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**
Revenue																											
	0	£ -	0		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																											
	Marketing costs	3.00%			£ -	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0
		Sub Total			**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ 15,410,677	£ 15,410,677		£ 15,410,677	0	0	0	0	0	0	0	15,410,677	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£15,410,677**	0	0	0	0	0	0	0	15,410,677	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV					**£ 15,410,677**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**15,410,677**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																											
	No fees on sale		*Revenue per Qtr*		£ -																						
	0	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -																						
	NDV	**Total**			**£ 15,410,677**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**15,410,677**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																											
			Cost per Qtr																								
	Residential	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ -																									
	Retail A1-A5	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ 6,157,374	*1,026,229*	6	£ 6,157,374	0	1,026,229	1,026,229	1,026,229	1,026,229	1,026,229	1,026,229	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 307,869	0	51,311	51,311	51,311	51,311	51,311	51,311	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 6,465,243**	**0**	**1,077,540**	**1,077,540**	**1,077,540**	**1,077,540**	**1,077,540**	**1,077,540**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																											
	Professional fees	10.00%			£ 646,524	0	107,754	107,754	107,754	107,754	107,754	107,754	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 646,524**	**0**	**107,754**	**107,754**	**107,754**	**107,754**	**107,754**	**107,754**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																											
	Total	-																									
Resi CIL		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 175,257			£ 175,257	175,257																					
Highways/S278		£ 45,000			£ 45,000	45,000																					
		Sub Total			**£ 220,257**	**220,257**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 220,257**	**220,257**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 7,332,024**	**220,257**	**1,185,294**	**1,185,294**	**1,185,294**	**1,185,294**	**1,185,294**	**1,185,294**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ -																						
Developer's profit on GDV	% of GDV	18.00%			£ 2,773,922	0	0	0	0	0	0	0	2,773,922	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 5,304,732**	**-220,257**	**-1,185,294**	**-1,185,294**	**-1,185,294**	**-1,185,294**	**-1,185,294**	**-1,185,294**	**12,636,755**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation						-220,257	-1,408,668	-2,613,897	-3,836,180	-5,075,760	-6,332,882	-7,607,792	4,921,306	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest		6.00%			-£ 383,426	-3,117	-19,934	-36,989	-54,286	-71,827	-89,616	-107,657	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest					**£ 4,921,306**	**-223,374**	**-1,205,228**	**-1,222,284**	**-1,239,580**	**-1,257,121**	**-1,274,911**	**-1,292,952**	**12,636,755**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

£ 4,368,698

Land Value

per developable hectare	£16,286,507
per gross hectare	£16,286,507

Residual land value			**£ 4,368,698**
Site acquisition costs		6.80%	£ 297,071
MV (Residual Sum available to offer for Development Opportunity)			**£ 4,071,627**

Quarterly Interest 1.50% 40.29%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	25
Date	20 July 2017
Reference	1

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

					Project Totals	Qtr 1 Year 1 1	Qtr 2 Year 1 2	Qtr 3 Year 1 3	Qtr 4 Year 1 4	Qtr 5 Year 2 1	Qtr 6 Year 2 2	Qtr 7 Year 2 3	Qtr 8 Year 2 4	Qtr 9 Year 3 1	Qtr 10 Year 3 2	Qtr 11 Year 3 3	Qtr 12 Year 3 4	Qtr 13 Year 4 1	Qtr 14 Year 4 2	Qtr 15 Year 4 3	Qtr 16 Year 4 4	Qtr 17 Year 5 1	Qtr 18 Year 5 2	Qtr 19 Year 5 3	Qtr 20 Year 5 4	Qtr 21 Year 6 1	Qtr 22 Year 6 2
			Revenue per Qtr																								
Revenue																											
	0	£ -	0		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																											
	Marketing costs	3.00%			£ -	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0
		Sub Total			**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ 11,043,665	£ 11,043,665		£ 11,043,665	0	0	0	0	0	0	0	11,043,665	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£11,043,665**	0	0	0	0	0	0	0	11,043,665	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV					**£ 11,043,665**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**11,043,665**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																											
	No fees on sale		*Revenue per Qtr*		£ -																						
	0	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -																						
	NDV	**Total**			**£ 11,043,665**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**11,043,665**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																											
			Cost per Qtr																								
	Residential	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ -																									
	Retail A1-A5	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ 7,181,940	*1,196,990*	6	£ 7,181,940	0	1,196,990	1,196,990	1,196,990	1,196,990	1,196,990	1,196,990	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 359,097	0	59,850	59,850	59,850	59,850	59,850	59,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 7,541,037**	**0**	**1,256,840**	**1,256,840**	**1,256,840**	**1,256,840**	**1,256,840**	**1,256,840**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																											
	Professional fees	10.00%			£ 754,104	0	125,684	125,684	125,684	125,684	125,684	125,684	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 754,104**	**0**	**125,684**	**125,684**	**125,684**	**125,684**	**125,684**	**125,684**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																											
	Total	-																									
Resi CIL		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 252,403			£ 252,403	252,403																					
Highways/S278		£ 75,000			£ 75,000	75,000																					
		Sub Total			**£ 327,403**	**327,403**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 327,403**	**327,403**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 8,622,544**	**327,403**	**1,382,523**	**1,382,523**	**1,382,523**	**1,382,523**	**1,382,523**	**1,382,523**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ -																						
Developer's profit on GDV	% of GDV	18.00%			£ 1,987,860	0	0	0	0	0	0	0	1,987,860	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 433,262**	**-327,403**	**-1,382,523**	**-1,382,523**	**-1,382,523**	**-1,382,523**	**-1,382,523**	**-1,382,523**	**9,055,805**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation						-327,403	-1,714,559	-3,121,345	-4,548,039	-5,994,921	-7,462,279	-8,950,400	-21,252	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest		6.00%			-£ 454,814	-4,633	-24,263	-44,170	-64,359	-84,834	-105,598	-126,657	-301	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest					**-£ 21,552**	**-332,036**	**-1,406,786**	**-1,426,693**	**-1,446,882**	**-1,467,357**	**-1,488,122**	**-1,509,180**	**9,055,505**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

-£ 19,132

Land Value

per developable hectare	-£17,831
per gross hectare	-£17,831

Residual land value			**-£ 19,132**
Site acquisition costs		6.80%	-£ 1,301
MV (Residual Sum available to offer for Development Opportunity)			**-£ 17,831**

Quarterly Interest 1.50% -0.17%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	26
Date	20 July 2017
Reference	1

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

						Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
					Project Totals	Year 1	Year 1	Year 1	Year 1	**Year 2**	**Year 2**	**Year 2**	**Year 2**	**Year 3**	**Year 3**	**Year 3**	**Year 3**	**Year 4**	**Year 4**	**Year 4**	**Year 4**	**Year 5**	**Year 5**	**Year 5**	**Year 5**	**Year 6**	**Year 6**
			Revenue per Qtr			**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**	**1**	**2**
Revenue																											
	0	£ -	0		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																											
	Marketing costs	3.00%			£ -	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0
		Sub Total			**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ 11,043,665	£ 11,043,665		£ 11,043,665	0	0	0	0	0	0	0	11,043,665	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£11,043,665**	0	0	0	0	0	0	0	11,043,665	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV					**£ 11,043,665**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**11,043,665**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																											
	No fees on sale		*Revenue per Qtr*		£ -																						
	0	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -																						
	NDV	**Total**			**£ 11,043,665**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**11,043,665**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																											
			Cost per Qtr																								
	Residential	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ -																									
	Retail A1-A5	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ 6,396,540	*1,066,090*	6	£ 6,396,540	0	1,066,090	1,066,090	1,066,090	1,066,090	1,066,090	1,066,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	-	6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 319,827	0	53,305	53,305	53,305	53,305	53,305	53,305	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 6,716,367**	**0**	**1,119,395**	**1,119,395**	**1,119,395**	**1,119,395**	**1,119,395**	**1,119,395**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																											
	Professional fees	10.00%			£ 671,637	0	111,939	111,939	111,939	111,939	111,939	111,939	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ 671,637**	**0**	**111,939**	**111,939**	**111,939**	**111,939**	**111,939**	**111,939**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																											
	Total	-																									
Resi CIL		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ -			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 229,586			£ 229,586	229,586																					
Highways/S278		£ 75,000			£ 75,000	75,000																					
		Sub Total			**£ 304,586**	**304,586**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 304,586**	**304,586**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 7,692,589**	**304,586**	**1,231,334**	**1,231,334**	**1,231,334**	**1,231,334**	**1,231,334**	**1,231,334**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
					£ -																						
Developer's profit on GDV	% of GDV	18.00%			£ 1,987,860	0	0	0	0	0	0	0	1,987,860	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%			£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 1,363,216**	**-304,586**	**-1,231,334**	**-1,231,334**	**-1,231,334**	**-1,231,334**	**-1,231,334**	**-1,231,334**	**9,055,805**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation						-304,586	-1,540,230	-2,793,359	-4,064,222	-5,353,069	-6,660,153	-7,985,735	957,065	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest		6.00%			-£ 406,151	-4,310	-21,796	-39,529	-57,513	-75,751	-94,247	-113,006	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest					**£ 957,065**	**-308,896**	**-1,253,130**	**-1,270,863**	**-1,288,847**	**-1,307,085**	**-1,325,581**	**-1,344,340**	**9,055,805**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

£ 849,597

Land Value

per developable hectare	£791,824
per gross hectare	£791,824

Residual land value			**£ 849,597**
Site acquisition costs		6.80%	£ 57,773
MV (Residual Sum available to offer for Development Opportunity)			**£ 791,824**

Quarterly Interest	1.50%	8.18%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	27
Date	20 July 2017
Reference	0.1

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

				Project Totals	Qtr 1 Year 1 1	Qtr 2 Year 1 2	Qtr 3 Year 1 3	Qtr 4 Year 1 4	Qtr 5 Year 2 1	Qtr 6 Year 2 2	Qtr 7 Year 2 3	Qtr 8 Year 2 4	Qtr 9 Year 3 1	Qtr 10 Year 3 2	Qtr 11 Year 3 3
			Revenue per Qtr												
Revenue															
	0	£ -	0	£ -	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**		**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale															
	Marketing costs	3.00%		£ -	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
		Sub Total		**£0**	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ 24,819,750	£ 24,819,750	£ 24,819,750	0	0	0	0	0	0	0	0	0	24,819,750	0
	C2 resi institution	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**		**£24,819,750**	0	0	0	0	0	0	0	0	0	24,819,750	0
Speculative NDV				**£ 24,819,750**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**24,819,750**	**0**
Affordable Housing Revenue															
	No fees on sale		*Revenue per Qtr*	£ -											
	0	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
				£ -											
	NDV	**Total**		**£ 24,819,750**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**24,819,750**	**0**
Standard Costs															
			Cost per Qtr												
	Residential	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ -													
	Retail A1-A5	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ 10,577,717	*1,322,215* 8	£ 10,577,717	0	1,322,215	1,322,215	1,322,215	1,322,215	1,322,215	1,322,215	1,322,215	1,322,215	0	0
	C2 resi institution	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0
	Contingency			£ 528,886	0	66,111	66,111	66,111	66,111	66,111	66,111	66,111	66,111	0	0
		Sub Total		**£ 11,106,603**	**0**	**1,388,325**	**1,388,325**	**1,388,325**	**1,388,325**	**1,388,325**	**1,388,325**	**1,388,325**	**1,388,325**	**0**	**0**
Other Costs															
	Professional fees	10.00%		£ 1,110,660	0	138,833	138,833	138,833	138,833	138,833	138,833	138,833	138,833	0	0
		Sub Total		**£ 1,110,660**	**0**	**138,833**	**138,833**	**138,833**	**138,833**	**138,833**	**138,833**	**138,833**	**138,833**	**0**	**0**
CIL															
	Total	-													
Resi CIL		£ -		£ -	0	0	0	0	0	0	0	0	0	0	0
		£ -		£ -	0	0	0	0	0	0	0	0	0	0	0
		£ -		£ -	0	0	0	0	0	0	0	0	0	0	0
				£ -	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ -		£ -	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00	£ -	0	0	0	0	0	0	0	0	0	0	0
Employment & Training levy		£ 193,697		£ 193,697	193,697										
Highways/S278		£ 63,000		£ 63,000	63,000										
		Sub Total		**£ 256,697**	**256,697**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**		**£ 256,697**	**256,697**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs				**£ 12,473,960**	**256,697**	**1,527,158**	**1,527,158**	**1,527,158**	**1,527,158**	**1,527,158**	**1,527,158**	**1,527,158**	**1,527,158**	**0**	**0**
				£ -											
Developer's profit on GDV	% of GDV	18.00%		£ 4,467,555	0	0	0	0	0	0	0	0	0	4,467,555	0
	% of GDV affordable	6%		£ -	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest				**£ 7,878,235**	**-256,697**	**-1,527,158**	**-1,527,158**	**-1,527,158**	**-1,527,158**	**-1,527,158**	**-1,527,158**	**-1,527,158**	**-1,527,158**	**20,352,195**	**0**
Cumulative residual balance for interest calculation					-256,697	-1,787,488	-3,339,940	-4,914,362	-6,511,062	-8,130,358	-9,772,568	-11,438,017	-13,127,033	7,039,402	0
Interest		6.00%		-£ 838,833	-3,633	-25,295	-47,263	-69,543	-92,138	-115,052	-138,291	-161,859	-185,760	0	0
Residual Sum for quarter after interest				**£ 7,039,402**	**-260,330**	**-1,552,453**	**-1,574,421**	**-1,596,701**	**-1,619,296**	**-1,642,210**	**-1,665,449**	**-1,689,017**	**-1,712,918**	**20,352,195**	**0**
				£ 6,065,622											

	Qtr 12 Year 3 4	Qtr 13 Year 4 1	Qtr 14 Year 4 2	Qtr 15 Year 4 3	Qtr 16 Year 4 4	Qtr 17 Year 5 1	Qtr 18 Year 5 2	Qtr 19 Year 5 3	Qtr 20 Year 5 4	Qtr 21 Year 6 1	Qtr 22 Year 6 2
Revenue	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Marketing costs	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0
Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0
Retail S'Market	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0
C2 resi institution	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	0	0	0	0	0
D2	0	0	0	0	0	0	0	0	0	0	0
Total commercial value	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0
NDV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Residential	0	0	0	0	0	0	0	0	0	0	0
Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0
Retail S'Market	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0
C2 resi institution	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	0	0	0	0	0
D2	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0
Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Professional fees	0	0	0	0	0	0	0	0	0	0	0
Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi CIL	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0				
Employment & Training levy											
Highways/S278											
Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Developer's profit on GDV	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation	0	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Land Value

per developable hectare	£56,531,598
per gross hectare	£56,531,598

Residual land value		**£ 6,065,622**
Site acquisition costs	6.80%	£ 412,462
MV (Residual Sum available to offer for Development Opportunity)		**£ 5,653,160**

Quarterly Interest 1.50% 33.37%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	28
Date	20 July 2017
Reference	0.1

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

				Project Totals	Qtr 1 Year 1 1	Qtr 2 Year 1 2	Qtr 3 Year 1 3	Qtr 4 Year 1 4	Qtr 5 Year 2 1	Qtr 6 Year 2 2	Qtr 7 Year 2 3	Qtr 8 Year 2 4	Qtr 9 Year 3 1	Qtr 10 Year 3 2	Qtr 11 Year 3 3	Qtr 12 Year 3 4	Qtr 13 Year 4 1	Qtr 14 Year 4 2	Qtr 15 Year 4 3	Qtr 16 Year 4 4	Qtr 17 Year 5 1	Qtr 18 Year 5 2	Qtr 19 Year 5 3	Qtr 20 Year 5 4	Qtr 21 Year 6 1	Qtr 22 Year 6 2
			Revenue per Qtr																							
Revenue																										
	0	£ -	0	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**		**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																										
	Marketing costs	3.00%		£ -	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0
		Sub Total		**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ 31,024,688	£ 31,024,688	£ 31,024,688	0	0	0	0	0	0	0	0	0	31,024,688	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**		**£31,024,688**	0	0	0	0	0	0	0	0	0	31,024,688	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV				**£ 31,024,688**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**31,024,688**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																										
	No fees on sale		*Revenue per Qtr*	£ -																						
	0	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				£ -																						
	NDV	**Total**		**£ 31,024,688**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**31,024,688**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																										
			Cost per Qtr																							
	Residential	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ -																								
	Retail A1-A5	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ 13,222,146	*1,652,768* 8	£ 13,222,146	0	1,652,768	1,652,768	1,652,768	1,652,768	1,652,768	1,652,768	1,652,768	1,652,768	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency			£ 661,107	0	82,638	82,638	82,638	82,638	82,638	82,638	82,638	82,638	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 13,883,253**	**0**	**1,735,407**	**1,735,407**	**1,735,407**	**1,735,407**	**1,735,407**	**1,735,407**	**1,735,407**	**1,735,407**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																										
	Professional fees	10.00%		£ 1,388,325	0	173,541	173,541	173,541	173,541	173,541	173,541	173,541	173,541	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ 1,388,325**	**0**	**173,541**	**173,541**	**173,541**	**173,541**	**173,541**	**173,541**	**173,541**	**173,541**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																										
	Total	-																								
Resi CIL		£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£0	£0.00	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Employment & Training levy		£ 242,122		£ 242,122	242,122																					
Highways/S278		£ 78,750		£ 78,750	78,750																					
		Sub Total		**£ 320,872**	**320,872**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**		**£ 320,872**	**320,872**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs				**£ 15,592,450**	**320,872**	**1,908,947**	**1,908,947**	**1,908,947**	**1,908,947**	**1,908,947**	**1,908,947**	**1,908,947**	**1,908,947**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
				£ -																						
Developer's profit on GDV	% of GDV	18.00%		£ 5,584,444	0	0	0	0	0	0	0	0	0	5,584,444	0	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable	6%		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest				**£ 9,847,793**	**-320,872**	**-1,908,947**	**-1,908,947**	**-1,908,947**	**-1,908,947**	**-1,908,947**	**-1,908,947**	**-1,908,947**	**-1,908,947**	**25,440,244**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation					-320,872	-2,234,360	-4,174,925	-6,142,952	-8,138,828	-10,162,947	-12,215,710	-14,297,521	-16,408,792	8,799,252	0	0	0	0	0	0	0	0	0	0	0	0
Interest		6.00%		-£ 1,048,541	-4,541	-31,618	-59,079	-86,929	-115,172	-143,815	-172,864	-202,323	-232,200	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest				**£ 8,799,252**	**-325,413**	**-1,940,566**	**-1,968,026**	**-1,995,876**	**-2,024,119**	**-2,052,763**	**-2,081,811**	**-2,111,271**	**-2,141,147**	**25,440,244**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

£ 7,582,027

Land Value

per developable hectare	£70,664,492
per gross hectare	£70,664,492

Residual land value			**£ 7,582,027**
Site acquisition costs		6.80%	£ 515,578
MV (Residual Sum available to offer for Development Opportunity)			**£ 7,066,449**

Quarterly Interest 1.50% 33.37%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	LONDON BOROUGH OF LAMBETH
Area(s)	
Proxy number	29
Date	20 July 2017
Reference	0.1

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

						Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10
					Project	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3
			Revenue per Qtr		Totals	1	2	3	4	1	2	3	4	1	2
Revenue															
	0	£ -	0		£ -	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale		**Sub Total**			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale															
	Marketing costs	3.00%			£ -	0	0	0	0	0	0	0	0	0	0
	Legal fees	0.50%			£ -	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£0**	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ 73,868,304	£ 73,868,304		£ 73,868,304	0	0	0	0	0	0	0	0	0	73,868,304
	C2 resi institution	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0
	D1	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0
	D2	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0
Total commercial value		**Sub Total**			**£73,868,304**	0	0	0	0	0	0	0	0	0	73,868,304
Speculative NDV					**£ 73,868,304**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**73,868,304**
Affordable Housing Revenue															
	No fees on sale		*Revenue per Qtr*		£ -										
	0	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0
					£ -										
	NDV	**Total**			**£ 73,868,304**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**73,868,304**
Standard Costs															
			Cost per Qtr												
	Residential	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs	£ -													
	Retail A1-A5	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0
	Retail S'Market	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0
	B1 office	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0
	B2 industrial	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0
	B8 storage	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0
	C1 Hotel	£ 35,394,275	*4,424,284*	8	£ 35,394,275	0	4,424,284	4,424,284	4,424,284	4,424,284	4,424,284	4,424,284	4,424,284	4,424,284	0
	C2 resi institution	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0
	D1	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0
	D2	£ -	-	8	£ -	0	0	0	0	0	0	0	0	0	0
	Contingency				£ 1,769,714	0	221,214	221,214	221,214	221,214	221,214	221,214	221,214	221,214	0
		Sub Total			**£ 37,163,989**	**0**	**4,645,499**	**4,645,499**	**4,645,499**	**4,645,499**	**4,645,499**	**4,645,499**	**4,645,499**	**4,645,499**	**0**
Other Costs															
	Professional fees	10.00%			£ 3,716,399	0	464,550	464,550	464,550	464,550	464,550	464,550	464,550	464,550	0
		Sub Total			**£ 3,716,399**	**0**	**464,550**	**464,550**	**464,550**	**464,550**	**464,550**	**464,550**	**464,550**	**464,550**	**0**
CIL															
	Total	-													
Resi CIL		£ -			£ -	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0
		£ -			£ -	0	0	0	0	0	0	0	0	0	0
					£ -	0	0	0	0	0	0	0	0	0	0
		Sub Total			**£ -**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	£ -			£ -	0	0	0	0	0	0	0	0	0	0
Accessibility standards		£ -			£ -	0	0	0	0	0	0	0	0	0	0
		£0	£0.00		£ -	0	0	0	0	0	0	0	0	0	0
Employment & Training levy		£ 592,944			£ 592,944	592,944									
Highways/S278		£ 187,500			£ 187,500	187,500									
		Sub Total			**£ 780,444**	**780,444**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs		**Sub Total**			**£ 780,444**	**780,444**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs					**£ 41,660,831**	**780,444**	**5,110,048**	**5,110,048**	**5,110,048**	**5,110,048**	**5,110,048**	**5,110,048**	**5,110,048**	**5,110,048**	**0**
					£ -										
Developer's profit on GDV	% of GDV	18.00%			£ 13,296,295	0	0	0	0	0	0	0	0	0	13,296,295
	% of GDV affordable	6%			£ -	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest					**£ 18,911,178**	**-780,444**	**-5,110,048**	**-5,110,048**	**-5,110,048**	**-5,110,048**	**-5,110,048**	**-5,110,048**	**-5,110,048**	**-5,110,048**	**60,572,009**
Cumulative residual balance for interest calculation						-780,444	-5,901,536	-11,095,097	-16,362,151	-21,703,740	-27,120,917	-32,614,752	-38,186,329	-43,836,751	16,114,927
Interest		6.00%			-£ 2,796,251	-11,044	-83,512	-157,006	-231,540	-307,128	-383,787	-461,530	-540,373	-620,331	0
Residual Sum for quarter after interest					**£ 16,114,927**	**-791,488**	**-5,193,561**	**-5,267,055**	**-5,341,588**	**-5,417,177**	**-5,493,835**	**-5,571,578**	**-5,650,421**	**-5,730,380**	**60,572,009**

	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
	3	4	1	2	3	4	1	2	3	4	1	2
Revenue	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Marketing costs	0	0	0	0	0	0	0	0	0	0	0	0
Legal fees	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	0	0	0	0	0	0	0	0	0	0	0	0
Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0	0
Retail S'Market	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0
C2 resi institution	0	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	0	0	0	0	0	0
D2	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue	0	0	0	0	0	0	0	0	0	0	0	0
NDV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Residential	0	0	0	0	0	0	0	0	0	0	0	0
Retail A1-A5	0	0	0	0	0	0	0	0	0	0	0	0
Retail S'Market	0	0	0	0	0	0	0	0	0	0	0	0
B1 office	0	0	0	0	0	0	0	0	0	0	0	0
B2 industrial	0	0	0	0	0	0	0	0	0	0	0	0
B8 storage	0	0	0	0	0	0	0	0	0	0	0	0
C1 Hotel	0	0	0	0	0	0	0	0	0	0	0	0
C2 resi institution	0	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	0	0	0	0	0	0
D2	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Professional fees	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi CIL	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards	0	0	0	0	0	0	0	0	0	0	0	0
£0	0	0	0	0	0	0	0	0				
Employment & Training levy												
Highways/S278												
Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
% of GDV	0	0	0	0	0	0	0	0	0	0	0	0
% of GDV affordable	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation	0	0	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

£ 13,885,705

Land Value

per developable hectare	£129,414,766
per gross hectare	£129,414,766

Residual land value		**£ 13,885,705**
Site acquisition costs	6.80%	£ 944,228
MV (Residual Sum available to offer for Development Opportunity)		**£ 12,941,477**

Quarterly Interest 1.50% 23.55%