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London Borough of Lewisham: Community Infrastructure Levy Viability Review



Prepared for
London Borough of Lewisham

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1 Summary

- 1.1 This report tests the ability of developments to accommodate alternative amounts of Community Infrastructure Levy ('CIL') to the rates contained in the Council's adopted Charging Schedule alongside policies in the London Borough of Lewisham's emerging Local Plan, the London Plan and national standards.
- 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') 2024 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 potential replacement CIL Charging Schedule. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and CIL contributions) to a benchmark land value to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's 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, and potentially able to make an increased contribution towards community infrastructure. Following the adoption of policies, developers will need to reflect policy requirements and CIL 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 volatility following the coronavirus pandemic in 2020/21 and subsequent supply chain issues. Forecasts for future house price growth point to growth in mainstream London housing markets, although this growth is expected to be muted in the short term as a result of high interest rates, which started to fall in August 2024. 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. In any complex urban area such as Lewisham, differences between sites in terms of capacity, existing use value, residential and commercial values and infrastructure costs will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications will need to be justified by reference to comparable and other supporting evidence relevant to the particular site and scheme at the time of the application.

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.

Key findings

1.7 The key findings of the study are as follows:

- The Council's adopted CIL rates have been in place since 1 April 2015 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 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.
- As a result of indexation, the CIL rates are now circa 50% higher than they were adopted. The proposed Mayoral CIL also increased from £35 per square metre to £60 per square metre in April 2019 and will increase to £71.09 in 2025.

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. Some developments in Zone 1 will benefit from the opportunities derived from the Bakerloo Line Extension², although the timescale for this major transport intervention is currently uncertain. An increase to £200 per square metre in an enlarged Zone 1 will secure much needed additional income to assist with provision of infrastructure that these developments will require.
- In Zone 2, developments have enhanced capacity to absorb an increase in CIL from £106.09 per square metre (with indexation) to £150 per square metre as a result of increasing sales values. In Zone 3, a slightly reduced rate of £120 per square metre would be appropriate.
- Specialist housing for elderly people typically generates lower residual land values in comparison to general purpose housing. We therefore recommend that a lower rate of £145 per square metre is applied in Zone 1 and a nil rate applied elsewhere.

Student housing and purpose-built shared living

- Student housing and purpose built shared living schemes can viably absorb a CIL of up to £200 per square metre across the borough, which is an increase from the indexed rate of £121.24 per square metre.

Offices

- The borough is still seeing losses of office floorspace (mostly to residential use through permitted development rights conversions and through redevelopments) and our testing confirms that new office development is unlikely to be able to make a contribution towards infrastructure.

Industrial, logistics, warehousing and data centre

- Industrial, logistics, warehousing and data centres have seen significant increases in capital values since the Charging Schedule was introduced and can viably absorb a CIL of £100 per square metre.

Other uses

- Other uses should continue to attract the "all other uses" rate in the adopted CIL Charging Schedule subject to indexation (i.e. £121.24 per square metre). However, publicly provided

² TfL's current cost estimate is £8 billion and they are currently exploring funding options. This may include a range of funding sources including Mayoral CIL, Borough CIL and Section 106.

healthcare and education developments should attract a nil rate, which would bring the Charging Schedule into line with the Mayoral CIL Charging Schedule.

Key worker accommodation for nurses at local hospitals

- Providing the rents for this type of housing meet the requirements in the CIL regulations, it would qualify as affordable housing which would secure social housing relief. Mandatory social housing relief applies to intermediate rented housing and key worker housing for nurses would fall into this category.

Proposed rates

- Our proposed CIL rates are summarised in Table 1.7.1.

Table 1.7.1: Proposed changes to CIL rates

Development type	Zone	Adopted rate	Indexed rate	Proposed rate
Residential C3 use class	Zone 1 ³	£100	£151.55	£200
	Zone 2	£70	£106.09	£150
	Zone 3	£70	£106.09	£120
Residential with care for elderly people	Zone 1	£80	£121.24	£145
	Zone 2	£80	£121.24	£0
Student housing/purpose built shared living	Whole Borough	£80	£121.24	£200
Hotels	Whole Borough	£80	£121.24	£121.24
Industrial, warehousing, logistics and data centres	Whole Borough	£0	£0	£100
Retail	Whole Borough	£80	£121.24	£121.24
Large format convenience retail	Whole Borough	£80	£121.24	£150
All other uses	Whole Borough	£80	£121.24	£121.24
Offices	Whole borough	£0	£0	£0
Publicly provided education	Whole borough	£80	£121.24	£0
Publicly provided healthcare	Whole borough	£80	£121.24	£0

- 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 4.0% 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.

³ See map at Figure 6.11.1

- 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 requirements⁴ ensures that these objectives are balanced appropriately.

⁴ The Council's strategic 50% affordable housing target is subject to individual scheme viability which in practice means that a range of percentages is delivered up to this target level.

2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments in the Borough of Lewisham to accommodate alternative amounts of Community Infrastructure Levy ('CIL') to the rates contained in the Council's adopted Charging Schedule alongside policies in the adopted Local 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 alternative CIL rates to those in the adopted Charging Schedule.
- 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 proposed (and existing) 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 conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb CIL 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 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 Lewisham and does not account for individual site circumstances. 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 strategic sites tested. The schemes tested on these sites are based on assessments of likely development capacity on the sites by the Council and clearly this may differ from the quantum of development in actual planning applications that will come forward. Scheme specific testing may still be required at the point where they come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance, 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 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and steep increases in energy prices resulting from Russia's invasion of Ukraine. In addition to these global issues, the UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect of these issues resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023 and in October 2024, inflation fell to 2.3%.
- 2.7 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid 2022 and has subsequently remained resilient despite increasing costs of borrowing.
- 2.8 In its August 2024 House Price Index release, Nationwide reported that UK house prices fell by 0.2% month-on-month in August, after having increased by 0.3% month-on-month in July 2024 and by 0.2% month-on-month in June 2024. As a result, the annual rate of change increased to 2.4% from

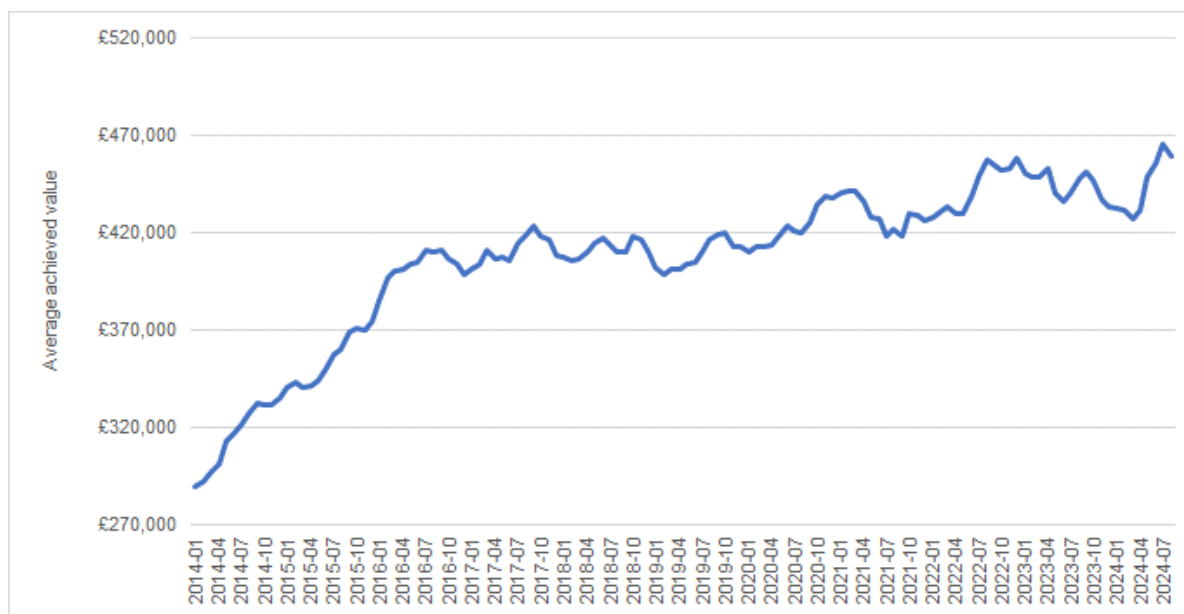
2.1% in July. Commenting on these changes, Nationwide's Chief Economist, Robert Gardener, observed that *"while house price growth and activity remain subdued by historic standards, they nevertheless present a picture of resilience in the context of the higher interest rate environment and where house prices remain high relative to average earnings (which makes raising a deposit more challenging)"*.

- 2.9 Nationwide is not forecasting significant growth in 2024 and indicates that significant change is unlikely until interest rates start to fall and affordability improves, suggesting that housing market activity is only likely to strengthen *"gradually"* as affordable constraints ease *"through a combination of modestly lower interest rates and earnings outpacing house price growth"*.
- 2.10 Halifax report similar trends in its September 2024 release, with a month-on-month increase of 0.3% and annual growth of 4.3% (up from 2.4% in the previous month).
- 2.11 Commenting on the year-on-year increase, Amanda Bryden (Head of Mortgages, Halifax Mortgages) observed that *"this is due in large part to the comparison with weaker growth this time last year"*. The annual rate of change brings average prices back up to where they previously stood in June 2022 but she observed that *"affordability remains a significant challenge for many potential buyers still adjusting to higher mortgage costs"*.
- 2.12 Halifax points to ongoing affordability constraints for both first time buyers and existing mortgage holders who need to refinance at the end of fixed term deals. Providing the Bank of England reduces the base rate in the short term, Halifax expects prices to rise modestly over the remainder of 2024.
- 2.13 In their September 2024 Housing Market Update, Savills reflect improvements in market sentiment in response to falling mortgage rates, which has triggered an increase in demand from potential buyers.
- 2.14 Savills note that *"while we have seen higher levels of market activity than the same period last year, the past three months have moved more in line with a "normal" market (pre-pandemic) than earlier in 2024"*. Savills now expect that UK house prices will increase by 2.5% in 2024.
- 2.15 Forecasts for house price growth indicate that values for the UK as a whole are expected to increase over the next five years. Savills forecast an increase of 21.6% across the UK as a whole over the period 2024 to 2028 (up from 17.9% in their November forecast). They forecast lower cumulative growth of 18.2% over the same period in south-east England (up from 16.7% in their November forecast) and 14.2% in London (up from 13.9% in their November 2023 forecast). The other major agents report similar rates of cumulative growth over the same period.

Local Housing Market Context

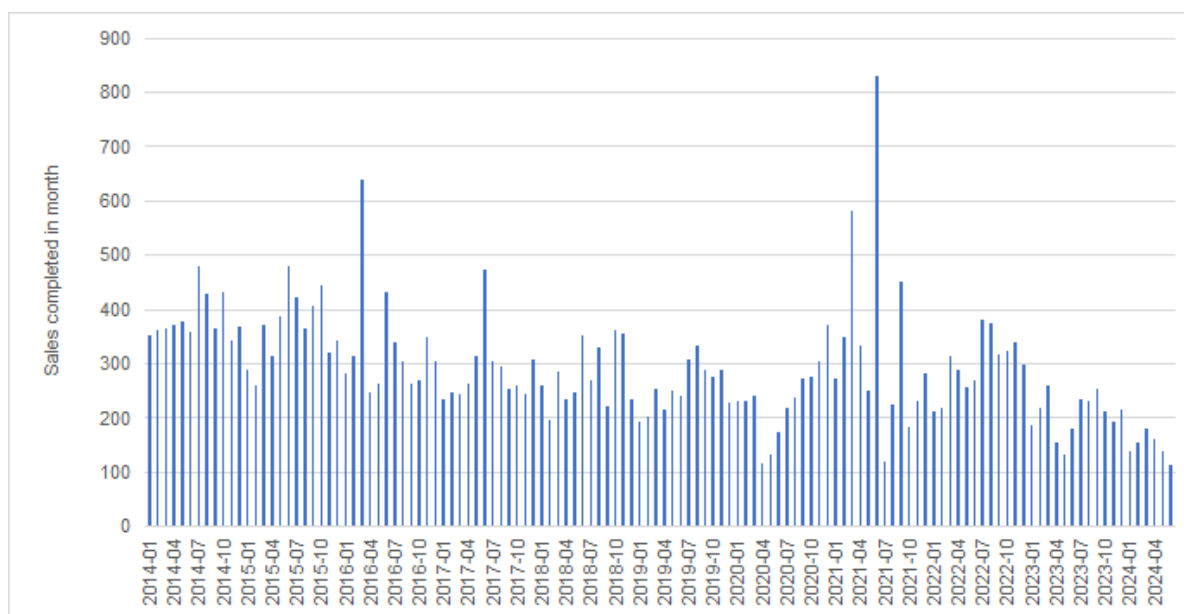
- 2.16 House prices in the London Borough of Lewisham have followed recent national trends, with values increasing sharply between 2014 and 2016; remaining flat between 2017 and 2021 and increasing in the period to July 2024 (the latest data available), as shown in Figure 2.16.1. Sales volumes fell below historic levels during the Coronavirus pandemic, but have since recovered (see Figure 2.16.2). In 2024, sales volumes declined as the market entered a period of adjustment following an increase in mortgage rates after the September 2022 'Fiscal Event'. By July 2024, sales values had increased by 59% in comparison to January 2014.

Figure 2.16.1: Average sales value in Lewisham



Source: Land Registry

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



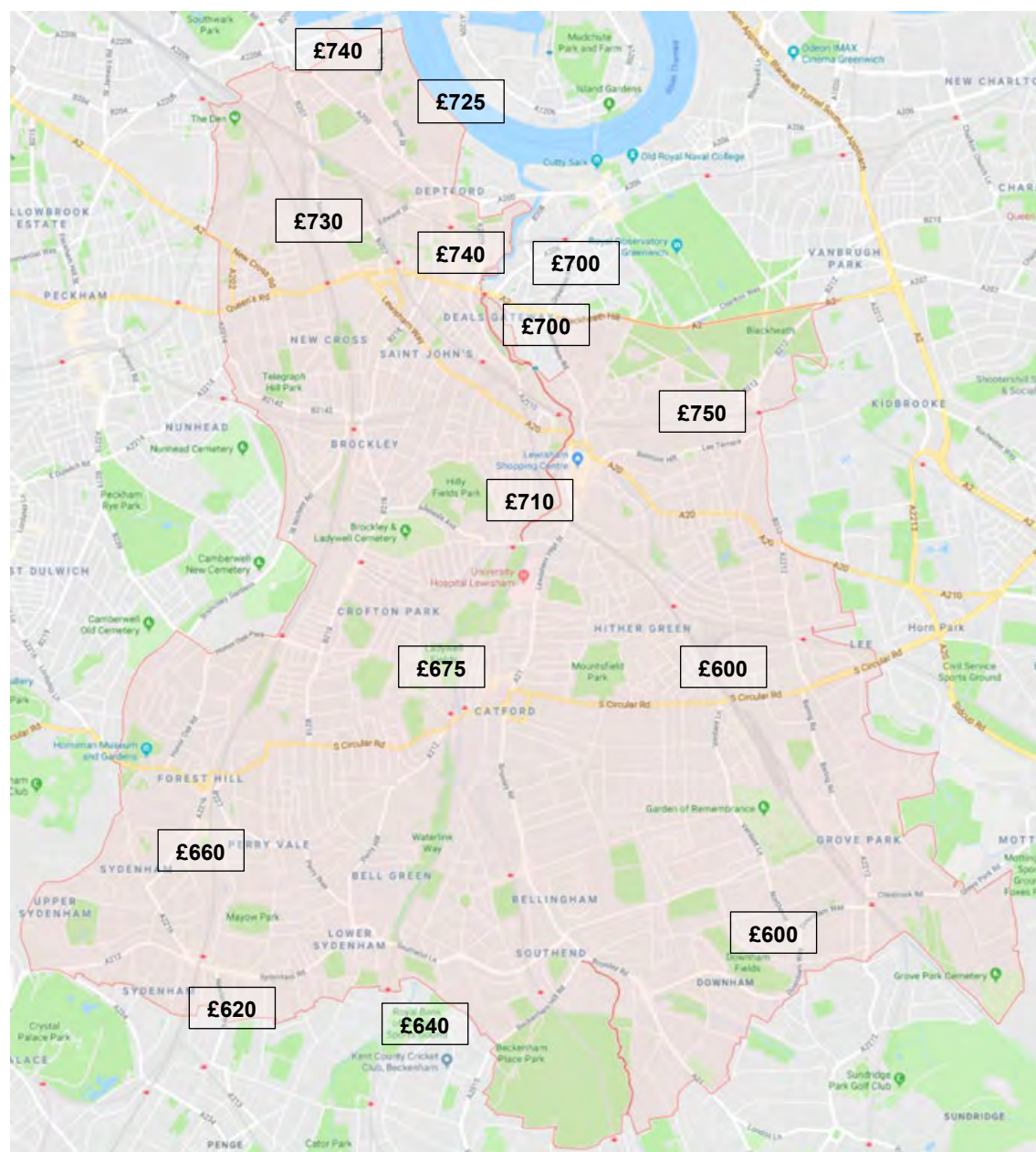
Source: Land Registry

- 2.17 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in August 2024 is that values in 'mainstream' London markets are expected to increase by 2% in 2024; 2% in 2025; 2.5% in 2026; 3.5% in 2027 and 3.0% in 2028, equating to cumulative growth of 14.2% over the period 2024-2028.
- 2.18 In common with other Boroughs in London, there are variations in sales values between different parts of Lewisham, as shown in Figure 2.18.⁵ However, the variations in Lewisham are far

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

narrower than in some other boroughs in London. Highest sales values are achieved in the north of the borough and Blackheath, while values in the south-east of the borough are marginally lower.

Figure 2.18.1: Sales values in Lewisham (approx. £s per square foot)



Sources: Map – Google; Values – Land Registry

Private rented sector market context

- 2.19 The proportion of the UK population living in privately renting housing has more than doubled between 1990 and 2023. In 1990, 9.3% of the population were living in privately rented homes and this increased to 19.1% in 2023. This increase largely results from affordability issues for households who would have preferred to owner occupy. Over the period 2000 to 2023, the proportion of households owner occupying has fallen from 70.6% to under 64.8% in 2023. 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, although intergenerational transfers of equity will also play a key role in levels of owner occupation.

- 2.20 Perceived softening of the housing for sale market has prompted some developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector⁶. 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.
- 2.21 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.
- 2.22 A reduced profit margin helps to compensate (to some degree) for the slightly lower capital values derived from a discounted cashflow model of a PRS operator. PRS units typically transact at discounts of circa 10% to 15% 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.
- 2.23 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

- 2.24 In February 2019, the government published a revised NPPF, with subsequent updates in 2021, 2023 and 2024, and revised PPG, with subsequent updates in May and September 2019.
- 2.25 Paragraph 35 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"*.
- 2.26 Paragraph 59 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 guidance, including standardised inputs, and should be made publicly available"*.
- 2.27 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. Both the Council's adopted Local Plan policy and London Plan policy are applied 'subject to viability', having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based

⁶ Knight Frank 'Multihousing 2022' estimates that capital committed to build to rent housing in the UK has increased from £35 billion in 2019 to over £56 billion in 2022, with a further increase to £102 billion forecast by 2028.

approach to affordable housing.

- 2.28 The 2019 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 adopted⁷, 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 risk of the approach in the 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

- 2.29 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 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.
- 2.30 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 57 of the NPPF, and to the provision of affordable housing.
- 2.31 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.
- 2.32 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.33 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) 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.
- 2.34 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,

⁷ And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley's Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

however, that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.

- 2.35 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.
- 2.36 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 PPG (paragraph 022 Reference ID: 25-022-20230104) clarifies that CIL Regulation 13 permits charging authorities to *“apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [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 different rates are justified by a comparative assessment of the economic viability of those categories of development. Furthermore, the PPG 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 (as amended), although that Order does provide *“a useful reference point”*⁸. The PPG 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.
- 2.37 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 charging authorities need to consider, as the timing of payment of CIL can have an impact on development cashflows (the earlier the payment of CIL, the more interest applicants will bear before the development is completed and sold).
- 2.38 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or ‘in kind’) of a Developer’s CIL liability. The PPG (paragraph 133) notes that *“there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy”*. The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.
- 2.39 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 are no longer 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.

⁸ Difficulties may emerge, for example, with regards to Class E, which includes very different uses which are interchangeable, such as offices and retail. Applying CIL rates to use classes (*rather than intended uses of development*) in these circumstances may be inconsistent with viability evidence.

- Charging authorities are 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 are required to publish annual CIL rate summaries showing the rates after indexation.

Mayoral CIL

- 2.40 The Borough is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation⁹ and £69.27 per square metre after indexation. Future receipts from the Mayoral CIL will be used to contribute towards funding Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks and other major transport investments, including the potential Bakerloo Line Extension from Elephant and Castle to Lewisham.

Borough CIL

- 2.41 The Council approved its CIL Charging Schedule on 25 February 2015 and it came into effect on 1 April 2015. Table 2.41.1 below summarises the prevailing rates of CIL. For C3 residential developments in the north of the borough (New Cross Gate, Deptford and Lewisham), the adopted rate is £100 per square metre. In all other parts of the borough, the rate for residential developments is £70 per square metre. Developments within B use classes are nil rated, while all other uses not specified attract a charge of £80 per square metre.

Table 2.41.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Zone	Adopted rate	2025 indexed rate
Residential C3 use class	Zone 1 ¹⁰	£100	£151.55
	Zone 2 ¹¹	£70	£106.09
B use classes	Whole borough	£0	£0
All other uses	Whole Borough	£80	£121.24

- 2.42 Since Lewisham's CIL came into effect in 2015, the Council has collected a total of £26.38 million in CIL receipts, 25% of which has been devolved to neighbourhoods, while the remaining 75% has been used for strategic Borough-wide infrastructure. The amount of CIL collected in each year varies, depending on the number of CIL liable developments that are commenced at particular times. Over the last five years for which figures are available, the Council has collected £0.75 million, £5.8 million, £1.9 million, £4.9 million, £3.6 million and £1.25 million in 2018/19 to 2023/24 respectively¹².

Local Policy context

- 2.43 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.
- 2.44 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.

⁹ The impact of indexation is discussed in section 6.

¹⁰ Postcode sectors SE3, SE8, SE10 and SE16

¹¹ Postcode sectors BR1, BR3, SE4, SE9, SE12, SE13, SE14, SE15, SE23 and SE26

¹² 5% of gross CIL receipts are allocated for administration costs

2.45 We set out a summary of the policies identified as having cost implications for developments below:

- Draft Local Plan Policy HO3 sets a strategic target of 50% affordable housing across all sites, but recognises that provision may vary in accordance with site-specific circumstances, including viability. We have assumed that the rented element is provided as social rent; London Affordable Rent and that the intermediate element is provided as shared ownership.
- As part of the requirement above, to reflect the requirement of Draft Local Plan Policy HO3 that requires sites below 10 units to provide contributions towards affordable housing on a 'sliding scale' basis and determine the potential amounts of CIL that can be secured.
- For build to rent schemes, we have reflected the impact of London Plan policy H11 which requires 35% affordable housing, comprising at least 30% of units as London Living Rent with the balance at a range of discounts below market rent and which requires the maximum reasonable level of affordable housing on PRS schemes having regard to site-specific viability.
- For large-scale purpose built shared housing, we have tested the impact of London Plan policy H16 and Draft Local Plan Policy HO8 which requires payments in lieu equivalent to a discount of 50% to market rent on 35% of the units.
- For purpose built student housing, we have tested the impact of London Plan policy H15 and Draft Local Policy HO7 which requires 35% of units to be provided at affordable rent levels (defined as a rent not exceeding 55% of the maximum maintenance loan available to undergraduates studying in London).
- For specialist housing for older people (C3 use class), we have tested the impact of London Plan policy H13 and Local Plan Policy HO5 which applies the affordable housing policy approach for general needs housing to this sector.
- Accessibility standards set out in Policy D7 of the London Plan and Draft Local Plan Policy QD2 (at least 10% of dwellings to meet Building Regulations Part M(3) 'wheelchair accessible dwellings' and all other dwellings to meet Part M4(2) requirements).
- Low carbon requirements in London Plan policy SI2 and Local Plan Policy SD1 for developments to achieve a 35% reduction on carbon emissions beyond Building Regulations requirements.
- Affordable workspace requirements on schemes which provide new or replacement employment floorspace. Draft Local Plan Policy EC4 requires 10% of floorspace to be let at a 50% discount to market rents.
- The impact of MCIL2, which is set at a rate of £60 per square metre (before indexation) or £69.27 per square metre in 2024 after indexation.

2.46 In addition, there is now a statutory requirement for developments to achieve 10% biodiversity net gain, which we have reflected in our appraisals.

Development context

2.47 Lewisham is an inner-London borough located in south-east London. The borough is bordered by the River Thames and Tower Hamlets to the north, the Royal Borough of Greenwich to the east; the London Borough of Southwark to the west; and the London Borough of Bromley to the south. The borough has numerous transport routes, including mainline trains from central London (London Bridge, Cannon Street and Charing Cross) providing north-south services to the west of the borough (serving New Cross Gate, Brockley, Honor Oak Park, Forest Hill and Sydenham); in the centre of the borough (serving Deptford, St John's, Lewisham, Ladywell, Catford, Bellingham and Beckenham Hill); and to the east (serving Blackheath, Hither Green, Lee and Grove Park). Public Transport Accessibility Levels ('PTAL') are highest in New Cross, Lewisham and Catford, where PTALs reach

level 6A/6B, meaning excellent, but are as low as 1 (meaning the lowest levels of accessibility) in the south, the latter being commensurate with the more suburban makeup of this part of the borough.

- 2.48 Transport for London ('TfL') has consulted on a potential extension to the Bakerloo Line, which currently starts at Harrow and Wealdstone Station and terminates at Elephant and Castle. TfL's current preferred option is for the line to be extended to Lewisham with stations at Old Kent Road, New Cross Gate and Lewisham. The Coronavirus pandemic had an adverse impact upon TfL's finances which cast some doubt on the timing of the extension. In 2021, the Secretary of State issued directions to safeguard land required to build the extension to Lewisham. TfL is also considering a second phase beyond Lewisham to Hayes and Beckenham Junction (utilising existing National Rail lines) which we understand is strongly supported by LB Lewisham. There are now some positive signs that the BLE is moving forward as TfL awarded feasibility design contracts in 2024 for four new stations on the route. When the extension proceeds, there are clearly precedents for extensions in growth areas, such as the Northern Line Extension ('NLE') to Battersea Power Station, which has facilitated high density development in the Nine Elms Vauxhall Opportunity Area ('NEVOA'). Developers in the NEVOA made substantial contributions to the NLE and TfL secured funding against future incremental business rates arising from the growth in employment floorspace in the area. London Borough of Southwark, which accommodates the Old Kent Road Opportunity Area amended to its CIL Charging Schedule to secure increased contributions from developments in this area towards the cost of the BLE.
- 2.49 The London Plan designates Lewisham, Deptford Creekside, Catford and New Cross as opportunity areas with potential for significant housing provision and new employment. In addition, the borough accommodates two Housing Zones, one at Catford (2,372 new homes over 33 hectares) and New Bermondsey (2,372 new homes over 12 hectares).
- 2.50 Developments in Lewisham 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 New Cross, Deptford, Lewisham and Catford.
- 2.51 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.

Fire safety regulations

- 2.52 In July 2023, the government confirmed an 18 metre height threshold above which all residential buildings are to have a second stair core. Many developers who have recently secured planning permission but who have not yet implemented these permissions are submitting Section 73 applications to vary these schemes to add second cores. This sometimes results in reductions in saleable floorspace where it is not possible to offset space lost to additional cores by either expanding the footprint of the building or adding height.
- 2.53 The issue has been compounded by recent increases in construction costs, which developers are typically reflecting in their financial viability assessments submitted with Section 73 applications. This is entirely appropriate of course (providing that any increases in value since the original application are also reflected), but sometimes has the effect of reducing the affordable housing below 35% unless other factors have changed to offset increased costs, such as a reduced benchmark land value.
- 2.54 This is in essence a short term issue that will be resolved after consented schemes have been varied to add the required additional cores. Schemes being designed after the changes to the regulations will clearly already reflect the requirements and sufficient floorspace will need to be negotiated with officers to ensure schemes are financially viable.

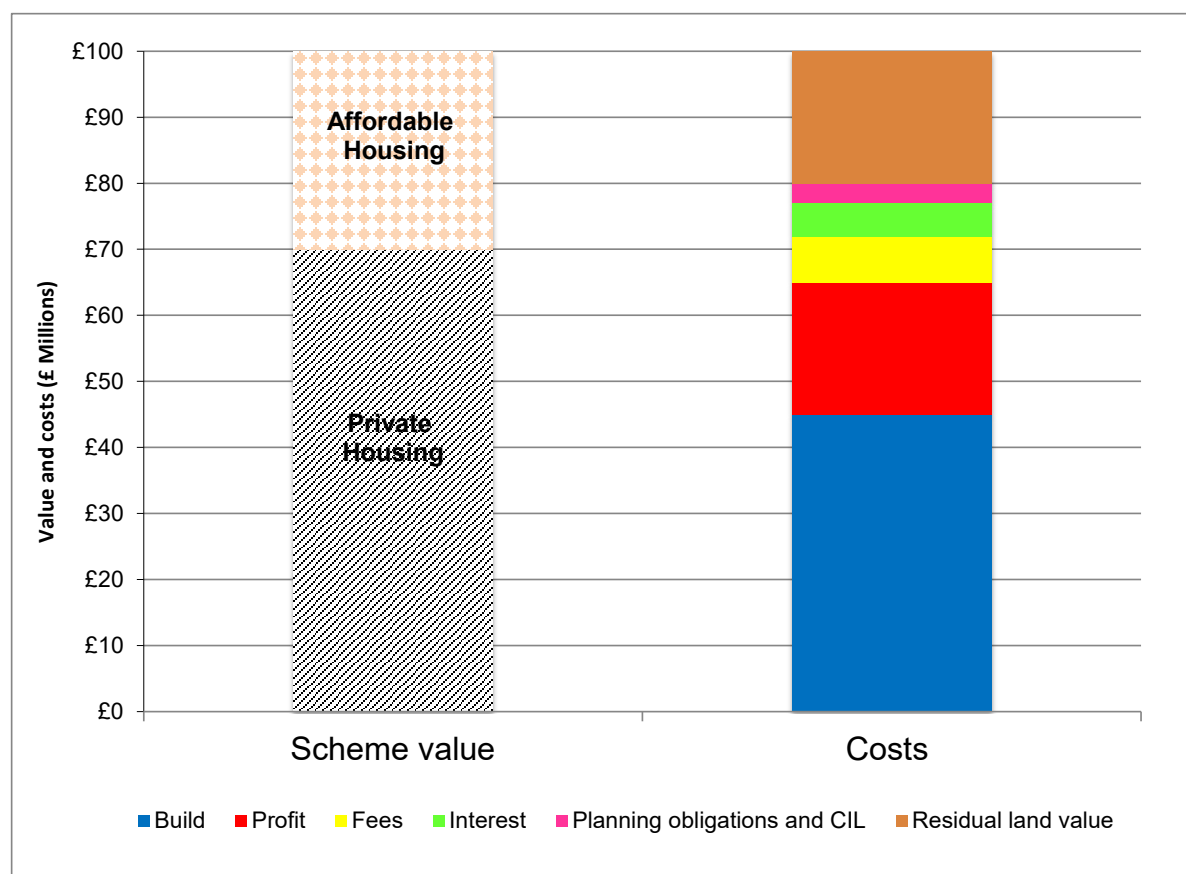
3 Methodology and appraisal approach

- 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 Lewisham and tests the Council's emerging planning policy requirements alongside adopted 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.

Figure 3.2.1: Components of a residual valuation



- 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 Lewisham, most sites will have been developed previously. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site investigations are undertaken (and we have not attempted to for the purposes of this study);
 - 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 a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR. Typically, developers and banks are targeting around 17.5 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 existing 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 is brought forward 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 these 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 2019 (with re-issues in 2021, 2023 and 2024), 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 of London's Affordable Housing and Viability SPG (August 2017) 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 guidance¹⁴ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate*

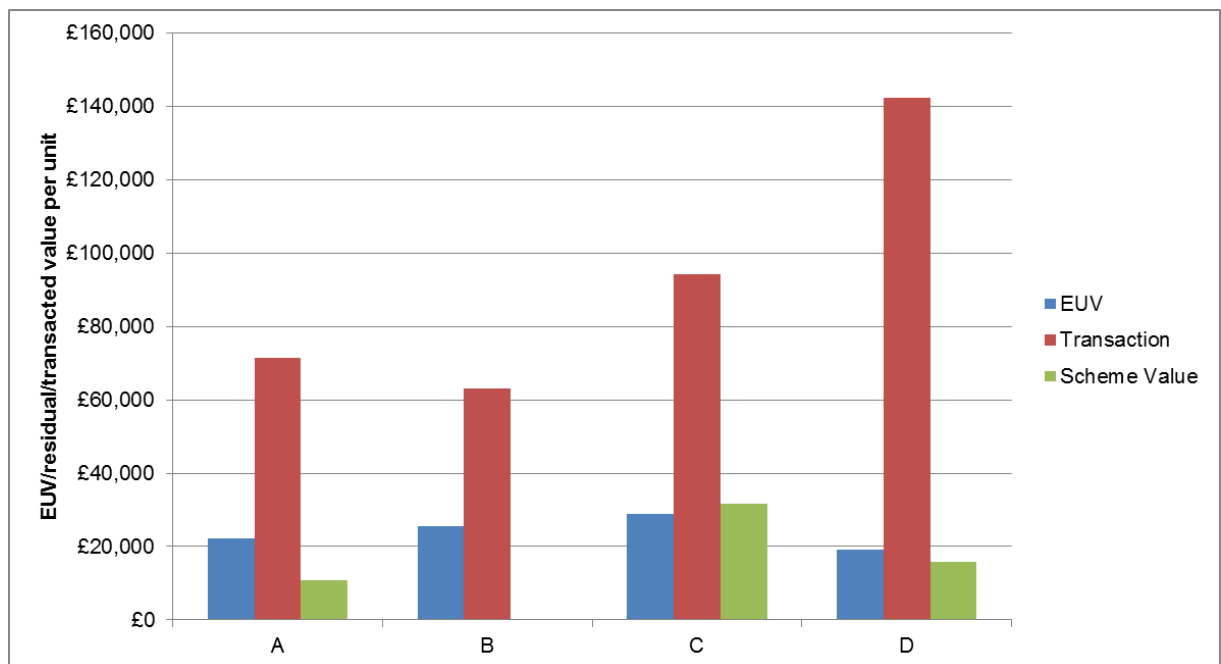
¹³ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

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

Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy”.

- 3.10 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 existing 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.
- 3.11 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements. Consequently, and exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners 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 Lewisham, 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.
- 3.12 Commentators frequently make reference to 'market testing' of benchmark land values and advocating the use of 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 advocates of this approach 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' emerging Local Plan policies and/or 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.
- 3.13 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 3.13.1. 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 3.13.1: Comparison of residual values to existing use value and price paid for site



- 3.14 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.
- 3.15 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 can 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 3.11 and 3.12.

4 Appraisal assumptions

- 4.1 We have appraised 48 development typologies on sites across the borough to represent the types of sites that the Council expects to come forward over the plan period. 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 space standards and amenity standards in Policy D6 of the London Plan and the housing mix sought by Policy HO1 in the Draft Local 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 £6,500 per square metre (£604 per square foot) to £7,965 per square metre (£740 per square foot), as shown in Figure 2.18.1. As noted in Section 2, the highest sales values are achieved in the area adjacent to the Thames, Deptford, Creekside and Blackheath. 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 also tested the impact of the provision of private units as rented by discounting the market value for these units by 10%, 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 5%.
- 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.

Table 4.4.1: Growth scenario

Year	1 2024	2 2025	3 2026	4 2027	5 2028	6 2029 and each year thereafter
Values	1%	3%	4%	4%	4.5%	4%
Costs	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%

Affordable housing tenure and values

- 4.5 Draft Local Plan Policy HO3 sets a 50% strategic target for affordable housing from all sources with a tenure mix of 70% London Affordable Rent and 30% intermediate (London Living Rent or shared ownership).
- 4.6 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.

Table 4.6.1: Affordable housing rents (per week 2024/25)

Rent type	1 bed	2 bed	3 bed	4 bed
London Affordable Rent	£201.43	£213.26	£225.11	£236.95

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

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Large retail incl supermarkets	Offices	B2	B8	C1 Hotel	C2	D1	D2	Gross floorspace	Indicative No of floors
1	Very small residential (house)	0.03	1	86	86	0	0	0	0	0	0	0	0	0	86	2
2	Small residential developments (houses, backland, infill etc)	0.05	5	86	432	0	0	0	0	0	0	0	0	0	432	3
3	Small residential developments (flats, backland, infill etc)	0.05	5	86	432	0	0	0	0	0	0	0	0	0	432	3
4	Small residential developments (houses, backland, infill etc)	0.10	11	86	950	0	0	0	0	0	0	0	0	0	950	3
5	Small residential developments (flats - backland, infill etc)	0.10	11	86	950	0	0	0	0	0	0	0	0	0	950	3
6	Small residential developments	0.15	25	86	2,160	0	0	0	0	0	0	0	0	0	2,160	4
7	Residential development	0.25	50	86	4,320	0	0	0	0	0	0	0	0	0	4,320	5
8	Small scale mixed use, local centres	0.02	5	86	432	50	0	0	0	0	0	0	0	0	482	3
9	Small scale mixed use, local centres	0.02	5	86	432	0	0	50	0	0	0	0	0	0	482	3
10	Small mixed use	0.15	25	86	2,160	200	0	0	0	0	0	0	0	0	2,360	6
11	Small mixed use	0.20	30	86	2,592	0	0	300	0	0	0	0	0	0	2,892	6
12	Mixed use	0.30	70	86	6,048	100	0	700	0	0	0	0	0	0	6,848	8
13	Mixed use	0.70	150	86	12,961	100	0	700	0	0	0	0	200	0	13,961	10
14	Mixed use incl community facility	0.56	118	86	10,196	0	0	0	0	0	0	0	0	1,650	11,846	12

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Large retail incl supermarkets	Offices	B2	B8	C1 Hotel	C2	D1	D2	Gross floorspace	Indicative No of floors
15	Mixed use incl health facility	0.40	60	86	5,184	0	0	0	0	0	0	0	0	800	5,984	4
16	Mixed use incl leisure facility	0.70	150	86	12,961	300	0	0	0	0	0	0	0	2,500	15,761	10
17	Mixed use	0.42	88	86	7,604	600	0	0	0	0	0	0	0	0	8,204	8
18	Large mixed use (employment led)	0.80	300	86	25,922	300	0	4,500	0	0	0	0	200	0	30,922	15
19	Estate regeneration (small infill - houses)	0.20	10	86	864	100	0	0	0	0	0	0	0	0	964	3
20	Estate regeneration (small infill - flats)	0.20	10	86	864	0	0	0	0	0	0	0	0	0	864	3
21	Estate regeneration (large)	4.00	200	86	17,281	100	0	0	0	0	0	0	250	0	17,631	10
22	Student housing	0.30	-	25	-	150	0	400	0	0	0	3,000	0	0	3,550	5
23	Hotels	0.20	67	30	2,000	250	0	0	0	0	2,000	0	0	0	4,250	6
24	Commercial	0.60	0	0	-	0	0	500	0	0	0	0	0	0	500	3
25	Storage	0.20	0	0	-	0	0	1,000	0	1,500	0	0	0	0	2,500	2
26	Residential care home (7 units)	0.03	7	86	-	0	0	0	0	0	0	250	0	0	250	3
27	Site allocation 1	0.28	242	86	20,910	2,880	0	960	-	0	0	0	960	960	26,670	30
28	Site allocation 2	1.14	536	86	46,313	2,171	0	700	-	0	0	0	2,000	-	51,184	24
29	Site allocation 3	23.60	3514	86	303,629	17,755	0	15,500	32,200	0	27,070	0	6,500	6,500	409,154	30
30	Site allocation 4	4.60	1582	86	136,694	1,870	0	6,268	-	0	0	0	374	374	145,580	20
31	Site allocation 5	10.56	3500	86	302,420	6,300	0	15,000	-	0	0	0	15,800	10,000	349,520	30
32	Site allocation 6	5.52	649	86	56,077	7,560	0	880	-	0	5,960	0	3,900	880	75,257	20
33	Site allocation 7	6.06	443	86	38,278	-	0	-	-	0	0	0	-	768	39,046	17
34	Site allocation 8	0.77	393	86	33,957	752	0	752	-	0	0	0	-	7,983	43,444	16

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Large retail incl supermarkets	Offices	B2	B8	C1 Hotel	C2	D1	D2	Gross floorspace	Indicative No of floors
35	Site allocation 9	0.30	365	86	31,538	3,024	0	1,512	-	0	0	0	-	-	36,074	25
36	Site allocation 10	0.6	585	86	50,547	4,820	0	2,410	-	0	0	0	-	-	57,777	15
37	Site allocation 11	1.68	393	86	33,957	5,305	0	805	-	0	0	0	1,122	321	41,510	11
38	Site allocation 12	3.59	1,020	86	88,134	13,382	0	4,061	-	0	0	0	-	400	105,977	20
39	Site allocation 13	0.61	260	86	22,465	200	0	-	-	0	0	0	-	-	22,665	12
40	Site allocation 14	1.01	324	86	27,995	572	0	-	-	0	0	0	-	934	29,501	8
41	Site allocation 15	2.23	636	86	54,954	9,308	0	3,103	-	0	0	0	-	-	67,365	12
42	Site allocation 16	3.41	1080	86	93,318	11,175	0	4,725	-	0	0	0	2,000	1,000	112,218	20
43	Site allocation 17	2.06	918	86	79,320	4,160	0	4,780	2,000	0	0	0	-	500	90,760	20
44	Site allocation 18	1.91	300	86	25,922	5,017	0	12,033	-	0	0	0	-	1,000	43,972	15
45	Site allocation 19	0.81	299	86	25,835	2,615	0	2,615	-	0	0	0	-	-	31,065	10
46	Site allocation 20	6.37	1186	86	102,477	59,402	0	16,601	-	0	0	0	5,000	2,000	185,480	20
47	Site allocation 21	0.93	274	86	23,675	2,151	0	1,225	-	0	0	0	-	300	27,351	10
48	Site allocation 22	2.46	1029	86	88,911	7,974	0	4,237	-	0	0	0	500	-	101,622	6
49	Site allocation 23	1.1	352	86	30,415	-	0	12,370	-	0	0	0	-	-	42,785	6
50	Site allocation 24	0.77	277	86	23,934	2,426	0	2,426	-	0	0	0	-	-	28,786	10
51	Site allocation 25	7.35	2219	86	191,734	14,270	0	9,135	-	0	0	0	3,000	1,000	219,139	10
52	Site allocation 26	5.4	1818	86	157,085	19,861	0	7,954	-	0	0	0	3,000	1,000	188,900	10
53	Site allocation 27	0.96	283	86	24,453	-	0	9,771	-	0	0	0	-	-	34,224	6
54	Site allocation 28	1.26	245	86	21,169	-	0	8,455	-	0	0	0	-	-	29,624	6
55	Site allocation 29	1.7	255	86	22,033	2,234	0	2,234	-	0	0	0	-	-	26,501	6

- 4.7 Draft Local Plan Policy HO3 indicates that the Council will seek the unit mix shown in Table 4.7.1.

Table 4.7.1: Housing mix for affordable housing

Tenure	1 bed	2 bed	3 bed	4 bed
Rented	19%	36%	32%	13%
Intermediate	10%	40%	35%	15%

- 4.8 Based on the rents above, our modelling indicates that RPs would pay an average of £2,987 per square metre (£277 per square foot) to acquire completed London Affordable Rented units.
- 4.9 The CLG 'Affordable Homes Programme 2021-2026' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.
- 4.10 For shared ownership units, we have assumed that Registered Providers will sell 25% initial equity stakes and charge 2.5% on the retained equity. The rent on retained equity is capitalised using a yield of 5%.

Rents and yields for commercial development

- 4.11 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 24 month rent-free period for office floorspace and a 12 month rent free period for other uses.

Table 4.11.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail			
North	£811	7.00%	12
Rest of Borough	£644	7.50%	12
Office			
North	£417	6.50%	24
Rest of Borough	£381	6.75%	24
Industrial and warehousing			
North	£238	5.0%	12
Rest of Borough	£214	5.0%	12
Hotel			
Whole Borough	£303	5.00%	-
Student			
Whole Borough – market ¹⁵	£688	4.75%	-
Whole Borough - affordable ¹⁶	£263	4.75%	-

Build costs

- 4.12 We have sourced build costs from the RICS Building Cost Information Service (BCIS), attached as Appendix 2, which is based on tenders for actual schemes. Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

- Flats (5 or fewer storeys): £2,014 per square metre;

¹⁵ Rent of £200 per week per studio, 51 week tenancy

¹⁶ Rent of £155 per week, based on 55% of maximum maintenance loan in line with London Plan policy, 35 week tenancy

- Flats (6+ storeys): £2,364 per square metre;
- Retail: £1,776 per square metre;
- Offices: £2,465 per square metre;
- B2 Industrial: £1,226 per square metre;
- Warehouse/storage: £1,057 per square metre;
- Student housing: £2,729 per square metre;
- Hotel: £3,052 per square metre
- Leisure and ancillary uses: £2,256 per square metre.

4.13 In addition, the base costs above are increased by 10% to account for external works (including car parking spaces).

Zero carbon

- 4.14 In 2023, London boroughs commissioned research on the costs of achieving reductions in carbon emissions from development (*'Delivering Net Zero: An evidence study to support planning policies which deliver Net Zero Carbon developments'* (May 2023) by Levitt Bernstein, Introba, Inkling, Currie & Brown and Etude.
- 4.15 This research identifies additional capital costs of achieving net zero carbon development ranging from 4% to 5% for houses; 4% to 7% or low rise flats; and 3% to 5% for mid-rise flats. The study also identifies additional capital costs of 1% to 4% for offices and 4% to 7% for industrial development.
- 4.16 We have therefore tested the upper end of the range of costs in our appraisals (i.e. 5% of construction costs).

Accessibility standards

- 4.17 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.18.1. These costs are based on the MHCLG *'Housing Standards Review: Cost Impacts'* study, but converted into percentages of base construction costs (see calculations at Appendix 3) so that they can be applied to contemporary costs.

Table 4.17.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible and adaptable	1.15%	0.54%
M4(3) (a) wheelchair user - adaptable	9.28%	10.77%
M4(3) (b) wheelchair user - accessible	9.47%	23.80%

- 4.18 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3 applies to 10% of dwellings. M4(3) (a) applies to market housing units and M4(3) (b) applies to affordable units.

Professional fees

- 4.19 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

- 4.20 Our appraisals assume that development finance can be secured at a rate of 6.5%, inclusive of arrangement and exit fees, reflective of medium term funding conditions.

Marketing costs

- 4.21 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees. For commercial developments, we have allowed 15% of first year's rent for letting agent and legal fees; a disposal fee of 1% of capital value; and legal fees of 0.5%.

Mayoral CIL

- 4.22 The Borough is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation¹⁷ and £69.27 per square metre after indexation. Future receipts from the Mayoral CIL will be used to contribute towards funding Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks and other major transport investments, including the potential Bakerloo Line Extension from Elephant and Castle to Lewisham.

Borough CIL

- 4.23 The Council approved its CIL Charging Schedule on 25 February 2015 and it came into effect on 1 April 2015. Table 4.23.1 below summarises the prevailing rates of CIL. For C3 residential developments in the north of the borough (New Cross Gate, Deptford and Lewisham), the adopted rate is £100 per square metre. In all other parts of the borough, the rate for residential developments is £70 per square metre. Developments within B use classes are nil rated, while all other uses not specified attract a charge of £80 per square metre.

Table 4.23.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Zone	Adopted rate	2025 indexed rate
Residential C3 use class	Zone 1 ¹⁸	£100	£151.55
	Zone 2 ¹⁹	£70	£106.09
B use classes	Whole borough	£0	£0
All other uses	Whole Borough	£80	£121.24

- 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 Lewisham 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 £40 per square metre for non-residential development and up to £2,000 per unit for residential development. The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process. In addition, we have incorporated £1,000 per residential unit and £15 per square metre for S278 highways works.

¹⁷ The impact of indexation is discussed in section 6.

¹⁸ Postcode sectors SE3, SE8, SE10 and SE16

¹⁹ Postcode sectors BR1, BR3, SE4, SE9, SE12, SE13, SE14, SE15, SE23 and SE26

Urban Greening Factor / green roofs

- 4.26 The London Plan requires an Urban Greening Factor ('UGF') of 0.4 for residential-led developments and 0.3 for commercial-led developments. We have modelled the inclusion of green roofs as a proxy for the various measures that developers can deploy to achieve the required UGF levels. Studies²⁰ on the cost installing green roofs indicate a typical cost of £100 per square metre of roof space, which we have applied to an estimate of the footprints of the buildings in each development typology. We have increased this cost by the change in the BCIS Tender Price Index²¹, increasing costs to £121.10 per square metre.

Biodiversity Net Gain

- 4.27 We have reflected the additional costs of achieving a 10% biodiversity net gain by applying an increase in build costs indicated in the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on brownfield sites in London for a 10% biodiversity net gain equate to 0.1% of build costs²². Increasing biodiversity in urban areas on sites which have been previously developed, as the starting base level of biodiversity is typically very low.

Development and sales periods

- 4.28 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

- 4.29 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. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the boards of the major housebuilders will set targets for minimum profit).
- 4.30 The views of the banks which fund development are a relevant consideration; if 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. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.
- 4.31 Following a significant period of turbulence, including the UK's departure from the European Union, the Coronavirus pandemic, the war in Ukraine and the September 2022 'fiscal event', the market has remained relatively resilient, despite an increase in the Bank of England's base rate. We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as the latter tends to be built over long periods of time with significant capital lock-up. Profit rates applied to rented housing (BTR, co-living and student housing) are set at 15% of GDV. Profit on commercial

²⁰ See, for example, the Corporation of City of London's 'Urban Greening Study', July 2018

²¹ BCIS Qtr 3 2018 = 327; Qtr 4 2024 = 396. Change = 21.1%

²² Central Estimate – see Table 20 of DEFRA Impact Assessment

development is also set at 15% of GDV.

- 4.32 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.

Exceptional costs

- 4.33 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

- 4.34 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.
- 4.35 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 existing use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings that were developed more recently; 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 existing use values in these circumstances.
- 4.36 Redevelopment proposals that generate residual land values below existing 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 existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site. The assumptions underpinning our benchmark land values are summarised in Appendix 4 and in Table 4.36.1.

Table 4.36.1: Benchmark land values (£ millions per hectare)

Use	EUV	Premium	BLV
Secondary offices	£4.77	£0.95	£5.73
Secondary retail	£3.72	£0.74	£4.46
Secondary industrial	£2.94	£0.59	£3.53
Undeveloped land	£1.00	-	£1.00

- 4.37 We have not used 'alternative use values' in this study, as we have modelled a wide range of

development typologies, including commercial schemes (which would, themselves, be the 'alternative uses' that would be tested, resulting in a degree of circularity). Clearly such approaches to benchmark land value would also need to meet the four tests identified in paragraph 017 summarised as follows:

- That any alternative use scheme would comply in full with development plan policies;
- That it can be demonstrated that the alternative use could be accommodated on the site in question;
- There is demonstrable market demand for the alternative use;
- There is robust justification as to why this alternative use is not being pursued by the landowner.

4.38 A recent appeal decision²³ notes that it is unlikely to be appropriate to use an alternative use value in an application scheme viability assessment where the owner has no intention of bringing forward such a scheme. Such circumstances might include where a residential developer proposes a commercial scheme as an alternative use value.

²³ 55-69 Rothbury Road, 22 February 2022, reference PP/M9584/W/20/3258321

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 55 development typologies (including site allocations), reflecting different densities and types of development across the Borough.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with Draft Local Plan Policy HO3:
- 50% affordable housing;
 - 45% affordable housing;
 - 40% affordable housing;
 - 35% affordable housing;
 - 30% affordable housing;
 - 25% affordable housing;
 - 20% affordable housing;
 - 15% affordable housing;
 - 10% affordable housing; and
 - 100% private housing.
- 5.3 In all cases, the affordable housing is assumed to be provided as 70% London Affordable Rent and 30% intermediate housing.
- 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. This is provided for information only, as the Draft Local Plan does not require small schemes to make any contribution towards affordable housing.
- 5.5 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section and in Section 2. 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. It should be noted that this testing assumes that Mayoral CIL is incorporated as a development cost, so the surpluses identified relate to the capacity for Borough CIL only.
- 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 (overleaf).
- 5.7 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.4.1.

Table 5.6.1: Alternative CIL rates tested

Use	Zone 1				Zone 2				Zone 3			
	Prevailing	Alt 1	Alt 2	Alt 3	Prevailing	Alt 1	Alt 2	Alt 3	Prevailing	Alt 1	Alt 2	Alt 3
Residential incl co-living, shared accom	£151.55	£160	£175	£200	£106.09	£110	£125	£150	£106.09	£110	£115	£125
Residential sheltered housing	£0.00	£120	£135	£145	£0	£0	£0	£0	£0	£0	£0	£0
Hotels	£121.24	£125	£135	£150	£121.24	£125	£135	£150	£121.24	£125	£135	£150
Offices	£0.00	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Student housing	£121.24	£200	£210	£220	£121.24	£200	£210	£220	£121.24	£200	£210	£220
Large retail	£121.24	£200	£210	£220	£121.24	£200	£210	£220	£121.24	£200	£210	£220
Other retail	£121.24	£125	£135	£150	£121.24	£125	£135	£150	£121.24	£125	£135	£150
Education (private)	£0.00	£100	£110	£120	£0	£100	£110	£120	£0	£100	£110	£120
Health care (private)	£0.00	£100	£110	£120	£0	£100	£110	£120	£0	£100	£110	£120
Industrial and warehousing	£0.00	£50	£75	£100	£0	£50	£75	£100	£0	£50	£75	£100

6 Assessment of appraisal results

- 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. 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 and benchmark land value.
- 6.2 Development value is finite and – in densely developed Boroughs such as Lewisham - is rarely enhanced through the adoption of new policy requirements. This is because existing use values are often 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.
- 6.3 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.
- 6.4 The CIL regulations state that in setting a charge, local authorities must “*strike an appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact of CIL upon the viability of development across the whole area on the other. 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.
- 6.5 There is clearly a balance that has to be struck between the aims of Draft Local Plan Policy HO3 on the delivery of affordable housing (which sets a strategic target of 50%, 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 50%, as this is not always viable. The latest London Plan Annual Monitoring Report for the financial year 2021/22 (published May 2024) indicates that there were 88 net new affordable housing completions, which amounts to 20.3% of all net dwellings that were completed.
- 6.6 We have therefore focused on the results of testing where we have included between 35% to 50% 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, but CIL rates will need to be set so that developments coming forward have potential for delivering at the target percentage in the Draft Local Plan.
- 6.7 Where we have tested CIL as an output, 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 6.7.1 to 6.7.9. As one would expect, the capacity for schemes to absorb CIL is greater where sales values are at the higher end of the borough-wide range and 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.

- 6.8 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. These results are summarised in tables 6.8.1 to 6.8.4. In these tables, the percentage change in residual land value is not calculated where the starting residual value is negative, as in these situations, sites would stay in their existing uses.
- 6.9 The results of this analysis indicate that increases from the adopted CIL rates would not – in the main – have a significant impact on the residual land values generated. This is illustrated in figures 6.9.1 to 6.9.16²⁴, which set the various residual land values from the four CIL scenarios (i.e. adopted rate with indexation and three alternative rates) alongside each other for each development. 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.
- 6.10 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 10%, although the impact can be significantly higher in some cases where the starting residual land value is low. This indicates that developments could, in principle, absorb the higher rates without any adverse significant impact upon land supply.

²⁴ These figures exclude scenarios where the starting residual land value is negative, as these sites would stay in their existing use, rather than being brought forward for development.

Table 6.7.1: Maximum CIL rates (before buffer) – Price Point A (£6,458 per square metre)

DWSHAM CIL		Sales value £6,458 psqm		Aft tenure		Rented 70%		50/50%		First time 0%															
LV1		Residual land values		0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH	
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH												
1 Very small residential (house)	89	£171,881	261	201	139	77	13	-	-	-	-	-	-												
2 Small res dev (houses)	448	£298,435	1,545	1,485	1,423	1,360	1,297	1,232	1,167	1,100	1,032	964	894												
3 Small res dev (flats)	448	£298,435	1,545	1,485	1,423	1,360	1,297	1,232	1,167	1,100	1,032	964	894												
4 Small res dev (houses)	802	£572,869	1,558	1,499	1,436	1,377	1,314	1,250	1,186	1,120	1,054	986	916												
5 Small res dev (flats)	802	£572,869	1,558	1,499	1,436	1,377	1,314	1,250	1,186	1,120	1,054	986	916												
6 Small residential developments	2,211	£839,334	1,558	1,499	1,436	1,377	1,314	1,250	1,186	1,120	1,054	986	916												
7 Residential development	4,462	£1,432,173	730	683	635	586	536	486	435	383	331	278	224												
8 Small scale mixed use, local centres	496	£1,14,274	995	950	904	857	809	760	711	661	611	559	507												
9 Small scale mixed use, local centres	496	£1,14,274	995	950	904	857	809	760	711	661	611	559	507												
10 Small mixed use	2,431	£899,304	309	282	216	188	120	71	22	-	-	-	-												
11 Small mixed use	2,377	£1,142,730	49	-	-	-	-	-	-	-	-	-	-												
12 Mixed use	7,047	£1,718,697	137	135	92	48	4	-	-	-	-	-	-												
13 Mixed use	14,387	£4,910,004	-	-	-	-	-	-	-	-	-	-	-												
14 Mixed use not community facility	12,181	£3,308,887	-	-	-	-	-	-	-	-	-	-	-												
15 Mixed use not health facility	6,155	£2,591,476	268	228	186	145	104	62	19	-	-	-	-												
16 Mixed use not leisure facility	16,187	£4,910,004	133	88	58	20	-	-	-	-	-	-	-												
17 Mixed use	6,454	£2,439,650	213	-	-	-	-	-	-	-	-	-	-												
18 Large mixed use (employment led)	31,775	£4,592,953	237	202	166	130	93	56	18	-	-	-	-												
19 Estate regen (small mfr - houses)	1,885	£1,145,738	1,011	961	910	858	805	751	696	641	585	528	470												
20 Estate regen (small mfr - flats)	892	£1,145,738	-	-	-	-	-	-	-	-	-	-	-												
21 Estate regeneration (large)	18,200	£22,914,785	-	-	-	-	-	-	-	-	-	-	-												
22 Student housing	3,550	£1,718,697	1,730	1,650	1,563	1,475	1,387	1,300	1,212	1,124	1,036	949	861												
23 Hotels	4,260	£1,145,738	347	318	290	265	236	213	187	161	135	109	84												
24 Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-												
25 Storage	2,500	£1,145,738	-	-	-	-	-	-	-	-	-	-	-												
26 Residential care home (7 units)	875	£1,145,738	-	-	-	-	-	-	-	-	-	-	-												
27 Site allocation 1	27,358	£1,145,738	118	84	52	20	-	-	-	-	-	-	-												
28 Site allocation 2	182,708	£22,914,785	-	-	-	-	-	-	-	-	-	-	-												
29 Site allocation 3	419,145	£1,718,697	34	10	-	-	-	-	-	-	-	-	-												
30 Site allocation 4	150,878	£1,145,738	231	194	155	116	77	36	-	-	-	-	-												
31 Site allocation 5	359,471	£3,437,215	61	29	-	-	-	-	-	-	-	-	-												
32 Site allocation 6	77,102	£1,145,738	383	362	321	289	257	224	191	158	124	89	54												
33 Site allocation 7	40,365	£171,881	404	361	317	272	226	180	134	86	38	-	-												
34 Site allocation 8	44,562	£1,604,234	119	89	58	27	-	-	-	-	-	-	-												
35 Site allocation 9	37,112	£8,535,738	56	3	-	-	-	-	-	-	-	-	-												
36 Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-												
37 Site allocation 11	42,628	£26,251,979	88	52	15	-	-	-	-	-	-	-	-												
38 Site allocation 12	108,877	£90,384,879	-	-	-	-	-	-	-	-	-	-	-												
39 Site allocation 13	23,405	£31,622,375	-	-	-	-	-	-	-	-	-	-	-												
40 Site allocation 14	30,423	£24,715,869	-	-	-	-	-	-	-	-	-	-	-												
41 Site allocation 15	68,173	£4,411,092	295	277	259	241	222	204	184	165	146	126	106												
42 Site allocation 16	115,289	£1,718,697	283	253	224	193	165	131	99	67	35	2	-												
43 Site allocation 17	93,370	£3,437,215	171	140	109	78	46	13	-	-	-	-	-												
44 Site allocation 18	44,825	£9,624,291	-	-	-	-	-	-	-	-	-	-	-												
45 Site allocation 19	31,915	£20,986,001	-	-	-	-	-	-	-	-	-	-	-												
46 Site allocation 20	188,852	£3,439,844	639	614	593	571	548	526	501	477	453	429	403												
47 Site allocation 21	28,130	£5,705,970	435	397	357	318	277	236	195	152	110	68	23												
48 Site allocation 22	104,548	£12,774,981	431	393	364	330	295	260	225	189	152	115	77												
49 Site allocation 23	43,789	£19,534,637	-	-	-	-	-	-	-	-	-	-	-												
50 Site allocation 24	29,574	£11,201,104	93	56	19	-	-	-	-	-	-	-	-												
51 Site allocation 25	225,448	£10,941,600	321	282	262	231	200	169	130	105	73	39	9												
52 Site allocation 26	194,089	£4,440,340	432	393	364	334	294	253	212	170	128	88	48												
53 Site allocation 27	35,028	£36,491,763	-	-	-	-	-	-	-	-	-	-	-												
54 Site allocation 28	30,321	£5,277,663	132	99	67	34	-	-	-	-	-	-	-												
55 Site allocation 29	27,228	£14,592,580	159	12	34	-	-	-	-	-	-	-	-												

LV2		Residual land values		0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH	
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH												
1 Very small residential (house)	89	£133,540	686	526	364	202	435	273	241	174	150	126	95												
2 Small res dev (houses)	448	£223,233	1,687	1,626	1,565	1,502	1,439	1,374	1,308	1,242	1,174	1,105	1,036												
3 Small res dev (flats)	448	£223,233	1,687	1,626	1,565	1,502	1,439	1,374	1,308	1,242	1,174	1,105	1,036												
4 Small res dev (houses)	802	£446,466	1,687	1,626	1,565	1,502	1,439	1,374	1,308	1,242	1,174	1,105	1,036												
5 Small res dev (flats)	802	£446,466	1,687	1,626	1,565	1,502	1,439	1,374	1,308	1,242	1,174	1,105	1,036												
6 Small residential developments	2,211	£890,930	1,687	1,626	1,565	1,502	1,439	1,374	1,308	1,242	1,174	1,105	1,036												
7 Residential development	4,462	£1,116,140	801	754	706	657	607	557	506	454	402	348	294												
8 Small scale mixed use, local centres	496	£39,293	1,047	1,001	955	908	860	811	762	712	662	610	558												
9 Small scale mixed use, local centres	496	£39,293	1,047	1,001	955	908	860	811	762	712	662	610	558												
10 Small mixed use	2,431	£899,304	309	282	216	188	120	71	22	-	-	-	-												
11 Small mixed use	2,377	£899,304	309	282	216	188	120	71	22	-	-	-	-												
12 Mixed use	7,047	£1,718,697	137	135	92	48	4	-	-	-	-	-	-												
13 Mixed use	14,387	£3,125,262	45	6	-	-	-	-	-	-	-	-	-												
14 Mixed use not community facility	12,181	£2,591,476	-	-	-	-	-	-	-	-	-	-	-												
15 Mixed use not health facility	6,155	£1,145,738	268	228	186	145	104	62	19	-	-	-	-												
16 Mixed use not leisure facility	16,187	£4,910,004	133	88	58	20	-	-	-	-	-	-	-												
17 Mixed use	6,454	£2,439,650	213	-	-	-	-	-	-	-	-	-	-												
18 Large mixed use (employment led)	31,775	£4,592,953	237	202	166	130	93	56	18	-	-	-	-												
19 Estate regen (small mfr - houses)	1,885	£1,145,738	1,011	961	910	858	805	751	696	641	585	528	470												
20 Estate regen (small mfr - flats)	892	£1,145,738	-	-	-	-	-	-	-	-	-	-	-												
21 Estate regeneration (large)	18,200	£22,914,785	-	-	-	-	-	-	-	-	-	-	-												
22 Student housing	3,550	£1,718,697	1,730	1,650	1,563	1,475	1,387	1,300	1,212	1,124	1,036	949	861												
23 Hotels	4,260	£1,145,738	347	318	290	265	236	213	187	161	135	109	84												
24 Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-												
25 Storage	2,500	£1,145,738	-	-	-	-	-	-	-	-	-	-	-												
26 Residential care home (7 units)	875	£1,145,738	-	-	-	-	-	-	-	-	-	-	-												
27 Site allocation 1	27,358	£1,145,738	118	84	52	20	-	-	-	-	-	-	-												
28 Site allocation 2	182,708	£22,914,785	-	-	-	-	-	-	-	-	-	-	-												
29 Site allocation 3	419,145	£1,718,697	34	10	-	-	-	-	-	-	-	-	-												
30 Site allocation 4	150,878	£1,145,738	231	194	155	116	77	36	-	-	-	-	-												
31 Site allocation 5	359,471	£3,437,215	61	29	-	-	-	-	-	-	-	-	-												
32 Site allocation 6	77,102	£1,145,738	383	362	321	289	257	224	191	158	127	92	58												
33 Site allocation 7	40,365	£133,540	405	366	324	292	260	228	194	161	127	92	58												
34 Site allocation 8	44,562	£1,255,105	127	97	66	34	3	-	-																

Table 6.7.2: Maximum CIL rates (before buffer) – Price Point B (£6,647 per square metre)

WISIAM CIL		Sales value £6,647 psm		Airt tenure		Rented 75%		50/30%		Frst rms 0%												
V1												Residual land values										
Description	Floor areas	BLV	0% AR	5% AR	10% AR	15% AR	20% AR	25% AR	30% AR	35% AR	40% AR	45% AR	50% AR									
1 Very small residential (house)	89	£171,081	291	201	139	77	13	13	1,213	1,167	1,100	1,032	964	894								
2 Small res dev (houses)	448	£208,435	1,512	1,469	1,423	1,360	1,297	1,232	1,167	1,100	1,032	964	894									
3 Small res dev (flats)	448	£208,435	1,512	1,469	1,423	1,360	1,297	1,232	1,167	1,100	1,032	964	894									
4 Small res dev (houses)	962	£252,869	1,558	1,489	1,430	1,377	1,314	1,250	1,186	1,120	1,054	988	924									
5 Small res dev (flats)	962	£252,869	1,541	1,491	1,421	1,358	1,295	1,231	1,167	1,100	1,032	964	894									
6 Small residential developments	2,331	£552,699	804	759	699	619	567	515	462	409	354	299	243									
7 Residential development	4,462	£1,432,173	730	683	635	586	536	486	436	383	331	278	224									
8 Small scale mixed use, local centres	496	£114,574	996	960	924	888	850	812	775	737	699	661	623									
9 Small scale mixed use, local centres	496	£114,574	996	960	924	888	850	812	775	737	699	661	623									
10 Small mixed use	2,431	£695,354	309	262	216	168	120	71	22	-	-	-	-									
11 Small mixed use	2,977	£1,145,730	49	3	-	-	-	-	-	-	-	-	-									
12 Mixed use	7,647	£1,716,081	137	136	62	62	4	-	-	-	-	-	-									
13 Mixed use	14,367	£4,915,064	-	-	-	-	-	-	-	-	-	-	-									
14 Mixed use incl community facility	12,181	£3,206,067	-	-	-	-	-	-	-	-	-	-	-									
15 Mixed use incl health facility	6,155	£2,261,470	266	258	186	145	104	62	19	-	-	-	-									
16 Mixed use incl leisure facility	16,187	£4,915,064	133	86	58	20	-	-	-	-	-	-	-									
17 Mixed use	8,454	£2,406,050	211	165	125	81	36	-	-	-	-	-	-									
18 Large mixed use (employment led)	31,775	£4,562,953	397	392	130	68	18	-	-	-	-	-	-									
19 Estate regeneration (small infill - houses)	1,885	£1,145,730	1,911	961	910	858	805	751	696	641	585	528	470									
20 Estate regeneration (small infill - houses)	882	£1,145,730	-	-	-	-	-	-	-	-	-	-	-									
21 Estate regeneration (large)	18,200	£22,914,765	-	-	-	-	-	-	-	-	-	-	-									
22 Student housing	3,550	£1,716,087	1,730	1,650	1,563	1,475	1,387	1,300	1,212	1,124	1,036	949	861									
23 Hotels	4,360	£1,145,730	342	316	290	265	239	213	187	161	135	109	84									
24 Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-									
25 Storage	2,500	£1,145,730	-	-	-	-	-	-	-	-	-	-	-									
26 Residential care home (7 units)	875	£1,145,730	-	-	-	-	-	-	-	-	-	-	-									
27 Site allocation 1	27,366	£1,145,730	116	84	62	39	-	-	-	-	-	-	-									
28 Site allocation 2	52,708	£22,914,766	-	-	-	-	-	-	-	-	-	-	-									
29 Site allocation 3	419,145	£1,716,087	-	-	-	-	-	-	-	-	-	-	-									
30 Site allocation 4	162,078	£1,145,730	231	164	155	110	77	36	-	-	-	-	-									
31 Site allocation 5	359,471	£3,437,215	61	29	-	-	-	-	-	-	-	-	-									
32 Site allocation 6	77,162	£1,145,730	852	354	321	289	257	224	191	158	124	89	54									
33 Site allocation 7	42,365	£171,081	460	361	317	272	226	180	134	86	36	-	-									
34 Site allocation 8	44,862	£1,604,034	119	89	58	27	-	-	-	-	-	-	-									
35 Site allocation 9	37,112	£8,536,796	35	3	-	-	-	-	-	-	-	-	-									
36 Site allocation 10	59,441	£135,187,132	-	-	-	-	-	-	-	-	-	-	-									
37 Site allocation 11	42,620	£26,35,979	88	52	15	-	-	-	-	-	-	-	-									
38 Site allocation 12	106,877	£96,494,878	-	-	-	-	-	-	-	-	-	-	-									
39 Site allocation 13	23,495	£31,622,375	-	-	-	-	-	-	-	-	-	-	-									
40 Site allocation 14	30,423	£34,715,069	-	-	-	-	-	-	-	-	-	-	-									
41 Site allocation 15	69,173	£4,471,050	395	277	259	241	222	204	184	165	146	126	106									
42 Site allocation 16	115,289	£1,716,087	283	253	224	193	162	131	86	87	35	2	-									
43 Site allocation 17	63,370	£3,437,215	171	140	109	78	46	13	-	-	-	-	-									
44 Site allocation 18	44,825	£9,624,261	-	-	-	-	-	-	-	-	-	-	-									
45 Site allocation 19	31,915	£20,846,011	-	-	-	-	-	-	-	-	-	-	-									
46 Site allocation 20	188,852	£3,434,552	635	614	593	571	548	525	501	477	453	429	405									
47 Site allocation 21	26,130	£3,705,910	387	387	387	387	387	387	387	387	387	387	387									
48 Site allocation 22	104,148	£12,774,981	431	368	364	330	295	260	225	189	152	115	77									
49 Site allocation 23	43,796	£19,534,837	-	-	-	-	-	-	-	-	-	-	-									
50 Site allocation 24	29,574	£11,801,154	93	56	19	-	-	-	-	-	-	-	-									
51 Site allocation 25	255,448	£18,910,600	321	262	262	231	200	169	138	105	73	39	6									
52 Site allocation 26	194,089	£4,444,240	412	383	354	324	294	263	232	200	168	136	103									
53 Site allocation 27	35,028	£24,491,763	-	-	-	-	-	-	-	-	-	-	-									
54 Site allocation 28	30,321	£5,327,603	132	99	67	34	-	-	-	-	-	-	-									
55 Site allocation 29	27,226	£14,092,589	109	72	34	-	-	-	-	-	-	-	-									

V2																						
												Residual land values										
Description	Floor areas	BLV	0% AR	5% AR	10% AR	15% AR	20% AR	25% AR	30% AR	35% AR	40% AR	45% AR	50% AR									
1 Very small residential (house)	89	£133,948	58	54	34	24	3	3	3	1,100	1,032	964	894									
2 Small res dev (houses)	448	£223,233	1,687	1,606	1,565	1,502	1,439	1,374	1,308	1,242	1,174	1,106	1,036									
3 Small res dev (flats)	448	£223,233	1,653	1,572	1,531	1,468	1,403	1,337	1,271	1,205	1,137	1,069	1,000									
4 Small res dev (houses)	962	£444,466	1,687	1,606	1,565	1,502	1,439	1,374	1,308	1,242	1,174	1,106	1,036									
5 Small res dev (flats)	962	£444,466	1,653	1,572	1,531	1,468	1,403	1,337	1,271	1,205	1,137	1,069	1,000									
6 Small residential developments	2,331	£552,699	804	754	704	652	600	547	494	439	384	328	271									
7 Residential development	4,462	£1,716,100	701	651	601	549	497	445	393	340	287	235	182									
8 Small scale mixed use, local centres	496	£114,574	996	960	924	888	850	812	775	737	699	661	623									
9 Small scale mixed use, local centres	496	£114,574	996	960	924	888	850	812	775	737	699	661	623									
10 Small mixed use	2,431	£695,354	309	262	216	168	120	71	22	-	-	-	-									
11 Small mixed use	2,977	£1,145,730	49	3	-	-	-	-	-	-	-	-	-									
12 Mixed use	7,647	£1,716,081	137	136	62	62	4	-	-	-	-	-	-									
13 Mixed use	14,367	£4,915,064	-	-	-	-	-	-	-	-	-	-	-									
14 Mixed use incl community facility	12,181	£3,206,067	-	-	-	-	-	-	-	-	-	-	-									
15 Mixed use incl health facility	6,155	£2,261,470	266	258	186	145	104	62	19	-	-	-	-									
16 Mixed use incl leisure facility	16,187	£4,915,064	133	86	58	20	-	-	-	-	-	-	-									
17 Mixed use	8,454	£2,406,050	211	165	125	81	36	-	-	-	-	-	-									
18 Large mixed use (employment led)	31,775	£4,562,953	397	392	130	68	18	-	-	-	-	-	-									
19 Estate regeneration (small infill - houses)	1,885	£1,145,730	1,911	961	910	858	805	751	696	641	585	528	470									
20 Estate regeneration (small infill - houses)	882	£1,145,730	-	-	-	-	-	-	-	-	-	-	-									
21 Estate regeneration (large)	18,200	£22,914,765	-	-	-	-	-	-	-	-	-	-	-									
22 Student housing	3,550	£1,716,087	1,730	1,650	1,563	1,475	1,387	1,300	1,212	1,124	1,036	949	861									
23 Hotels	4,360	£1,145,730	342	316	290	265	239	213	187	161	135	109	84									
24 Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-									
25 Storage	2,500	£1,145,730	-	-	-	-	-	-	-	-	-	-	-									
26 Residential care home (7 units)	875	£1,145,730	-	-	-	-	-	-	-	-	-	-	-									
27 Site allocation 1	27,366	£1,145,730	116	84	62	39	-	-	-	-	-	-	-									
28 Site allocation 2	52,708	£22,914,766	-	-	-	-	-	-	-	-	-	-	-									
29 Site allocation 3	419,145	£1,716,087	-	-	-	-	-	-	-	-	-	-	-									
30 Site allocation 4	162,078	£1,145,730	231	164	155	110	77	36	-	-	-	-	-									
31 Site allocation 5	359,471	£3,437,215	61	29	-	-	-	-	-	-	-	-	-									
32 Site allocation 6	77,162	£1,145,730	852	354	321	289	257	224	191	158	124	89	54									
33 Site allocation 7	42,365	£133,948	460	361	317	272	226	180	134	86	36	-	-									
34 Site allocation 8	44,862	£1,604,034	119	89	58	27	-	-	-	-	-	-	-									
35 Site allocation 9	37,112	£8,536,796	35	3	-	-	-	-	-	-	-	-	-									
36 Site allocation 10	59,441	£135,187,132	-	-	-	-	-	-	-	-	-	-	-									
37 Site allocation 11	42,620	£26,35,979	88	52	15	-	-	-	-	-	-	-	-									
38 Site allocation 12	106,877	£96,494,878	-	-	-	-	-	-	-	-	-	-	-									
39 Site allocation 13	23,495	£31,622,375	-	-	-	-	-	-	-	-	-	-	-									
40 Site allocation 14	30,423	£34,715,069	-	-	-	-	-	-	-	-	-	-	-									
41 Site allocation 15	69,173	£4,471,050	395	277	259	241	222	204	184	165	146	126	106									
42 Site allocation 16	115,289	£1,716,087	283	253	224	193	162	131	86	87	35	2	-									
43 Site allocation 17	63,370	£3,437,215	171	140	109	78	46	13	-	-	-	-	-									
44 Site allocation 18	44,825	£9,624,261	-	-	-	-	-	-	-	-	-	-	-									
45 Site allocation 19	3																					

Table 6.7.3: Maximum CIL rates (before buffer) – Price Point C (£6,835 per square metre)

WISIAM CIL		Sales value £6,835 per sqm		Air tenure		Rented 70%		50/30%		Frat items 0%															
V1		Residual land values		0% AR		5% AR		10% AR		15% AR		20% AR		25% AR		30% AR		35% AR		40% AR		45% AR		50% AR	
Description	Floor areas	BLV	0% AR	5% AR	10% AR	15% AR	20% AR	25% AR	30% AR	35% AR	40% AR	45% AR	50% AR												
1 Very small residential (house)	89	6711.081	503	421	360	298	212	136	59																
2 Small res dev (houses)	448	4298.438	1787	1718	1844	1570	1496	1420	1343	1265	1188	1108	1023												
3 Small res dev (flats)	448	4298.438	850	850	850	850	850	850	850	850	850	850	850												
4 Small res dev (houses)	962	6252.069	1796	1720	1855	1583	1510	1435	1359	1282	1204	1126	1049												
5 Small res dev (flats)	962	6252.069	737	678	618	557	494	431	368	305	237	170	103												
6 Small residential developments	2,231	6898.354	196	1728	196	178	158	138	118	98	78	58	38												
7 Residential development	4,462	6,432.173	919	864	807	750	692	633	573	512	451	388	325												
8 Small scale mixed use, local centres	496	6,114.574	1,172	1,119	1,064	1,009	954	897	840	781	722	662	601												
9 Small scale mixed use, local centres	496	6,114.574	587	587	587	587	587	587	587	587	587	587	587												
10 Small mixed use	2,431	6899.354	477	423	369	314	258	201	144	86	27	-	-												
11 Small mixed use	2,977	6,142.730	213	161	108	54	-	-	-	-	-	-	-												
12 Mixed use	7,547	6,178.607	288	288	288	288	288	288	288	288	288	288	288												
13 Mixed use	14,307	6,410.064	137	91	44	-	-	-	-	-	-	-	-												
14 Mixed use and community facility	12,181	6,320.067	-	-	-	-	-	-	-	-	-	-	-												
15 Mixed use and health facility	6,155	6,239.478	421	374	327	280	231	182	132	82	31	-	-												
16 Mixed use and leisure facility	16,187	6,410.064	282	238	195	150	104	58	12	-	-	-	-												
17 Mixed use	8,454	6,240.050	370	325	279	219	167	114	61	7	-	-	-												
18 Large mixed use (employment led)	31,775	6,432.063	84	743	743	743	743	743	743	743	743	743	743												
19 Estate regen (small mfl - houses)	1,865	6,145.730	1,212	1,154	1,094	1,033	971	907	843	779	712	646	578												
20 Estate regen (small mfl - flats)	862	6,145.730	37	-	-	-	-	-	-	-	-	-	-												
21 Estate regeneration (large)	18,200	6,253.946	-	-	-	-	-	-	-	-	-	-	-												
22 Student housing	3,550	6,178.607	1,730	1,650	1,563	1,475	1,387	1,300	1,212	1,124	1,036	949	861												
23 Motels	4,300	6,145.730	431	401	371	340	310	280	249	219	189	159	129												
24 Commercial	500	6,432.173	-	-	-	-	-	-	-	-	-	-	-												
25 Storage	2,500	6,145.730	-	-	-	-	-	-	-	-	-	-	-												
26 Residential care home (7 units)	875	6,145.730	-	-	-	-	-	-	-	-	-	-	-												
27 Site allocation 1	27,368	6,178.607	343	288	230	180	130	80	30	-	-	-	-												
28 Site allocation 2	52,700	6,253.946	44	-	-	-	-	-	-	-	-	-	-												
29 Site allocation 3	419,145	6,178.607	120	33	-	-	-	-	-	-	-	-	-												
30 Site allocation 4	150,078	6,178.607	366	323	280	235	190	144	96	48	-	-	-												
31 Site allocation 5	359,471	6,432.173	168	131	95	57	19	-	-	-	-	-	-												
32 Site allocation 6	77,102	6,145.730	463	427	383	344	304	278	237	197	157	118	-												
33 Site allocation 7	40,305	6,178.607	571	525	469	410	353	310	255	200	144	87	29												
34 Site allocation 8	44,562	6,164.034	244	208	172	138	99	61	22	-	-	-	-												
35 Site allocation 9	37,112	6,638.798	162	125	87	48	9	-	-	-	-	-	-												
36 Site allocation 10	59,441	6,138.107	112	-	-	-	-	-	-	-	-	-	-												
37 Site allocation 11	42,628	6,261.879	233	190	147	103	59	13	-	-	-	-	-												
38 Site allocation 12	108,877	6,404.878	-	-	-	-	-	-	-	-	-	-	-												
39 Site allocation 13	25,495	6,182.378	-	-	-	-	-	-	-	-	-	-	-												
40 Site allocation 14	30,423	6,341.069	-	-	-	-	-	-	-	-	-	-	-												
41 Site allocation 15	69,173	6,411.062	368	378	383	388	393	397	398	399	399	399	399												
42 Site allocation 16	115,289	6,178.607	389	365	330	294	258	222	185	148	109	71	31												
43 Site allocation 17	93,370	6,432.173	284	258	222	185	147	109	71	32	-	-	-												
44 Site allocation 18	44,825	6,382.261	27	-	-	-	-	-	-	-	-	-	-												
45 Site allocation 19	31,915	6,208.601	132	88	44	-	-	-	-	-	-	-	-												
46 Site allocation 20	188,852	6,434.502	708	684	659	634	608	581	554	527	499	471	442												
47 Site allocation 21	28,130	6,195.970	545	545	545	545	545	545	545	545	545	545	545												
48 Site allocation 22	104,540	6,274.981	567	529	489	448	408	368	324	282	239	195	151												
49 Site allocation 23	43,786	6,154.837	-	-	-	-	-	-	-	-	-	-	-												
50 Site allocation 24	20,574	6,180.154	233	193	147	104	-	-	-	-	-	-	-												
51 Site allocation 25	225,440	6,194.000	437	402	365	332	296	263	232	195	147	109	69												
52 Site allocation 26	184,089	6,448.240	527	493	459	424	389	353	318	279	242	204	165												
53 Site allocation 27	35,028	6,448.240	-	-	-	-	-	-	-	-	-	-	-												
54 Site allocation 28	30,321	6,537.683	262	224	185	148	107	67	26	-	-	-	-												
55 Site allocation 29	27,226	6,148.580	250	215	170	125	80	33	-	-	-	-	-												

V2		Residual land values		0% AR		5% AR		10% AR		15% AR		20% AR		25% AR		30% AR		35% AR		40% AR		45% AR		50% AR	
Description	Floor areas	BLV	0% AR	5% AR	10% AR	15% AR	20% AR	25% AR	30% AR	35% AR	40% AR	45% AR	50% AR												
1 Very small residential (house)	89	6133.040	208	438	318	215	218	137	61	327	248	164	744												
2 Small res dev (houses)	448	6178.272	2,024	1,953	1,880	1,807	1,733	1,657	1,580	1,512	1,432	1,352	1,270												
3 Small res dev (flats)	448	6178.272	862	782	731	689	608	542	477	411	344	278	207												
4 Small res dev (houses)	962	6392.544	2,021	1,951	1,880	1,807	1,734	1,659	1,584	1,507	1,429	1,350	1,269												
5 Small res dev (flats)	962	6392.544	862	802	742	681	619	558	492	427	361	295	227												
6 Small residential developments	2,231	6754.818	1,946	1,874	1,804	1,729	1,654	1,579	1,504	1,429	1,354	1,279	1,204												
7 Residential development	4,462	6,681.360	1,943	907	821	734	645	556	466	376	286	196	106												
8 Small scale mixed use, local centres	496	6,755.919	1,002	949	896	840	784	727	670	611	552	492	431												
9 Small scale mixed use, local centres	496	6,755.919	611	559	505	450	394	337	280	222	163	103	43												
10 Small mixed use	2,431	6,755.919	464	464	464	464	464	464	464	464	464	464	464												
11 Small mixed use	2,977	6,748.088	298	248	193	139	84	28	-	-	-	-	-												
12 Mixed use	7,547	6,169.612	429	380	330	279	227	175	122	68	14	-	-												
13 Mixed use	14,387	6,247.800	244	195	144	94	44	19	-	-	-	-	-												
14 Mixed use and community facility	12,181	6,184.247	-	-	-	-	-	-	-	-	-	-	-												
15 Mixed use and health facility	6,155	6,145.178	564	518	471	423	374	326	276	226	174	122	69												
16 Mixed use and leisure facility	16,187	6,247.800	377	334	290	244	200	154	107	58	11	-	-												
17 Mixed use	8,454	6,148.688	433	383	333	282	232	177	124	76	16	-	-												
18 Large mixed use (employment led)	31,775	6,228.252	429	388	350	313	270	225	181	138	89	43	-												
19 Estate regen (small mfl - houses)	1,865	6,768.088	1,447	1,388	1,328	1,268	1,204	1,141	1,077	1,012	948	879	811												
20 Estate regen (small mfl - flats)	862	6,768.088	311	271	231	191	151	111	71	31	11	6	-												
21 Estate regeneration (large)	18,200	6,148.176	-	-	-	-	-	-	-	-	-	-	-												
22 Student housing	3,550	6,167.632	1,924	1,837	1,749	1,661	1,573	1,486	1,398	1,310	1,223	1,136	1,047												
23 Motels	4,300	6,768.088	490	460	430	400	369	339	309	278	248	218	187												
24 Commercial	500	6,125.264	-	-	-	-	-	-	-	-	-	-	-												
25 Storage	2,500	6,768.088	136	136	136	136	136	136	136	136	136	136	136												
26 Residential care home (7 units)	875	6,768.088	136	136	136	136	136	136	136	136	136	136	136												
27 Site allocation 1	27,368	6,768.088	241	193	143	100	61	22	-	-	-	-	-												
28 Site allocation 2	52,700	6,148.176	21	115	178	138	100	61	22	-	-	-	-												
29 Site allocation 3	419,145	6,167.632	122	96	67	40	17	7	-	-	-	-	-												
30 Site allocation 4	150,078	6,768.088	369	339	292	236	193	147	99	51	3	-	-												
31 Site allocation 5	359,471	6,125.264	170	134	97	59	21	-	-	-	-	-	-												
32 Site allocation 6	77,102	6,768.088	505	469	433	396	358	3																	

Table 6.7.4: Maximum CIL rates (before buffer) - Price Point D (£7,024 per square metre)

V1		Floor areas		Desired load values											
Description	BLV	BLV	0% AR	5% AR	10% AR	15% AR	20% AR	25% AR	30% AR	35% AR	40% AR	45% AR	50% AR		
1 Very small residential (house)	89	1171.001	624	548	470	391	211	250	147	63	-	-	-		
2 Small res dev (houses)	448	6298.435	1905	1832	1754	1676	1598	1524	1441	1367	1282	1178	1088		
3 Small res dev (flats)	448	6298.435	1905	1832	1754	1676	1598	1524	1441	1367	1282	1178	1088		
4 Small res dev (houses)	962	6552.609	1905	1804	1764	1608	1607	1527	1440	1363	1290	1195	1105		
5 Small res dev (flats)	962	6552.609	1905	1804	1764	1608	1607	1527	1440	1363	1290	1195	1105		
6 Small res dev (houses)	2,231	6250.334	1,014	962	914	862	812	767	641	576	509	439	369		
7 Residential development	4,462	6,174.373	1,014	962	914	862	812	767	641	576	509	439	369		
8 Small scale mixed use, local centres	4,462	6,174.373	1,014	962	914	862	812	767	641	576	509	439	369		
9 Small scale mixed use, local centres	4,462	6,174.373	1,014	962	914	862	812	767	641	576	509	439	369		
10 Small mixed use	2,431	6,099.504	1,260	1,203	1,145	1,086	1,028	965	904	841	778	713	648		
11 Small mixed use	2,431	6,099.504	1,260	1,203	1,145	1,086	1,028	965	904	841	778	713	648		
12 Mixed use	2,431	6,099.504	1,260	1,203	1,145	1,086	1,028	965	904	841	778	713	648		
13 Mixed use	14,387	6,174.373	293	240	183	120	67	-	-	-	-	-	-		
14 Mixed use and community facility	14,387	6,174.373	293	240	183	120	67	-	-	-	-	-	-		
15 Mixed use and health facility	14,387	6,174.373	293	240	183	120	67	-	-	-	-	-	-		
16 Mixed use and leisure facility	14,387	6,174.373	293	240	183	120	67	-	-	-	-	-	-		
17 Mixed use and leisure facility	14,387	6,174.373	293	240	183	120	67	-	-	-	-	-	-		
18 Large mixed use (employment land)	16,187	6,174.373	386	340	287	214	168	136	86	15	-	-	-		
19 Estate region (small mfr - houses)	4,462	6,174.373	1,014	962	914	862	812	767	641	576	509	439	369		
20 Estate region (small mfr - flats)	4,462	6,174.373	1,014	962	914	862	812	767	641	576	509	439	369		
21 Student housing	16,200	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
22 Student housing	16,200	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
23 Commercial	2,500	6,145.738	378	317	258	203	152	103	68	33	-	-	-		
24 Storage	2,500	6,145.738	378	317	258	203	152	103	68	33	-	-	-		
25 Residential care home (7 units)	89	6,145.738	378	317	258	203	152	103	68	33	-	-	-		
26 Site allocation 1	27,358	6,145.738	262	263	213	173	132	81	49	6	-	-	-		
27 Site allocation 2	27,358	6,145.738	262	263	213	173	132	81	49	6	-	-	-		
28 Site allocation 3	27,358	6,145.738	262	263	213	173	132	81	49	6	-	-	-		
29 Site allocation 4	150,778	6,145.738	420	387	341	294	246	197	147	96	44	-	-		
30 Site allocation 5	389,471	6,145.738	217	180	142	103	63	21	-	-	-	-	-		
31 Site allocation 6	77,102	6,145.738	962	817	678	539	400	261	122	310	276	234	191		
32 Site allocation 7	40,305	6,171.861	603	589	544	480	432	374	316	256	190	130	74		
33 Site allocation 8	44,622	6,174.373	1,014	962	914	862	812	767	641	576	509	439	369		
34 Site allocation 9	97,112	6,174.373	293	240	183	120	67	-	-	-	-	-	-		
35 Site allocation 10	99,441	6,174.373	293	240	183	120	67	-	-	-	-	-	-		
36 Site allocation 11	42,628	6,174.373	293	240	183	120	67	-	-	-	-	-	-		
37 Site allocation 12	106,877	6,174.373	293	240	183	120	67	-	-	-	-	-	-		
38 Site allocation 13	20,495	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
39 Site allocation 14	20,495	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
40 Site allocation 15	69,173	6,411.902	448	424	399	374	348	320	296	269	242	215	187		
41 Site allocation 16	119,289	6,174.373	427	402	382	345	308	267	227	167	146	125	83		
42 Site allocation 17	43,370	6,174.373	217	180	142	103	63	21	-	-	-	-	-		
43 Site allocation 18	44,622	6,174.373	1,014	962	914	862	812	767	641	576	509	439	369		
44 Site allocation 19	31,915	6,145.738	378	317	258	203	152	103	68	33	-	-	-		
45 Site allocation 20	31,915	6,145.738	378	317	258	203	152	103	68	33	-	-	-		
46 Site allocation 21	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
47 Site allocation 22	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
48 Site allocation 23	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
49 Site allocation 24	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
50 Site allocation 25	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
51 Site allocation 26	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
52 Site allocation 27	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
53 Site allocation 28	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
54 Site allocation 29	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
55 Site allocation 30	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
56 Site allocation 31	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
57 Site allocation 32	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
58 Site allocation 33	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
59 Site allocation 34	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
60 Site allocation 35	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
61 Site allocation 36	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
62 Site allocation 37	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
63 Site allocation 38	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
64 Site allocation 39	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
65 Site allocation 40	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
66 Site allocation 41	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
67 Site allocation 42	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
68 Site allocation 43	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
69 Site allocation 44	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
70 Site allocation 45	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
71 Site allocation 46	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
72 Site allocation 47	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
73 Site allocation 48	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
74 Site allocation 49	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
75 Site allocation 50	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
76 Site allocation 51	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
77 Site allocation 52	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
78 Site allocation 53	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
79 Site allocation 54	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
80 Site allocation 55	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
81 Site allocation 56	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
82 Site allocation 57	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
83 Site allocation 58	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
84 Site allocation 59	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
85 Site allocation 60	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
86 Site allocation 61	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
87 Site allocation 62	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
88 Site allocation 63	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
89 Site allocation 64	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
90 Site allocation 65	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
91 Site allocation 66	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
92 Site allocation 67	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
93 Site allocation 68	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
94 Site allocation 69	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
95 Site allocation 70	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
96 Site allocation 71	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
97 Site allocation 72	194,548	6,212.914	965	427	412	367	320	274	227	179	130	80	30		
98 Site allocation 73	194,548	6,212.914	965	427	412	367	32								

Table 6.7.5: Maximum CIL rates (before buffer) – Price Point E (£7,212 per square metre)

NISHAM CIL		Sales value £7,212 psm		All tenure		Rented 70%		50/30%		First time 0%										
v1	Description	Floor areas	BLV	0% AR	5% AR	10% AR	15% AR	20% AR	25% AR	30% AR	35% AR	40% AR	45% AR	50% AR	Residual land values					
															25% AR	30% AR	35% AR	40% AR	45% AR	50% AR
1	Very small residential (house)	89	£171,061	745	860	581	498	411	324	235	146	55	-	-	-	-	-	-	-	-
2	Small res dev (houses)	448	£286,435	2,529	1,847	1,884	1,780	1,884	1,807	1,519	1,429	1,338	1,248	1,152	-	-	-	-	-	-
3	Small res dev (flats)	448	£286,435	915	843	791	750	820	854	805	755	705	655	605	-	-	-	-	-	-
4	Small res dev (houses)	982	£572,869	2,034	1,954	1,872	1,789	1,705	1,620	1,535	1,444	1,355	1,264	1,172	-	-	-	-	-	-
5	Small res dev (flats)	982	£572,869	933	865	796	728	655	583	513	436	361	285	207	-	-	-	-	-	-
6	Small residential developments	2,231	£859,324	1,107	1,040	973	904	834	763	693	618	544	469	393	-	-	-	-	-	-
7	Residential development	4,462	£1,432,173	1,108	1,044	979	914	847	779	710	640	569	498	428	-	-	-	-	-	-
8	Small scale mixed use, local centres	496	£114,274	1,340	1,287	1,225	1,162	1,098	1,034	969	901	833	765	695	-	-	-	-	-	-
9	Small scale mixed use, local centres	496	£114,274	1,389	1,335	1,271	1,207	1,143	1,078	1,013	947	881	813	745	-	-	-	-	-	-
10	Small mixed use	2,431	£859,324	645	584	522	460	399	332	268	200	133	65	-	-	-	-	-	-	-
11	Small mixed use	2,977	£1,145,750	645	584	522	460	399	332	268	200	133	65	-	-	-	-	-	-	-
12	Wired use	7,647	£1,716,627	493	427	360	292	224	154	84	14	-	-	-	-	-	-	-	-	-
13	Wired use	14,387	£4,910,084	289	237	194	129	74	19	-	-	-	-	-	-	-	-	-	-	-
14	Wired use incl community facility	12,181	£2,266,257	116	78	33	29	15	-	-	-	-	-	-	-	-	-	-	-	-
15	Wired use incl health facility	6,155	£2,291,476	576	523	469	414	358	302	245	187	129	89	9	-	-	-	-	-	-
16	Wired use incl leisure facility	18,187	£4,910,084	429	379	329	278	226	173	120	68	11	-	-	-	-	-	-	-	-
17	Wired use	8,454	£2,266,257	116	78	33	29	15	-	-	-	-	-	-	-	-	-	-	-	-
18	Large mixed use (employment led)	31,775	£4,552,953	620	482	433	384	334	283	232	180	127	73	18	-	-	-	-	-	-
19	Estates region (small mfr - houses)	1,865	£1,145,750	1,415	1,347	1,278	1,208	1,138	1,064	991	916	840	763	686	-	-	-	-	-	-
20	Estates region (small mfr - flats)	882	£1,145,750	233	183	168	153	138	123	108	93	78	63	48	-	-	-	-	-	-
21	Estates regeneration (large)	18,200	£22,914,765	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,716,627	1,738	1,655	1,571	1,485	1,397	1,309	1,212	1,124	1,036	949	861	-	-	-	-	-	-
23	Stores	4,380	£1,145,750	485	451	416	381	346	312	277	242	207	173	-	-	-	-	-	-	-
24	Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£1,145,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
26	Residential care home (7 units)	875	£1,145,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27	Site allocation 1	419,145	£1,716,627	200	175	144	112	80	47	14	-	-	-	-	-	-	-	-	-	-
28	Site allocation 2	152,078	£1,145,750	499	451	402	352	301	249	196	143	87	31	-	-	-	-	-	-	-
29	Site allocation 3	369,471	£1,437,215	288	238	188	138	88	38	19	-	-	-	-	-	-	-	-	-	-
30	Site allocation 4	77,102	£1,145,750	514	512	499	487	474	461	448	435	422	409	396	-	-	-	-	-	-
31	Site allocation 5	42,305	£1,716,627	735	673	619	560	500	438	376	313	249	184	110	-	-	-	-	-	-
32	Site allocation 6	44,562	£1,004,034	327	286	244	201	157	113	69	23	-	-	-	-	-	-	-	-	-
33	Site allocation 7	37,112	£8,535,768	288	246	205	163	113	65	22	-	-	-	-	-	-	-	-	-	-
34	Site allocation 8	59,441	£135,197,132	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
35	Site allocation 9	42,630	£26,351,979	377	328	278	228	177	125	73	19	-	-	-	-	-	-	-	-	-
36	Site allocation 10	102,877	£66,484,879	28	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	25,495	£1,822,378	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
38	Site allocation 12	30,423	£24,715,668	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
39	Site allocation 13	69,173	£4,411,050	499	472	445	418	390	361	333	304	274	244	214	-	-	-	-	-	-
40	Site allocation 14	115,289	£1,716,627	514	475	435	390	354	312	270	227	183	139	94	-	-	-	-	-	-
41	Site allocation 15	93,370	£2,437,215	378	337	296	254	212	170	128	86	44	24	-	-	-	-	-	-	-
42	Site allocation 16	44,825	£9,624,261	116	64	52	19	-	-	-	-	-	-	-	-	-	-	-	-	-
43	Site allocation 17	31,915	£20,566,031	281	230	180	128	76	27	-	-	-	-	-	-	-	-	-	-	-
44	Site allocation 18	188,852	£3,494,028	764	688	612	536	460	384	308	232	156	88	34	-	-	-	-	-	-
45	Site allocation 19	26,130	£5,705,709	745	693	640	588	532	478	420	363	306	247	186	-	-	-	-	-	-
46	Site allocation 20	104,540	£12,774,987	702	650	612	568	519	471	423	374	325	274	223	-	-	-	-	-	-
47	Site allocation 21	43,786	£18,334,833	79	37	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
48	Site allocation 22	29,574	£11,801,104	373	326	275	225	174	123	71	18	-	-	-	-	-	-	-	-	-
49	Site allocation 23	225,440	£18,941,000	550	511	471	431	390	349	307	264	221	177	132	-	-	-	-	-	-
50	Site allocation 24	164,089	£4,645,240	641	602	563	523	484	443	401	359	317	274	231	-	-	-	-	-	-
51	Site allocation 25	35,826	£98,481,763	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
52	Site allocation 26	30,321	£5,327,683	380	347	303	258	213	167	121	73	26	-	-	-	-	-	-	-	-
53	Site allocation 27	27,226	£14,582,580	407	357	306	255	202	148	95	45	-	-	-	-	-	-	-	-	-
54	Site allocation 28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
55	Site allocation 29	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

v2	Description	Floor areas	BLV	0% AR	5% AR	10% AR	15% AR	20% AR	25% AR	30% AR	35% AR	40% AR	45% AR	50% AR	Residual land values					
															25% AR	30% AR	35% AR	40% AR	45% AR	50% AR
1	Very small residential (house)	89	£133,943	1,170	1,001	1,325	821	1,336	743	660	571	480	387	294	-	-	-	-	-	-
2	Small res dev (houses)	448	£222,233	2,170	2,089	2,000	1,922	1,836	1,749	1,661	1,571	1,480	1,388	1,294	-	-	-	-	-	-
3	Small res dev (flats)	448	£222,233	1,847	1,822	1,795	1,768	1,741	1,714	1,687	1,660	1,633	1,606	1,579	-	-	-	-	-	-
4	Small res dev (houses)	982	£446,466	2,163	2,083	2,001	1,918	1,834	1,748	1,661	1,575	1,484	1,393	1,301	-	-	-	-	-	-
5	Small res dev (flats)	982	£446,466	1,602	994	925	855	784	712	639	565	490	413	336	-	-	-	-	-	-
6	Small residential developments	2,231	£859,324	1,102	1,026	956	886	816	746	676	606	536	466	396	-	-	-	-	-	-
7	Residential development	4,462	£1,116,165	1,179	1,115	1,050	984	918	852	786	711	640	569	498	-	-	-	-	-	-
8	Small scale mixed use, local centres	496	£89,293	1,399	1,330	1,276	1,213	1,149	1,085	1,019	952	884	816	746	-	-	-	-	-	-
9	Small scale mixed use, local centres	496	£89,293	1,447	1,379	1,315	1,251	1,187	1,123	1,058	992	924	856	786	-	-	-	-	-	-
10	Small mixed use	2,431	£859,324	723	662	600	538	474	410	344	278	211	143	74	-	-	-	-	-	-
11	Small mixed use	2,977	£859,324	463	403	343	281	219	156	82	27	-	-	-	-	-	-	-	-	-
12	Wired use	7,647	£1,339,388	447	401	354														

Table 6.7.6: Maximum CIL rates (before buffer) – Price Point F (£7,400 per square metre)

SHAM CIL		Sales value £7,400 psm		All tenure		Rented 70%		50/50%		First time 0%				
1	Description	Floor areas	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	40% AH	45% AH	50% AH	
1	Very small residential (house)	89	£171,081	888	777	691	601	510	437	322	228	131	33	-
2	Small res dev (houses)	448	£286,435	2,130	2,063	1,875	1,685	1,494	1,301	1,007	712	418	1,317	1,217
3	Small res dev (flats)	448	£286,435	1,905	938	862	788	709	629	555	475	391	308	235
4	Small res dev (houses)	982	£572,869	2,155	2,068	1,901	1,693	1,603	1,712	1,619	1,526	1,430	1,333	1,235
5	Small res dev (flats)	982	£572,869	1,931	959	886	811	736	659	582	503	423	342	269
6	Small residential developments	2,231	£572,869	1,204	1,133	1,061	987	913	838	761	684	606	525	444
7	Residential development	4,462	£1,432,173	1,202	1,134	1,065	996	924	852	778	704	629	552	475
8	Small scale mixed use, local centres	496	£114,274	1,436	1,371	1,305	1,239	1,171	1,102	1,032	961	889	816	742
9	Small scale mixed use, local centres	496	£114,274	1,136	1,113	1,047	980	912	843	773	703	631	558	484
10	Small mixed use	2,431	£599,354	729	664	599	532	465	397	328	258	188	114	41
11	Small mixed use	2,977	£1,143,738	460	425	390	355	320	285	250	215	180	145	110
12	Wired use	7,647	£1,716,697	512	512	452	389	326	265	201	136	79	3	-
13	Wired use	14,387	£4,916,084	385	389	293	196	137	78	18	-	-	-	-
14	Wired use incl community facility	12,181	£2,266,007	436	432	390	344	300	256	212	168	124	87	51
15	Wired use incl health facility	6,155	£2,291,476	653	597	539	481	422	363	302	240	178	114	50
16	Wired use incl leisure facility	16,187	£4,916,084	803	450	396	342	287	231	174	116	58	-	-
17	Wired use	8,454	£2,266,007	463	448	405	360	315	270	225	180	135	90	45
18	Large mixed use (employment led)	31,775	£4,916,084	1,516	1,444	1,370	1,295	1,219	1,142	1,064	985	904	822	739
19	Estates region (small mfl - houses)	1,885	£1,143,738	614	582	548	514	480	445	410	375	340	305	270
20	Estates region (small mfl - flats)	882	£1,143,738	231	288	288	288	288	288	288	288	288	288	288
21	Estates regeneration (large)	18,200	£23,914,765	-	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,716,697	1,738	1,650	1,563	1,475	1,387	1,300	1,212	1,124	1,036	949	861
23	Hotels	4,462	£1,143,738	460	425	390	355	320	285	250	215	180	145	110
24	Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£1,143,738	-	-	-	-	-	-	-	-	-	-	-
26	Residential care home (7 units)	815	£1,143,738	-	-	-	-	-	-	-	-	-	-	-
27	Site allocation 1	27,358	£1,143,738	409	385	320	275	228	182	134	88	38	-	-
28	Site allocation 2	152,768	£22,914,765	257	201	145	88	30	-	-	-	-	-	-
29	Site allocation 3	419,145	£1,716,697	409	217	153	102	61	45	9	-	-	-	-
30	Site allocation 4	152,078	£1,143,738	565	514	462	409	356	301	246	189	131	72	12
31	Site allocation 5	369,471	£1,437,215	318	276	235	193	150	108	66	10	-	-	-
32	Site allocation 6	77,102	£1,143,738	618	568	514	460	405	350	295	240	185	130	75
33	Site allocation 7	40,305	£1,716,697	610	558	504	451	397	342	287	231	174	116	68
34	Site allocation 8	44,562	£1,004,034	420	387	354	320	285	250	215	180	145	110	75
35	Site allocation 9	37,112	£6,535,768	603	569	535	501	467	433	399	365	331	297	263
36	Site allocation 10	59,441	£135,197,132	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,608	£26,351,979	449	397	344	290	236	181	125	68	11	-	-
38	Site allocation 12	108,877	£66,484,979	58	58	12	-	-	-	-	-	-	-	-
39	Site allocation 13	25,495	£1,822,378	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£24,715,668	-	-	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£4,411,050	548	529	491	461	431	400	369	338	306	273	241
42	Site allocation 16	115,289	£1,716,697	571	530	487	444	401	357	312	268	224	173	128
43	Site allocation 17	93,370	£2,437,215	468	449	430	410	390	370	350	330	310	290	270
44	Site allocation 18	44,825	£9,624,261	169	128	92	27	22	-	-	-	-	-	-
45	Site allocation 19	31,915	£20,566,031	358	352	348	342	336	330	324	318	312	306	300
46	Site allocation 20	188,852	£1,494,028	188	188	188	188	188	188	188	188	188	188	188
47	Site allocation 21	26,130	£5,705,705	623	567	511	455	399	343	287	231	175	119	63
48	Site allocation 22	184,548	£12,774,981	770	722	674	624	574	524	472	420	367	314	259
49	Site allocation 23	43,786	£18,534,831	42	87	31	-	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£11,801,104	443	392	339	286	232	177	122	66	9	-	-
51	Site allocation 25	225,440	£18,941,000	605	564	522	480	437	393	348	303	257	210	163
52	Site allocation 26	184,089	£4,445,240	605	564	522	480	437	393	348	303	257	210	163
53	Site allocation 27	35,028	£98,491,763	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£5,327,683	455	405	362	314	268	217	168	117	66	14	-
55	Site allocation 29	27,226	£14,082,580	482	426	374	318	262	207	149	81	38	-	-

1	Description	Floor areas	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	40% AH	45% AH	50% AH	
1	Very small residential (house)	89	£133,943	1,607	1,520	1,431	1,342	1,251	1,158	1,064	969	872	774	674
2	Small res dev (houses)	448	£178,272	2,397	2,310	2,221	2,132	2,041	1,948	1,854	1,759	1,662	1,564	1,464
3	Small res dev (flats)	448	£178,272	1,116	1,038	953	868	783	698	613	528	443	358	273
4	Small res dev (houses)	982	£356,544	2,397	2,310	2,221	2,132	2,041	1,948	1,854	1,759	1,662	1,564	1,464
5	Small res dev (flats)	982	£356,544	1,255	1,165	1,110	1,038	960	866	774	682	589	496	404
6	Small residential developments	2,231	£254,819	1,209	1,209	1,110	1,018	926	834	742	650	558	466	374
7	Residential development	4,462	£681,380	1,325	1,257	1,188	1,118	1,048	978	908	838	768	698	628
8	Small scale mixed use, local centres	496	£150,598	1,325	1,257	1,188	1,118	1,048	978	908	838	768	698	628
9	Small scale mixed use, local centres	496	£150,598	1,065	1,000	930	860	790	720	650	580	510	440	370
10	Small mixed use	2,431	£356,544	605	550	500	450	400	350	300	250	200	150	100
11	Small mixed use	2,977	£476,088	608	545	485	425	365	305	245	185	125	65	5
12	Wired use	7,647	£1,247,806	427	410	390	370	350	330	310	290	270	250	230
13	Wired use	14,387	£2,487,602	472	416	360	303	245	185	125	64	2	-	-
14	Wired use incl community facility	12,181	£1,894,247	460	425	380	335	290	245	199	149	94	44	19
15	Wired use incl health facility	6,155	£1,415,178	796	740	683	625	566	508	448	383	321	258	193
16	Wired use incl leisure facility	16,187	£2,487,602	885	545	482	417	352	288	225	161	100	50	25
17	Wired use	8,454	£1,488,688	463	448	405	360	315	270	225	180	135	90	45
18	Large mixed use (employment led)	31,775	£2,629,252	1,658	1,607	1,555	1,502	1,449	1,395	1,340	1,285	1,229	1,173	1,113
19	Estates region (small mfl - houses)	1,885	£476,088	1,706	1,677	1,604	1,529	1,453	1,378	1,302	1,218	1,138	1,056	973
20	Estates region (small mfl - flats)	882	£476,088	608	545	485	425	365	305	245	185	125	65	5
21	Estates regeneration (large)	18,200	£14,161,762	227	164	100	38	-	-	-	-	-	-	-
22	Student housing	3,550	£1,657,632	1,924	1,837	1,749	1,661	1,573	1,486	1,398	1,310	1,223	1,135	1,047
23	Hotels	4,462	£150,598	603	548	492	436	380	324	268	212	156	100	44
24	Commercial	500	£2,116,264	-	-	-	-	-	-	-	-			

Table 6.7.7: Maximum CIL rates (before buffer) – Price Point G (£7,589 per square metre)

WISIAM CIL		Sales value £7,589 psm		Air tenure		Rented 70%		50 30%		Frst rms 0%															
V1		Residual land values		0% AR		5% AR		10% AR		15% AR		20% AR		25% AR		30% AR		35% AR		40% AR		45% AR		50% AR	
Description	Floor areas	BLV	0% AR	5% AR	10% AR	15% AR	20% AR	25% AR	30% AR	35% AR	40% AR	45% AR	50% AR												
1 Very small residential (house)	89	671,081	89	671,081	89	671,081	89	671,081	89	671,081	89	671,081	89	671,081	89	671,081	89	671,081	89	671,081	89	671,081	89	671,081	89
2 Small res dev (houses)	448	428,438	2,271	2,179	2,085	1,990	1,893	1,795	1,696	1,594	1,491	1,387	1,282												
3 Small res dev (flats)	448	428,438	1,199	1,051	902	753	604	455	306	157	68	19	10												
4 Small res dev (houses)	962	622,069	2,272	2,180	2,086	1,991	1,894	1,796	1,697	1,595	1,492	1,388	1,283												
5 Small res dev (flats)	962	622,069	1,129	1,033	937	840	743	645	548	450	352	254	156												
6 Small residential developments	2,231	688,354	1,340	1,244	1,148	1,052	956	860	764	668	572	476	380												
7 Residential development	4,462	6,432,173	1,296	1,204	1,111	1,017	924	831	738	645	552	459	366												
8 Small scale mixed use, local centres	486	6,114,574	1,678	1,609	1,539	1,469	1,397	1,324	1,250	1,175	1,100	1,024	948												
9 Small scale mixed use, local centres	486	6,114,574	1,323	1,253	1,183	1,113	1,043	973	903	833	763	693	623												
10 Small mixed use	2,431	6,895,554	958	879	801	722	643	564	485	406	327	248	169												
11 Small mixed use	2,977	6,145,730	579	512	444	375	306	235	163	91	17	-	-												
12 Mixed use	7,547	6,718,607	544	480	416	352	288	224	160	96	32	-	-												
13 Mixed use	14,307	6,410,064	407	348	287	226	163	100	36	-	-	-	-												
14 Mixed use and community facility	12,181	63,208,067	255	199	142	85	27	-	-	-	-	-	-												
15 Mixed use and health facility	6,155	62,291,470	451	391	330	269	208	146	84	22	-	-	-												
16 Mixed use and leisure facility	16,187	64,010,084	603	547	490	432	374	314	254	193	131	68	4												
17 Mixed use	16,454	62,400,050	791	727	663	598	532	465	398	329	258	188	117												
18 Large mixed use (employment led)	31,775	64,582,963	1,14	1,080	1,016	952	887	823	758	693	628	563	498												
19 Estate regen (small mfl - houses)	1,865	6,145,730	1,688	1,621	1,543	1,464	1,383	1,301	1,218	1,134	1,049	962	874												
20 Estate regen (small mfl - flats)	882	6,145,730	429	382	335	288	241	194	147	100	53	6	-												
21 Estate regeneration (large)	18,200	622,914,768	-	-	-	-	-	-	-	-	-	-	-												
22 Student housing	2,550	6,718,607	1,643	1,555	1,467	1,379	1,290	1,201	1,112	1,023	934	845	756												
23 Motels	4,200	6,145,730	695	656	617	578	539	499	460	421	382	343	303												
24 Commercial	500	6,432,173	-	-	-	-	-	-	-	-	-	-	-												
25 Storage	2,500	6,145,730	269	269	269	269	269	269	269	269	269	269	269												
26 Residential care home (7 units)	875	6,145,730	51	50	49	48	47	46	45	44	43	42	41												
27 Site allocation 1	27,368	6,145,730	628	567	506	445	384	323	262	201	140	79	18												
28 Site allocation 2	12,700	622,914,768	392	354	315	276	237	198	159	120	81	42	-												
29 Site allocation 3	418,145	6,178,607	651	590	529	468	407	346	285	224	163	102	41												
30 Site allocation 4	152,078	6,145,730	667	606	545	484	423	362	301	240	179	118	57												
31 Site allocation 5	359,471	6,437,216	394	357	320	283	245	207	169	131	93	54	-												
32 Site allocation 6	77,102	6,145,730	607	546	485	424	363	302	241	180	119	58	-												
33 Site allocation 7	40,305	6,171,081	600	539	478	417	356	295	234	173	112	51	-												
34 Site allocation 8	44,562	6,169,034	522	476	429	382	334	286	238	189	140	91	29												
35 Site allocation 9	37,112	66,538,758	548	500	451	401	351	301	251	201	151	101	51												
36 Site allocation 10	59,441	6,138,107,112	-	-	-	-	-	-	-	-	-	-	-												
37 Site allocation 11	42,628	626,351,879	713	657	601	545	487	428	369	309	247	186	123												
38 Site allocation 12	108,877	690,494,878	234	208	182	156	130	104	78	52	26	10	-												
39 Site allocation 13	25,495	631,822,378	-	-	-	-	-	-	-	-	-	-	-												
40 Site allocation 14	30,423	634,715,069	-	-	-	-	-	-	-	-	-	-	-												
41 Site allocation 15	69,173	64,411,062	768	734	693	658	624	571	526	482	438	394	350												
42 Site allocation 16	115,289	6,718,607	776	732	687	642	596	550	502	454	406	357	307												
43 Site allocation 17	63,370	63,437,216	621	575	528	481	433	384	335	285	234	183	130												
44 Site allocation 18	44,825	63,824,201	668	623	578	532	486	439	392	344	295	246	197												
45 Site allocation 19	31,915	620,568,011	542	525	487	459	430	399	368	337	306	275	244												
46 Site allocation 20	108,852	63,484,502	1,238	1,207	1,175	1,142	1,109	1,076	1,042	1,007	972	937	901												
47 Site allocation 21	28,130	63,785,970	1,031	972	912	852	792	732	672	612	552	492	432												
48 Site allocation 22	104,548	62,774,981	964	904	844	784	724	664	604	544	484	424	364												
49 Site allocation 23	43,796	61,534,837	294	247	198	148	98	48	-	-	-	-	-												
50 Site allocation 24	29,574	61,501,154	1,067	1,012	956	900	844	788	732	676	620	564	508												
51 Site allocation 25	225,448	610,941,000	749	706	662	617	572	526	479	432	384	336	288												
52 Site allocation 26	184,089	64,445,247	897	853	809	764	718	672	626	578	532	484	437												
53 Site allocation 27	35,028	628,039,888	-	-	-	-	-	-	-	-	-	-	-												
54 Site allocation 28	30,321	64,152,148	657	606	558	508	457	402	345	289	245	190	134												
55 Site allocation 29	27,226	61,962,064	682	636	589	539	488	437	384	329	272	216	160												

V2		Residual land values		0% AR		5% AR		10% AR		15% AR		20% AR		25% AR		30% AR		35% AR		40% AR		45% AR		50% AR	
Description	Floor areas	BLV	0% AR	5% AR	10% AR	15% AR	20% AR	25% AR	30% AR	35% AR	40% AR	45% AR	50% AR												
1 Very small residential (house)	89	613,041	1,412	1,328	1,242	1,147	1,054	958	858	758	653	558	463												
2 Small res dev (houses)	448	619,272	2,518	2,425	2,332	2,237	2,140	2,042	1,942	1,841	1,738	1,634	1,528												
3 Small res dev (flats)	448	619,272	1,412	1,328	1,242	1,147	1,054	958	858	758	653	558	463												
4 Small res dev (houses)	962	638,244	2,497	2,404	2,310	2,215	2,120	2,023	1,925	1,824	1,723	1,624	1,523												
5 Small res dev (flats)	962	638,244	1,353	1,257	1,161	1,064	967	867	767	666	565	464	363												
6 Small residential developments	2,231	668,699	1,380	1,310	1,234	1,156	1,077	998	917	834	751	667	581												
7 Residential development	4,462	6,681,368	1,419	1,347	1,274	1,200	1,124	1,048	970	891	811	730	648												
8 Small scale mixed use, local centres	486	673,538	1,768	1,688	1,608	1,528	1,447	1,365	1,283	1,201	1,118	1,034	950												
9 Small scale mixed use, local centres	486	673,538	1,361	1,281	1,201	1,121	1,041	961	881	801	721	641	561												
10 Small mixed use	2,431	650,810	1,074	1,002	927	856	785	713	640	566	491	416	341												
11 Small mixed use	2,977	618,088	727	658	589	519	448	377	305	233	161	89	17												
12 Mixed use	7,547	6,167,852	707	638	569	499	428	357	285	213	141	69	14												
13 Mixed use	14,307	6,247,808	574	515	455	395	333	271	207	143	77	11	-												
14 Mixed use and community facility	12,181	61,84,247	248	189	130	71	12	-	-	-	-	-	-												
15 Mixed use and health facility	6,155	61,475,176	874	814	753	692	629	568	501	438	370	303	235												
16 Mixed use and leisure facility	16,187	62,487,808	888	842	795	747	699	650	601	552	502	453	404												
17 Mixed use	6,454	61,603,858	968	907	846	785	724	663	602	541	480	419	358												
18 Large mixed use (employment led)	31,775	62,502,392	769	705	640	575	509	442	375	308	240	172	104												
19 Estate regen (small mfl - houses)	1,865	678,088	1,801	1,735	1,667	1,597	1,527	1,456	1,384	1,312	1,240	1,168	1,096												
20 Estate regen (small mfl - flats)	882	678,088	892	830	767	704	641	578	514	451	387	324	261												
21 Estate regeneration (large)	18,200	614,161,762	322	255	188	119	50	-	-	-	-	-	-												
22 Student housing	2,550	63,657,632	2,029	1,941	1,854	1,764	1,673	1,580	1,483	1,385	1,287	1,188	1,088												
23 Motels	4,200	678,088	789	739	689	639	589	539	489	439	389	339	289												
24 Commercial	500	62,115,264	-	-	-	-	-	-	-	-	-	-	-												
25 Storage	2,500	678,085																							

Table 6.7.8: Maximum CIL rates (before buffer) – Price Point H (£7,777 per square metre)

WISIAM CIL		Sales value £7,777 psm		Air tenure		Rented 75%		50/30%		Frst rms 0%		Residual land values															
V1		Floor areas		BLV		0% AR		5% AR		10% AR		15% AR		20% AR		25% AR		30% AR		35% AR		40% AR		45% AR		50% AR	
1	Very small residential (house)	89	6711.081	1.103	1.015	912	811	729	655	595	540	493	455	425	395	365	335	305	275	245	215	185	155	125	95	65	35
2	Small res deva (houses)	448	4286.435	2.392	2.294	2.195	2.099	1.999	1.889	1.783	1.677	1.568	1.456	1.343	1.229	1.114	1.000	885	769	653	537	421	305	189	73	47	21
3	Small res dev (flats)	448	4286.435	1.348	1.250	1.151	1.051	950	850	750	650	550	450	350	250	150	50	50	50	50	50	50	50	50	50	50	50
4	Small res deva (houses)	962	4287.069	2.391	2.295	2.196	2.099	1.999	1.889	1.783	1.677	1.568	1.456	1.343	1.229	1.114	1.000	885	769	653	537	421	305	189	73	47	21
5	Small res dev (flats)	962	4287.069	1.348	1.250	1.151	1.051	950	850	750	650	550	450	350	250	150	50	50	50	50	50	50	50	50	50	50	50
6	Small residential developments	2,231	4289.304	1.306	1.317	1,236	1,158	1,072	997	915	832	747	662	575	487	395	303	211	119	27	15	3	1	1	1	1	1
7	Residential development	4,462	4,422,173	1,309	1,313	1,236	1,158	1,076	997	915	832	747	662	575	487	395	303	211	119	27	15	3	1	1	1	1	1
8	Small scale mixed use, local centres	496	4,114,574	1,768	1,693	1,620	1,545	1,469	1,392	1,314	1,234	1,154	1,073	990	907	824	741	658	575	492	409	326	243	160	77	44	21
9	Small scale mixed use, local centres	496	4,114,574	1,768	1,693	1,620	1,545	1,469	1,392	1,314	1,234	1,154	1,073	990	907	824	741	658	575	492	409	326	243	160	77	44	21
10	Small mixed use	2,431	4,099,554	1,621	1,550	1,477	1,399	1,320	1,245	1,170	1,095	1,020	945	870	795	720	645	570	495	420	345	270	195	120	45	20	10
11	Small mixed use	2,977	4,145,730	1,661	1,585	1,510	1,435	1,360	1,285	1,210	1,135	1,060	985	910	835	760	685	610	535	460	385	310	235	160	75	40	20
12	Mixed use	7,547	4,174,607	1,567	1,491	1,415	1,340	1,265	1,190	1,115	1,040	965	890	815	740	665	590	515	440	365	290	215	140	65	30	15	8
13	Mixed use	14,307	4,401,064	1,42	1,346	1,270	1,194	1,118	1,042	966	890	814	738	662	586	510	434	358	282	206	130	54	18	12	6	3	1
14	Mixed use and community facility	12,181	4,320,067	1,25	1,179	1,103	1,027	951	875	800	724	648	572	496	420	344	268	192	116	40	14	8	4	2	1	0	0
15	Mixed use and health facility	6,155	4,235,476	1,10	1,024	948	872	796	720	644	568	492	416	340	264	188	112	36	10	4	2	1	0	0	0	0	0
16	Mixed use and leisure facility	16,187	4,401,064	1,17	1,101	1,025	949	873	797	721	645	569	493	417	341	265	189	113	37	11	5	2	1	0	0	0	0
17	Large mixed use (employment led)	31,775	4,432,953	1,07	1,000	924	848	772	696	620	544	468	392	316	240	164	88	32	12	5	2	1	0	0	0	0	0
18	Extensive region (small mfr - houses)	1,865	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
19	Extensive region (small mfr - flats)	862	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
20	Extensive region (small mfr - flats)	862	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
21	Student housing (large)	18,200	4,224,786	1,07	1,000	924	848	772	696	620	544	468	392	316	240	164	88	32	12	5	2	1	0	0	0	0	0
22	Student housing	18,200	4,224,786	1,07	1,000	924	848	772	696	620	544	468	392	316	240	164	88	32	12	5	2	1	0	0	0	0	0
23	Commercial	500	4,240,210	1,07	1,000	924	848	772	696	620	544	468	392	316	240	164	88	32	12	5	2	1	0	0	0	0	0
24	Storage	2,500	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
25	Residential care home (7 units)	875	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
26	Site allocation 1	27,368	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
27	Site allocation 2	419,145	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
28	Site allocation 3	419,145	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
29	Site allocation 4	419,145	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
30	Site allocation 5	419,145	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
31	Site allocation 6	419,145	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
32	Site allocation 7	419,145	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
33	Site allocation 8	419,145	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
34	Site allocation 9	419,145	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
35	Site allocation 10	419,145	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
36	Site allocation 11	419,145	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
37	Site allocation 12	419,145	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
38	Site allocation 13	419,145	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
39	Site allocation 14	419,145	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
40	Site allocation 15	419,145	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
41	Site allocation 16	419,145	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
42	Site allocation 17	419,145	4,145,730	1,799	1,717	1,635	1,551	1,468	1,385	1,302	1,220	1,137	1,054	971	888	805	722	639	556	473	390	307	224	141	58	25	12
43	Site allocation 18	419,145	4,145,730																								

Table 6.7.9: Maximum CIL rates (before buffer) – Price Point I (£7,965 per square metre)

WISIAM CIL		Sales value £7,965 psm		Air tenure		Rented 70%		50 30%		Fret rms 0%			
V1		Residual land values											
Description	Floor areas	BLV	0% AR	5% AR	10% AR	15% AR	20% AR	25% AR	30% AR	35% AR	40% AR	45% AR	50% AR
1 Very small residential (house)	89	6711.081	1,229	1,528	1,522	910	809	699	589	479	369	259	149
2 Small res deva (houses)	448	4298.438	2,513	2,410	2,308	2,200	2,092	1,983	1,872	1,759	1,645	1,528	1,411
3 Small res dev (flats)	448	4298.438	1,508	1,222	1,140	1,045	950	855	770	675	580	485	388
4 Small res deva (houses)	982	4292.089	2,510	2,409	2,307	2,200	2,092	1,983	1,872	1,759	1,645	1,528	1,410
5 Small res dev (flats)	982	4292.089	1,525	1,240	1,154	1,048	937	827	716	605	494	383	272
6 Small residential developments	2,231	4298.438	1,508	1,222	1,140	1,045	950	855	770	675	580	485	388
7 Residential development	4,462	4,432,173	1,483	1,403	1,322	1,239	1,155	1,070	985	899	813	726	639
8 Small scale mixed use, local centres	486	4,114,574	1,654	1,777	1,700	1,621	1,541	1,460	1,378	1,294	1,210	1,124	1,037
9 Small scale mixed use, local centres	486	4,114,574	1,654	1,777	1,700	1,621	1,541	1,460	1,378	1,294	1,210	1,124	1,037
10 Small mixed use	2,431	4,099,554	1,105	1,029	953	875	797	717	636	554	471	387	301
11 Small mixed use	2,977	4,145,730	743	669	594	518	441	363	283	203	121	30	-
12 Mixed use	7,547	4,178,607	752	702	1,352	1,249	1,143	1,034	925	815	704	593	482
13 Mixed use	14,387	4,430,084	618	552	486	419	350	281	210	139	67	-	-
14 Mixed use and community facility	12,181	4,320,087	384	333	270	206	142	76	10	-	-	-	-
15 Mixed use and health facility	6,155	4,239,478	613	519	435	353	269	185	99	13	-	-	-
16 Mixed use and leisure facility	16,187	4,430,084	750	688	624	560	495	429	361	293	224	154	83
17 Mixed use	14,387	4,430,084	618	552	486	419	350	281	210	139	67	-	-
18 Large mixed use (employment led)	31,775	4,432,083	948	875	807	735	662	587	512	436	358	280	201
19 Estate regen (small mfl - houses)	10,882	4,432,083	948	875	807	735	662	587	512	436	358	280	201
20 Estate regen (small mfl - flats)	10,882	4,432,083	948	875	807	735	662	587	512	436	358	280	201
21 Estate regeneration (large)	18,200	4,432,083	948	875	807	735	662	587	512	436	358	280	201
22 Student housing	2,550	4,178,607	1,043	1,155	1,267	1,379	1,490	1,601	1,712	1,823	1,934	2,045	2,156
23 Motels	4,200	4,145,730	794	741	687	633	579	525	471	417	363	309	255
24 Commercial	500	4,432,083	-	-	-	-	-	-	-	-	-	-	-
25 Storage	2,500	4,145,730	269	269	269	269	269	269	269	269	269	269	269
26 Residential care home (7 units)	875	4,145,730	175	182	189	196	203	210	217	224	231	238	245
27 Site allocation 1	27,368	4,145,730	744	689	634	579	524	469	414	359	304	249	194
28 Site allocation 2	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
29 Site allocation 3	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
30 Site allocation 4	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
31 Site allocation 5	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
32 Site allocation 6	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
33 Site allocation 7	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
34 Site allocation 8	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
35 Site allocation 9	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
36 Site allocation 10	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
37 Site allocation 11	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
38 Site allocation 12	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
39 Site allocation 13	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
40 Site allocation 14	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
41 Site allocation 15	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
42 Site allocation 16	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
43 Site allocation 17	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
44 Site allocation 18	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
45 Site allocation 19	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
46 Site allocation 20	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
47 Site allocation 21	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
48 Site allocation 22	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
49 Site allocation 23	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
50 Site allocation 24	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
51 Site allocation 25	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
52 Site allocation 26	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
53 Site allocation 27	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
54 Site allocation 28	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332
55 Site allocation 29	10,145	4,145,730	332	332	332	332	332	332	332	332	332	332	332

V2		Residual land values											
Description	Floor areas	BLV	0% AR	5% AR	10% AR	15% AR	20% AR	25% AR	30% AR	35% AR	40% AR	45% AR	50% AR
1 Very small residential (house)	89	6133.940	1,654	1,554	1,447	1,343	1,233	1,123	1,013	903	793	683	573
2 Small res deva (houses)	448	4223,233	2,654	2,552	2,447	2,341	2,234	2,124	2,013	1,901	1,789	1,676	1,562
3 Small res dev (flats)	448	4223,233	1,450	1,363	1,276	1,187	1,098	1,009	919	827	737	645	554
4 Small res deva (houses)	982	4244,440	2,650	2,548	2,441	2,334	2,226	2,118	2,009	1,899	1,787	1,674	1,560
5 Small res dev (flats)	982	4244,440	1,454	1,369	1,283	1,195	1,106	1,016	924	832	737	642	545
6 Small residential developments	2,231	4089,699	1,370	1,494	1,409	1,323	1,236	1,147	1,057	966	873	779	684
7 Residential development	4,462	4,114,148	1,454	1,474	1,474	1,474	1,474	1,474	1,474	1,474	1,474	1,474	1,474
8 Small scale mixed use, local centres	486	408,293	1,505	1,828	1,751	1,672	1,592	1,511	1,429	1,345	1,261	1,176	1,088
9 Small scale mixed use, local centres	486	408,293	1,505	1,453	1,375	1,296	1,216	1,135	1,053	970	885	799	712
10 Small mixed use	2,431	4,089,699	1,101	1,101	1,101	1,101	1,101	1,101	1,101	1,101	1,101	1,101	1,101
11 Small mixed use	2,977	4,082,932	828	754	679	603	526	448	368	288	206	123	39
12 Mixed use	7,547	4,139,398	919	849	778	706	633	560	483	407	330	251	172
13 Mixed use	14,387	4,139,398	919	849	778	706	633	560	483	407	330	251	172
14 Mixed use and community facility	12,181	4,750,210	483	391	328	264	200	136	68	1	-	-	-
15 Mixed use and health facility	6,155	4,750,210	483	391	328	264	200	136	68	1	-	-	-
16 Mixed use and leisure facility	16,187	4,139,398	919	849	778	706	633	560	483	407	330	251	172
17 Mixed use	14,387	4,139,398	919	849	778	706	633	560	483	407	330	251	172
18 Large mixed use (employment led)	31,775	4,750,210	483	391	328	264	200	136	68	1	-	-	-
19 Estate regen (small mfl - houses)	10,882	4,750,210	483	391	328	264	200	136	68	1	-	-	-
20 Estate regen (small mfl - flats)	10,882	4,750,210	483	391	328	264	200	136	68	1	-	-	-
21 Estate regeneration (large)	18,200	4,750,210	483	391	328	264	200	136	68	1	-	-	-
22 Student housing	2,550	4,139,398	1,950	1,862	1,774	1,687	1,599	1,511	1,423	1,335	1,248	1,160	1,073
23 Motels	4,200	4,082,932	844	800	756	713	669	625					

Table 6.8.1: Alternative CIL rates – Price Point A (£6,458 per square metre – change in residual land value - 35% affordable housing)

	Development	Adopted	Alternative 1	Alternative 2	Alternative 3		Adopted	Alt 1	Alt 2	Alt 3
1	Very small residential (house)	£143,937	£143,716	£143,460	£142,948		100.00%	99.85%	99.67%	99.31%
2	Small res devs (houses)	£719,686	£718,579	£717,301	£714,743		100.00%	99.85%	99.67%	99.31%
3	Small res dev (flats)	£295,372	£294,269	£292,992	£290,439		100.00%	99.63%	99.19%	98.33%
4	Small res devs (houses)	£1,573,270	£1,570,837	£1,568,023	£1,562,395		100.00%	99.85%	99.67%	99.31%
5	Small res dev (flats)	£639,800	£637,372	£634,563	£628,947		100.00%	99.62%	99.18%	98.30%
6	Small residential developments	£1,424,399	£1,418,885	£1,412,509	£1,399,759		100.00%	99.61%	99.17%	98.27%
7	Residential development	£2,699,843	£2,689,001	£2,676,466	£2,651,396		100.00%	99.60%	99.13%	98.21%
8	Small scale mixed use, local centres	£388,005	£386,690	£384,914	£381,612		100.00%	99.66%	99.20%	98.35%
9	Small scale mixed use, local centres	£265,713	£264,609	£263,333	£260,780		100.00%	99.58%	99.10%	98.14%
10	Small mixed use	£526,159	£519,802	£511,429	£495,684		100.00%	98.79%	97.20%	94.21%
11	Small mixed use	£14,865	£8,249	£598	£-14,928		100.00%	55.49%	4.02%	0.00%
12	Mixed use	£81,205	£65,374	£46,562	£9,434		100.00%	80.51%	57.34%	11.62%
13	Mixed use	£-1,804,063	£-1,847,800	£-1,892,365	£-1,976,038		0.00%	0.00%	0.00%	0.00%
14	Mixed use incl community facility	£-3,403,240	£-3,511,595	£-3,583,046	£-3,684,930		0.00%	0.00%	0.00%	0.00%
15	Mixed use incl health facility	£1,558,312	£1,506,060	£1,471,396	£1,421,691		100.00%	96.65%	94.42%	91.23%
16	Mixed use incl leisure facility	£233,614	£79,644	£-21,198	£-162,752		100.00%	34.09%	0.00%	0.00%
17	Mixed use	£659,872	£638,324	£610,403	£557,501		100.00%	96.73%	92.50%	84.49%
18	Large mixed use (employment led)	£917,076	£841,739	£759,394	£600,856		100.00%	91.79%	82.81%	65.52%
19	Estate regen (small infill - houses)	£2,154,310	£2,149,472	£2,143,367	£2,131,658		100.00%	99.78%	99.49%	98.95%
20	Estate regen (small infill - flats)	£581,636	£579,428	£576,875	£571,770		100.00%	99.62%	99.18%	98.30%
21	Estate regeneration (large)	£2,635,106	£2,579,468	£2,522,543	£2,415,190		100.00%	97.89%	95.73%	91.65%
22	Student housing	£5,439,184	£5,288,705	£5,212,285	£5,135,114		100.00%	97.23%	95.83%	94.41%
23	Hotels	£1,209,596	£1,195,285	£1,167,455	£1,122,832		100.00%	98.82%	96.52%	92.83%
24	Commercial	£-254,883	£-254,883	£-254,883	£-254,883		0.00%	0.00%	0.00%	0.00%
25	Storage	£863,291	£787,092	£748,992	£710,891		100.00%	91.17%	86.76%	82.35%
26	Residential care home (7 units)	£774,472	£759,608	£750,615	£738,874		100.00%	98.08%	96.92%	95.40%
27	Site allocation 1	£-4,949,476	£-5,110,708	£-5,249,218	£-5,464,311		0.00%	0.00%	0.00%	0.00%
28	Site allocation 2	£-3,100,962	£-3,322,545	£-3,528,059	£-3,880,115		0.00%	0.00%	0.00%	0.00%
29	Site allocation 3	£-101,540,298	£-104,330,853	£-106,520,048	£-109,778,222		0.00%	0.00%	0.00%	0.00%
30	Site allocation 4	£-20,476,882	£-20,860,954	£-21,291,737	£-22,128,403		0.00%	0.00%	0.00%	0.00%
31	Site allocation 5	£-98,097,708	£-99,960,722	£-101,436,526	£-103,824,651		0.00%	0.00%	0.00%	0.00%
32	Site allocation 6	£4,790,748	£4,370,897	£3,965,967	£3,333,851		100.00%	91.24%	82.78%	69.59%
33	Site allocation 7	£-320,747	£-454,870	£-585,679	£-828,804		0.00%	0.00%	0.00%	0.00%
34	Site allocation 8	£-7,284,317	£-7,755,369	£-8,053,054	£-8,453,561		0.00%	0.00%	0.00%	0.00%
35	Site allocation 9	£-4,842,043	£-4,934,501	£-5,056,896	£-5,286,534		0.00%	0.00%	0.00%	0.00%
36	Site allocation 10	£5,224,854	£5,081,339	£4,891,469	£4,535,135		100.00%	97.25%	93.62%	86.80%
37	Site allocation 11	£14,240,342	£14,067,076	£13,884,796	£13,580,053		100.00%	98.78%	97.50%	95.36%
38	Site allocation 12	£5,157,667	£4,874,805	£4,494,146	£3,805,304		100.00%	94.52%	87.14%	73.78%
39	Site allocation 13	£3,891,783	£3,834,789	£3,767,877	£3,635,044		100.00%	98.54%	96.82%	93.40%
40	Site allocation 14	£4,751,504	£4,634,610	£4,525,816	£4,333,354		100.00%	97.54%	95.25%	91.20%
41	Site allocation 15	£9,559,445	£9,409,965	£9,197,136	£8,810,599		100.00%	98.44%	96.21%	92.17%
42	Site allocation 16	£-2,210,590	£-2,617,227	£-3,054,889	£-3,810,109		0.00%	0.00%	0.00%	0.00%
43	Site allocation 17	£-10,868,379	£-11,195,711	£-11,520,294	£-12,092,087		0.00%	0.00%	0.00%	0.00%
44	Site allocation 18	£-5,684,776	£-5,822,504	£-5,975,648	£-6,231,662		0.00%	0.00%	0.00%	0.00%
45	Site allocation 19	£8,036,774	£7,961,230	£7,860,622	£7,672,377		100.00%	99.06%	97.81%	95.47%
46	Site allocation 20	£75,846,236	£75,147,865	£74,268,726	£72,894,794		100.00%	99.08%	97.92%	96.11%
47	Site allocation 21	£7,165,367	£7,082,726	£6,985,743	£6,809,667		100.00%	98.85%	97.49%	95.04%
48	Site allocation 22	£22,347,243	£22,087,871	£21,764,295	£21,164,613		100.00%	98.84%	97.39%	94.71%
49	Site allocation 23	£-2,084,723	£-2,161,757	£-2,250,828	£-2,428,968		0.00%	0.00%	0.00%	0.00%
50	Site allocation 24	£3,583,496	£3,513,496	£3,420,257	£3,245,813		100.00%	98.05%	95.44%	90.58%
51	Site allocation 25	£13,767,156	£13,121,180	£12,410,775	£11,130,570		100.00%	95.31%	90.15%	80.85%
52	Site allocation 26	£24,802,730	£24,207,333	£23,532,658	£22,353,712		100.00%	97.60%	94.88%	90.13%
53	Site allocation 27	£-360,395	£-422,450	£-494,200	£-637,702		0.00%	0.00%	0.00%	0.00%
54	Site allocation 28	£-598,157	£-651,879	£-713,995	£-838,228		0.00%	0.00%	0.00%	0.00%
55	Site allocation 29	£6,859,972	£6,795,528	£6,709,688	£6,549,088		100.00%	99.06%	97.81%	95.47%

Table 6.8.2: Alternative CIL rates – Price Point B (£6,647 per square metre – change in residual land value - 35% affordable housing)

	Development	Adopted	Alternative 1	Alternative 2	Alternative 3		Adopted	Alt 1	Alt 2	Alt 3
1	Very small residential (house)	£151,169	£150,949	£150,692	£150,182		100.00%	99.85%	99.68%	99.35%
2	Small res devs (houses)	£755,848	£754,742	£753,463	£750,906		100.00%	99.85%	99.68%	99.35%
3	Small res dev (flats)	£325,136	£324,031	£322,755	£320,203		100.00%	99.66%	99.27%	98.48%
4	Small res devs (houses)	£1,652,827	£1,650,394	£1,647,580	£1,641,954		100.00%	99.85%	99.68%	99.34%
5	Small res dev (flats)	£705,279	£702,850	£700,042	£694,426		100.00%	99.66%	99.26%	98.46%
6	Small residential developments	£1,572,197	£1,566,683	£1,560,308	£1,547,556		100.00%	99.65%	99.24%	98.43%
7	Residential development	£2,987,399	£2,976,558	£2,964,023	£2,938,953		100.00%	99.64%	99.22%	98.38%
8	Small scale mixed use, local centres	£417,768	£416,453	£414,677	£411,375		100.00%	99.69%	99.26%	98.47%
9	Small scale mixed use, local centres	£295,476	£294,372	£293,095	£290,543		100.00%	99.63%	99.19%	98.33%
10	Small mixed use	£665,263	£658,905	£650,533	£634,788		100.00%	99.04%	97.79%	95.42%
11	Small mixed use	£181,790	£175,173	£167,522	£152,221		100.00%	96.36%	92.15%	83.73%
12	Mixed use	£465,398	£449,568	£430,755	£393,626		100.00%	96.60%	92.56%	84.58%
13	Mixed use	-£1,030,677	-£1,074,413	-£1,118,979	-£1,202,651		0.00%	0.00%	0.00%	0.00%
14	Mixed use incl community facility	-£2,806,368	-£2,914,725	-£2,986,176	-£3,088,059		0.00%	0.00%	0.00%	0.00%
15	Mixed use incl health facility	£1,883,083	£1,830,830	£1,796,166	£1,746,461		100.00%	97.23%	95.38%	92.74%
16	Mixed use incl leisure facility	£1,056,347	£902,375	£801,852	£662,425		100.00%	85.42%	75.91%	62.71%
17	Mixed use	£1,117,758	£1,096,210	£1,068,289	£1,015,387		100.00%	98.07%	95.57%	90.84%
18	Large mixed use (employment led)	£2,510,338	£2,435,002	£2,352,656	£2,194,118		100.00%	97.00%	93.72%	87.40%
19	Estate regen (small infill - houses)	£2,283,866	£2,279,029	£2,272,924	£2,261,215		100.00%	99.79%	99.52%	99.01%
20	Estate regen (small infill - flats)	£641,162	£638,955	£636,402	£631,297		100.00%	99.66%	99.26%	98.46%
21	Estate regeneration (large)	£3,732,082	£3,676,444	£3,619,518	£3,512,166		100.00%	98.51%	96.98%	94.11%
22	Student housing	£5,439,184	£5,288,705	£5,212,285	£5,135,114		100.00%	97.23%	95.83%	94.41%
23	Hotels	£1,333,877	£1,319,566	£1,291,735	£1,247,111		100.00%	98.93%	96.84%	93.50%
24	Commercial	-£254,883	-£254,883	-£254,883	-£254,883		0.00%	0.00%	0.00%	0.00%
25	Storage	£863,291	£787,092	£748,992	£710,891		100.00%	91.17%	86.76%	82.35%
26	Residential care home (7 units)	£831,035	£816,171	£807,178	£795,437		100.00%	98.21%	97.13%	95.72%
27	Site allocation 1	-£3,822,495	-£3,983,726	-£4,122,236	-£4,337,330		0.00%	0.00%	0.00%	0.00%
28	Site allocation 2	-£449,046	-£668,354	-£870,780	-£1,217,544		0.00%	0.00%	0.00%	0.00%
29	Site allocation 3	-£87,613,591	-£90,404,145	-£92,593,341	-£95,851,515		0.00%	0.00%	0.00%	0.00%
30	Site allocation 4	-£13,245,865	-£13,624,166	-£14,048,475	-£14,872,567		0.00%	0.00%	0.00%	0.00%
31	Site allocation 5	-£83,314,530	-£85,177,545	-£86,653,348	-£89,041,473		0.00%	0.00%	0.00%	0.00%
32	Site allocation 6	£7,869,689	£7,456,147	£7,057,303	£6,429,993		100.00%	94.75%	89.68%	81.71%
33	Site allocation 7	£1,970,946	£1,838,838	£1,709,994	£1,470,524		100.00%	93.30%	86.76%	74.61%
34	Site allocation 8	-£5,309,671	-£5,780,723	-£6,078,408	-£6,478,914		0.00%	0.00%	0.00%	0.00%
35	Site allocation 9	-£3,168,525	-£3,260,983	-£3,383,379	-£3,613,017		0.00%	0.00%	0.00%	0.00%
36	Site allocation 10	£8,045,851	£7,904,492	£7,717,474	£7,366,496		100.00%	98.24%	95.92%	91.56%
37	Site allocation 11	£16,352,182	£16,178,915	£15,996,635	£15,691,892		100.00%	98.94%	97.83%	95.96%
38	Site allocation 12	£9,545,895	£9,267,286	£8,892,347	£8,213,858		100.00%	97.08%	93.15%	86.05%
39	Site allocation 13	£5,317,851	£5,260,859	£5,193,946	£5,061,112		100.00%	98.93%	97.67%	95.17%
40	Site allocation 14	£6,515,284	£6,398,899	£6,290,103	£6,097,643		100.00%	98.21%	96.54%	93.59%
41	Site allocation 15	£12,056,580	£11,909,348	£11,699,718	£11,318,989		100.00%	98.78%	97.04%	93.88%
42	Site allocation 16	£2,516,112	£2,115,587	£1,684,502	£941,360		100.00%	84.08%	66.95%	37.41%
43	Site allocation 17	-£6,756,012	-£7,083,344	-£7,407,927	-£7,979,720		0.00%	0.00%	0.00%	0.00%
44	Site allocation 18	-£4,287,690	-£4,425,418	-£4,578,564	-£4,834,578		0.00%	0.00%	0.00%	0.00%
45	Site allocation 19	£9,671,643	£9,597,234	£9,498,138	£9,312,356		100.00%	99.23%	98.21%	96.29%
46	Site allocation 20	£80,608,221	£79,930,435	£79,067,494	£77,702,466		100.00%	99.16%	98.09%	96.40%
47	Site allocation 21	£8,666,538	£8,585,139	£8,488,600	£8,312,524		100.00%	99.06%	97.95%	95.92%
48	Site allocation 22	£27,278,308	£27,018,935	£26,695,359	£26,095,678		100.00%	99.05%	97.86%	95.66%
49	Site allocation 23	-£152,519	-£229,553	-£318,623	-£496,764		0.00%	0.00%	0.00%	0.00%
50	Site allocation 24	£5,013,437	£4,943,436	£4,850,198	£4,675,753		100.00%	98.60%	96.74%	93.26%
51	Site allocation 25	£23,012,878	£22,366,902	£21,656,497	£20,377,954		100.00%	97.19%	94.11%	88.55%
52	Site allocation 26	£32,599,684	£32,004,287	£31,329,613	£30,150,667		100.00%	98.17%	96.10%	92.49%
53	Site allocation 27	£1,197,242	£1,136,119	£1,065,448	£924,102		100.00%	94.89%	88.99%	77.19%
54	Site allocation 28	£754,628	£701,714	£640,531	£518,165		100.00%	92.99%	84.88%	68.66%
55	Site allocation 29	£8,254,169	£8,190,695	£8,106,145	£7,947,732		100.00%	99.23%	98.21%	96.29%

Table 6.8.3: Alternative CIL rates – Price Point C (£6,835 per square metre – change in residual land value - 35% affordable housing)

	Development	Adopted	Alternative 1	Alternative 2	Alternative 3		Adopted	Alt 1	Alt 2	Alt 3
1	Very small residential (house)	£158,402	£158,181	£157,414	£156,135		100.00%	99.86%	99.38%	98.57%
2	Small res devs (houses)	£792,011	£790,904	£787,068	£780,674		100.00%	99.86%	99.38%	98.57%
3	Small res dev (flats)	£354,898	£353,795	£349,965	£343,584		100.00%	99.69%	98.61%	96.81%
4	Small res devs (houses)	£1,732,385	£1,729,951	£1,721,511	£1,707,444		100.00%	99.86%	99.37%	98.56%
5	Small res dev (flats)	£770,757	£768,329	£759,904	£745,865		100.00%	99.69%	98.59%	96.77%
6	Small residential developments	£1,719,995	£1,714,481	£1,695,354	£1,663,476		100.00%	99.68%	98.57%	96.71%
7	Residential development	£3,274,957	£3,264,116	£3,226,510	£3,163,834		100.00%	99.67%	98.52%	96.61%
8	Small scale mixed use, local centres	£447,531	£446,215	£441,887	£434,756		100.00%	99.71%	98.74%	97.15%
9	Small scale mixed use, local centres	£325,239	£324,135	£320,306	£313,924		100.00%	99.66%	98.48%	96.52%
10	Small mixed use	£804,366	£798,009	£776,886	£742,014		100.00%	99.21%	96.58%	92.25%
11	Small mixed use	£348,715	£342,098	£319,146	£280,892		100.00%	98.10%	91.52%	80.55%
12	Mixed use	£849,592	£833,761	£779,314	£688,735		100.00%	98.14%	91.73%	81.07%
13	Mixed use	-£268,017	-£311,097	-£431,053	-£627,558		0.00%	0.00%	0.00%	0.00%
14	Mixed use incl community facility	-£2,209,498	-£2,317,854	-£2,450,171	-£2,643,354		0.00%	0.00%	0.00%	0.00%
15	Mixed use incl health facility	£2,207,853	£2,155,600	£2,090,853	£1,996,021		100.00%	97.63%	94.70%	90.41%
16	Mixed use incl leisure facility	£1,879,078	£1,725,107	£1,549,666	£1,297,862		100.00%	91.81%	82.47%	69.07%
17	Mixed use	£1,575,644	£1,554,096	£1,482,094	£1,363,071		100.00%	98.63%	94.06%	86.51%
18	Large mixed use (employment led)	£4,103,600	£4,028,263	£3,796,374	£3,413,522		100.00%	98.16%	92.51%	83.18%
19	Estate regen (small infill - houses)	£2,413,423	£2,408,585	£2,392,270	£2,365,244		100.00%	99.80%	99.12%	98.00%
20	Estate regen (small infill - flats)	£700,689	£698,481	£690,823	£678,059		100.00%	99.68%	98.59%	96.77%
21	Estate regeneration (large)	£4,829,057	£4,773,420	£4,616,603	£4,359,416		100.00%	98.85%	95.60%	90.27%
22	Student housing	£5,439,184	£5,288,705	£5,212,285	£5,135,114		100.00%	97.23%	95.83%	94.41%
23	Hotels	£1,458,156	£1,443,845	£1,404,503	£1,342,610		100.00%	99.02%	96.32%	92.08%
24	Commercial	-£254,883	-£254,883	-£254,883	-£254,883		0.00%	0.00%	0.00%	0.00%
25	Storage	£863,291	£787,092	£748,992	£710,891		100.00%	91.17%	86.76%	82.35%
26	Residential care home (7 units)	£887,599	£872,734	£858,243	£838,254		100.00%	98.33%	96.69%	94.44%
27	Site allocation 1	-£2,695,513	-£2,856,743	-£3,119,837	-£3,521,806		0.00%	0.00%	0.00%	0.00%
28	Site allocation 2	£2,169,764	£1,953,752	£1,491,200	£754,895		100.00%	90.04%	68.73%	34.79%
29	Site allocation 3	-£73,730,000	-£76,478,616	-£80,433,772	-£86,342,655		0.00%	0.00%	0.00%	0.00%
30	Site allocation 4	-£6,060,413	-£6,438,714	-£7,646,241	-£9,645,161		0.00%	0.00%	0.00%	0.00%
31	Site allocation 5	-£68,531,352	-£70,394,368	-£73,642,341	-£78,688,721		0.00%	0.00%	0.00%	0.00%
32	Site allocation 6	£10,923,085	£10,509,543	£9,792,049	£8,691,458		100.00%	96.21%	89.65%	79.57%
33	Site allocation 7	£4,257,818	£4,125,710	£3,775,609	£3,204,252		100.00%	96.90%	88.67%	75.26%
34	Site allocation 8	-£3,335,026	-£3,806,077	-£4,301,877	-£4,999,557		0.00%	0.00%	0.00%	0.00%
35	Site allocation 9	-£1,495,007	-£1,587,465	-£1,894,041	-£2,399,949		0.00%	0.00%	0.00%	0.00%
36	Site allocation 10	£10,857,439	£10,716,081	£10,247,257	£9,473,568		100.00%	98.70%	94.38%	87.25%
37	Site allocation 11	£18,464,022	£18,290,755	£17,915,330	£17,320,868		100.00%	99.06%	97.03%	93.81%
38	Site allocation 12	£13,916,072	£13,637,463	£12,780,909	£11,380,000		100.00%	98.00%	91.84%	81.78%
39	Site allocation 13	£6,743,920	£6,686,927	£6,490,157	£6,162,538		100.00%	99.15%	96.24%	91.38%
40	Site allocation 14	£8,256,343	£8,141,205	£7,874,811	£7,446,391		100.00%	98.61%	95.38%	90.19%
41	Site allocation 15	£14,527,702	£14,382,682	£13,915,054	£13,148,325		100.00%	99.00%	95.78%	90.51%
42	Site allocation 16	£7,209,591	£6,809,066	£5,860,257	£4,340,527		100.00%	94.44%	81.28%	60.20%
43	Site allocation 17	-£2,652,424	-£2,974,837	-£3,749,157	-£5,001,348		0.00%	0.00%	0.00%	0.00%
44	Site allocation 18	-£2,890,605	-£3,028,334	-£3,335,921	-£3,823,599		0.00%	0.00%	0.00%	0.00%
45	Site allocation 19	£11,291,444	£11,217,035	£10,970,848	£10,564,794		100.00%	99.34%	97.16%	93.56%
46	Site allocation 20	£85,326,591	£84,658,493	£83,334,589	£81,262,884		100.00%	99.22%	97.67%	95.24%
47	Site allocation 21	£10,150,904	£10,069,505	£9,839,187	£9,463,568		100.00%	99.20%	96.93%	93.23%
48	Site allocation 22	£32,202,383	£31,946,908	£31,147,862	£29,830,338		100.00%	99.21%	96.73%	92.63%
49	Site allocation 23	£1,752,939	£1,677,062	£1,413,867	£975,208		100.00%	95.67%	80.66%	55.63%
50	Site allocation 24	£6,443,376	£6,373,377	£6,141,790	£5,759,823		100.00%	98.91%	95.32%	89.39%
51	Site allocation 25	£32,163,481	£31,527,213	£29,835,031	£27,087,023		100.00%	98.02%	92.76%	84.22%
52	Site allocation 26	£40,358,902	£39,772,453	£38,291,631	£35,875,766		100.00%	98.55%	94.88%	88.89%
53	Site allocation 27	£2,749,462	£2,688,340	£2,476,323	£2,122,962		100.00%	97.78%	90.07%	77.21%
54	Site allocation 28	£2,098,424	£2,045,509	£1,861,961	£1,556,047		100.00%	97.48%	88.73%	74.15%
55	Site allocation 29	£9,635,605	£9,572,130	£9,362,134	£9,015,778		100.00%	99.34%	97.16%	93.57%

Table 6.8.4: Alternative CIL rates – Price Point D (£7,024 per square metre – change in residual land value - 35% affordable housing)

	Development	Adopted	Alternative 1	Alternative 2	Alternative 3		Adopted	Alt 1	Alt 2	Alt 3
1	Very small residential (house)	£165,635	£165,413	£164,646	£163,367		100.00%	99.87%	99.40%	98.63%
2	Small res devs (houses)	£828,173	£827,067	£823,231	£816,836		100.00%	99.87%	99.40%	98.63%
3	Small res dev (flats)	£384,662	£383,557	£379,728	£373,346		100.00%	99.71%	98.72%	97.06%
4	Small res devs (houses)	£1,811,942	£1,809,510	£1,801,069	£1,787,001		100.00%	99.87%	99.40%	98.62%
5	Small res dev (flats)	£836,236	£833,807	£825,383	£811,343		100.00%	99.71%	98.70%	97.02%
6	Small residential developments	£1,867,792	£1,862,279	£1,843,152	£1,811,274		100.00%	99.70%	98.68%	96.97%
7	Residential development	£3,562,514	£3,551,673	£3,514,068	£3,451,392		100.00%	99.70%	98.64%	96.88%
8	Small scale mixed use, local centres	£477,294	£475,979	£471,650	£464,519		100.00%	99.72%	98.82%	97.32%
9	Small scale mixed use, local centres	£355,002	£353,898	£350,068	£343,687		100.00%	99.69%	98.61%	96.81%
10	Small mixed use	£943,471	£937,113	£915,990	£881,117		100.00%	99.33%	97.09%	93.39%
11	Small mixed use	£515,639	£509,023	£486,071	£447,817		100.00%	98.72%	94.27%	86.85%
12	Mixed use	£1,229,043	£1,213,451	£1,159,822	£1,070,604		100.00%	98.73%	94.37%	87.11%
13	Mixed use	£486,149	£443,717	£325,563	£132,010		100.00%	91.27%	66.97%	27.15%
14	Mixed use incl community facility	-£1,612,628	-£1,720,983	-£1,853,300	-£2,046,483		0.00%	0.00%	0.00%	0.00%
15	Mixed use incl health facility	£2,532,623	£2,480,372	£2,415,623	£2,320,791		100.00%	97.94%	95.38%	91.64%
16	Mixed use incl leisure facility	£2,701,809	£2,547,839	£2,372,398	£2,120,595		100.00%	94.30%	87.81%	78.49%
17	Mixed use	£2,033,530	£2,011,981	£1,939,979	£1,820,957		100.00%	98.94%	95.40%	89.55%
18	Large mixed use (employment led)	£5,696,862	£5,621,526	£5,389,636	£5,006,784		100.00%	98.68%	94.61%	87.89%
19	Estate regen (small infill - houses)	£2,542,980	£2,538,142	£2,521,826	£2,494,800		100.00%	99.81%	99.17%	98.11%
20	Estate regen (small infill - flats)	£760,215	£758,007	£750,349	£737,585		100.00%	99.71%	98.70%	97.02%
21	Estate regeneration (large)	£5,926,033	£5,870,395	£5,713,579	£5,456,392		100.00%	99.06%	96.41%	92.07%
22	Student housing	£5,439,184	£5,288,705	£5,212,285	£5,135,114		100.00%	97.23%	95.83%	94.41%
23	Hotels	£1,582,436	£1,568,125	£1,528,782	£1,466,890		100.00%	99.10%	96.61%	92.70%
24	Commercial	-£254,883	-£254,883	-£254,883	-£254,883		0.00%	0.00%	0.00%	0.00%
25	Storage	£863,291	£787,092	£748,992	£710,891		100.00%	91.17%	86.76%	82.35%
26	Residential care home (7 units)	£944,162	£929,297	£914,806	£894,817		100.00%	98.43%	96.89%	94.77%
27	Site allocation 1	-£1,568,531	-£1,729,761	-£1,992,856	-£2,394,824		0.00%	0.00%	0.00%	0.00%
28	Site allocation 2	£4,781,825	£4,565,814	£4,103,261	£3,366,957		100.00%	95.48%	85.81%	70.41%
29	Site allocation 3	-£60,076,128	-£62,789,723	-£66,686,597	-£72,506,676		0.00%	0.00%	0.00%	0.00%
30	Site allocation 4	£1,108,132	£735,517	-£460,787	-£2,459,708		100.00%	66.37%	0.00%	0.00%
31	Site allocation 5	-£53,782,788	-£55,619,136	-£58,859,164	-£63,905,543		0.00%	0.00%	0.00%	0.00%
32	Site allocation 6	£13,976,480	£13,562,938	£12,845,445	£11,744,854		100.00%	97.04%	91.91%	84.03%
33	Site allocation 7	£6,544,689	£6,412,581	£6,062,481	£5,491,124		100.00%	97.98%	92.63%	83.90%
34	Site allocation 8	-£1,376,206	-£1,840,178	-£2,328,526	-£3,024,911		0.00%	0.00%	0.00%	0.00%
35	Site allocation 9	£158,438	£68,739	-£232,181	-£730,486		100.00%	43.39%	0.00%	0.00%
36	Site allocation 10	£13,669,029	£13,527,670	£13,058,846	£12,285,157		100.00%	98.97%	95.54%	89.88%
37	Site allocation 11	£20,575,862	£20,402,595	£20,027,169	£19,432,707		100.00%	99.16%	97.33%	94.44%
38	Site allocation 12	£18,280,298	£18,005,876	£17,151,086	£15,750,177		100.00%	98.50%	93.82%	86.16%
39	Site allocation 13	£8,169,988	£8,112,995	£7,916,225	£7,588,606		100.00%	99.30%	96.89%	92.88%
40	Site allocation 14	£9,997,401	£9,882,264	£9,615,870	£9,187,450		100.00%	98.85%	96.18%	91.90%
41	Site allocation 15	£16,976,919	£16,834,078	£16,373,478	£15,612,709		100.00%	99.16%	96.45%	91.96%
42	Site allocation 16	£11,838,282	£11,443,776	£10,509,226	£9,012,337		100.00%	96.67%	88.77%	76.13%
43	Site allocation 17	£1,376,896	£1,059,329	£304,363	-£924,364		100.00%	76.94%	22.10%	0.00%
44	Site allocation 18	-£1,497,761	-£1,633,419	-£1,938,836	-£2,426,513		0.00%	0.00%	0.00%	0.00%
45	Site allocation 19	£12,911,244	£12,836,835	£12,590,648	£12,184,595		100.00%	99.42%	97.52%	94.37%
46	Site allocation 20	£90,022,165	£89,363,362	£88,056,158	£86,018,059		100.00%	99.27%	97.82%	95.55%
47	Site allocation 21	£11,635,271	£11,553,872	£11,323,553	£10,947,934		100.00%	99.30%	97.32%	94.09%
48	Site allocation 22	£37,073,867	£36,818,393	£36,028,310	£34,730,587		100.00%	99.31%	97.18%	93.68%
49	Site allocation 23	£3,656,105	£3,580,228	£3,317,032	£2,878,373		100.00%	97.92%	90.73%	78.73%
50	Site allocation 24	£7,873,316	£7,803,316	£7,571,730	£7,189,763		100.00%	99.11%	96.17%	91.32%
51	Site allocation 25	£41,277,259	£40,647,145	£38,954,963	£36,206,955		100.00%	98.47%	94.37%	87.72%
52	Site allocation 26	£48,056,488	£47,470,039	£45,989,217	£43,603,558		100.00%	98.78%	95.70%	90.73%
53	Site allocation 27	£4,301,682	£4,240,561	£4,028,544	£3,675,182		100.00%	98.58%	93.65%	85.44%
54	Site allocation 28	£3,442,219	£3,389,304	£3,205,756	£2,899,842		100.00%	98.46%	93.13%	84.24%
55	Site allocation 29	£11,017,041	£10,953,566	£10,743,569	£10,397,214		100.00%	99.42%	97.52%	94.37%

Table 6.8.5: Alternative CIL rates – Price Point E (£7,212 per square metre – change in residual land value - 35% affordable housing)

	Development	Adopted	Alternative 1	Alternative 2	Alternative 3		Adopted	Alt 1	Alt 2	Alt 3
1	Very small residential (house)	£172,867	£172,646	£171,878	£170,600		100.00%	99.87%	99.43%	98.69%
2	Small res devs (houses)	£864,336	£863,230	£859,393	£852,999		100.00%	99.87%	99.43%	98.69%
3	Small res dev (flats)	£414,424	£413,321	£409,492	£403,110		100.00%	99.73%	98.81%	97.27%
4	Small res devs (houses)	£1,891,501	£1,889,067	£1,880,626	£1,866,559		100.00%	99.87%	99.43%	98.68%
5	Small res dev (flats)	£901,715	£899,286	£890,861	£876,822		100.00%	99.73%	98.80%	97.24%
6	Small residential developments	£2,015,591	£2,010,076	£1,990,950	£1,959,071		100.00%	99.73%	98.78%	97.20%
7	Residential development	£3,850,072	£3,839,231	£3,801,624	£3,738,949		100.00%	99.72%	98.74%	97.11%
8	Small scale mixed use, local centres	£507,056	£505,741	£501,413	£494,283		100.00%	99.74%	98.89%	97.48%
9	Small scale mixed use, local centres	£384,765	£383,661	£379,832	£373,450		100.00%	99.71%	98.72%	97.06%
10	Small mixed use	£1,082,575	£1,076,217	£1,055,094	£1,020,221		100.00%	99.41%	97.46%	94.24%
11	Small mixed use	£682,564	£675,947	£652,995	£614,742		100.00%	99.03%	95.67%	90.06%
12	Mixed use	£1,607,942	£1,592,350	£1,538,721	£1,449,503		100.00%	99.03%	95.70%	90.15%
13	Mixed use	£1,236,287	£1,193,854	£1,075,700	£882,148		100.00%	96.57%	87.01%	71.35%
14	Mixed use incl community facility	-£1,015,756	-£1,124,112	-£1,256,429	-£1,449,612		0.00%	0.00%	0.00%	0.00%
15	Mixed use incl health facility	£2,857,395	£2,805,142	£2,740,394	£2,645,561		100.00%	98.17%	95.91%	92.59%
16	Mixed use incl leisure facility	£3,524,542	£3,370,571	£3,195,129	£2,943,326		100.00%	95.63%	90.65%	83.51%
17	Mixed use	£2,491,415	£2,469,867	£2,397,865	£2,278,843		100.00%	99.14%	96.25%	91.47%
18	Large mixed use (employment led)	£7,290,124	£7,214,787	£6,982,898	£6,600,046		100.00%	98.97%	95.79%	90.53%
19	Estate regen (small infill - houses)	£2,672,536	£2,667,698	£2,651,383	£2,624,357		100.00%	99.82%	99.21%	98.20%
20	Estate regen (small infill - flats)	£819,741	£817,533	£809,874	£797,111		100.00%	99.73%	98.80%	97.24%
21	Estate regeneration (large)	£7,020,290	£6,965,487	£6,810,555	£6,553,367		100.00%	99.22%	97.01%	93.35%
22	Student housing	£5,439,184	£5,288,705	£5,212,285	£5,135,114		100.00%	97.23%	95.83%	94.41%
23	Hotels	£1,706,716	£1,692,405	£1,653,062	£1,591,170		100.00%	99.16%	96.86%	93.23%
24	Commercial	-£254,883	-£254,883	-£254,883	-£254,883		0.00%	0.00%	0.00%	0.00%
25	Storage	£863,291	£787,092	£748,992	£710,891		100.00%	91.17%	86.76%	82.35%
26	Residential care home (7 units)	£1,000,726	£985,860	£971,370	£951,381		100.00%	98.51%	97.07%	95.07%
27	Site allocation 1	-£456,702	-£615,510	-£874,650	-£1,270,578		0.00%	0.00%	0.00%	0.00%
28	Site allocation 2	£7,375,830	£7,163,065	£6,707,464	£5,979,019		100.00%	97.12%	90.94%	81.06%
29	Site allocation 3	-£46,625,652	-£49,322,299	-£53,160,608	-£58,893,218		0.00%	0.00%	0.00%	0.00%
30	Site allocation 4	£8,185,596	£7,812,980	£6,623,601	£4,654,722		100.00%	95.45%	80.92%	56.86%
31	Site allocation 5	-£39,354,130	-£41,164,663	-£44,317,406	-£49,258,781		0.00%	0.00%	0.00%	0.00%
32	Site allocation 6	£17,029,876	£16,616,334	£15,898,840	£14,798,249		100.00%	97.57%	93.36%	86.90%
33	Site allocation 7	£8,831,560	£8,699,453	£8,349,353	£7,777,996		100.00%	98.50%	94.54%	88.07%
34	Site allocation 8	£559,781	£102,782	-£383,999	-£1,071,193		100.00%	18.36%	0.00%	0.00%
35	Site allocation 9	£1,782,084	£1,692,384	£1,394,954	£904,139		100.00%	94.97%	78.28%	50.73%
36	Site allocation 10	£16,480,618	£16,339,259	£15,870,434	£15,096,747		100.00%	99.14%	96.30%	91.60%
37	Site allocation 11	£22,682,971	£22,512,308	£22,139,009	£21,544,547		100.00%	99.25%	97.60%	94.98%
38	Site allocation 12	£22,593,182	£22,318,760	£21,475,080	£20,095,224		100.00%	98.79%	95.05%	88.94%
39	Site allocation 13	£9,585,516	£9,529,379	£9,335,566	£9,012,872		100.00%	99.41%	97.39%	94.03%
40	Site allocation 14	£11,738,460	£11,623,323	£11,356,929	£10,928,508		100.00%	99.02%	96.75%	93.10%
41	Site allocation 15	£19,408,255	£19,267,561	£18,807,879	£18,052,673		100.00%	99.28%	96.91%	93.02%
42	Site allocation 16	£16,465,528	£16,071,022	£15,136,472	£13,639,582		100.00%	97.60%	91.93%	82.84%
43	Site allocation 17	£5,366,353	£5,048,787	£4,293,820	£3,078,985		100.00%	94.08%	80.01%	57.38%
44	Site allocation 18	-£121,998	-£257,656	-£560,620	-£1,040,969		0.00%	0.00%	0.00%	0.00%
45	Site allocation 19	£14,531,045	£14,456,636	£14,210,449	£13,804,396		100.00%	99.49%	97.79%	95.00%
46	Site allocation 20	£94,710,673	£94,054,688	£92,759,534	£90,743,968		100.00%	99.31%	97.94%	95.81%
47	Site allocation 21	£13,119,636	£13,038,237	£12,807,920	£12,432,300		100.00%	99.38%	97.62%	94.76%
48	Site allocation 22	£41,945,352	£41,689,876	£40,899,795	£39,602,071		100.00%	99.39%	97.51%	94.41%
49	Site allocation 23	£5,544,986	£5,470,250	£5,211,010	£4,778,943		100.00%	98.65%	93.98%	86.18%
50	Site allocation 24	£9,297,479	£9,228,531	£9,000,426	£8,619,704		100.00%	99.26%	96.81%	92.71%
51	Site allocation 25	£50,278,963	£49,652,258	£47,985,508	£45,278,798		100.00%	98.75%	95.44%	90.06%
52	Site allocation 26	£55,745,362	£55,167,624	£53,686,802	£51,301,143		100.00%	98.96%	96.31%	92.03%
53	Site allocation 27	£5,853,903	£5,792,782	£5,580,765	£5,227,403		100.00%	98.96%	95.33%	89.30%
54	Site allocation 28	£4,786,014	£4,733,100	£4,549,551	£4,243,637		100.00%	98.89%	95.06%	88.67%
55	Site allocation 29	£12,398,476	£12,335,001	£12,125,005	£11,778,650		100.00%	99.49%	97.79%	95.00%

Table 6.8.6: Alternative CIL rates – Price Point F (£7,400 per square metre – change in residual land value - 35% affordable housing)

	Development	Adopted	Alternative 1	Alternative 2	Alternative 3		Adopted	Alt 1	Alt 2	Alt 3
1	Very small residential (house)	£180,100	£179,879	£179,111	£177,832		100.00%	99.88%	99.45%	98.74%
2	Small res devs (houses)	£900,498	£899,392	£895,556	£889,162		100.00%	99.88%	99.45%	98.74%
3	Small res dev (flats)	£444,187	£443,084	£439,254	£432,873		100.00%	99.75%	98.89%	97.45%
4	Small res devs (houses)	£1,971,058	£1,968,624	£1,960,184	£1,946,117		100.00%	99.88%	99.45%	98.73%
5	Small res dev (flats)	£967,193	£964,764	£956,340	£942,300		100.00%	99.75%	98.88%	97.43%
6	Small residential developments	£2,163,017	£2,157,587	£2,138,747	£2,106,869		100.00%	99.75%	98.88%	97.40%
7	Residential development	£4,137,629	£4,126,787	£4,089,182	£4,026,507		100.00%	99.74%	98.83%	97.31%
8	Small scale mixed use, local centres	£536,820	£535,505	£531,177	£524,045		100.00%	99.76%	98.95%	97.62%
9	Small scale mixed use, local centres	£414,527	£413,424	£409,595	£403,213		100.00%	99.73%	98.81%	97.27%
10	Small mixed use	£1,221,679	£1,215,321	£1,194,198	£1,159,325		100.00%	99.48%	97.75%	94.90%
11	Small mixed use	£849,489	£842,872	£819,920	£781,666		100.00%	99.22%	96.52%	92.02%
12	Mixed use	£1,986,841	£1,971,249	£1,917,620	£1,828,402		100.00%	99.22%	96.52%	92.03%
13	Mixed use	£1,986,424	£1,943,992	£1,825,838	£1,632,286		100.00%	97.86%	91.92%	82.17%
14	Mixed use incl community facility	-£418,886	-£527,242	-£659,559	-£852,742		0.00%	0.00%	0.00%	0.00%
15	Mixed use incl health facility	£3,182,165	£3,129,912	£3,065,164	£2,970,332		100.00%	98.36%	96.32%	93.34%
16	Mixed use incl leisure facility	£4,347,273	£4,193,303	£4,017,861	£3,766,058		100.00%	96.46%	92.42%	86.63%
17	Mixed use	£2,949,301	£2,927,753	£2,855,751	£2,736,729		100.00%	99.27%	96.83%	92.79%
18	Large mixed use (employment led)	£8,883,385	£8,808,049	£8,576,160	£8,193,307		100.00%	99.15%	96.54%	92.23%
19	Estate regen (small infill - houses)	£2,802,093	£2,797,255	£2,780,940	£2,753,914		100.00%	99.83%	99.25%	98.28%
20	Estate regen (small infill - flats)	£879,267	£877,059	£869,400	£856,637		100.00%	99.75%	98.88%	97.43%
21	Estate regeneration (large)	£8,103,769	£8,048,966	£7,894,508	£7,641,186		100.00%	99.32%	97.42%	94.29%
22	Student housing	£5,439,184	£5,288,705	£5,212,285	£5,135,114		100.00%	97.23%	95.83%	94.41%
23	Hotels	£1,830,380	£1,816,283	£1,777,342	£1,715,449		100.00%	99.23%	97.10%	93.72%
24	Commercial	-£254,883	-£254,883	-£254,883	-£254,883		0.00%	0.00%	0.00%	0.00%
25	Storage	£863,291	£787,092	£748,992	£710,891		100.00%	91.17%	86.76%	82.35%
26	Residential care home (7 units)	£1,057,289	£1,042,423	£1,027,933	£1,007,944		100.00%	98.59%	97.22%	95.33%
27	Site allocation 1	£643,265	£486,844	£231,599	-£160,795		100.00%	75.68%	36.00%	0.00%
28	Site allocation 2	£9,951,762	£9,738,995	£9,283,396	£8,558,156		100.00%	97.86%	93.28%	86.00%
29	Site allocation 3	-£33,382,370	-£36,048,989	-£39,829,613	-£45,476,068		0.00%	0.00%	0.00%	0.00%
30	Site allocation 4	£15,263,059	£14,890,444	£13,701,065	£11,732,186		100.00%	97.56%	89.77%	76.87%
31	Site allocation 5	-£25,202,980	-£26,988,536	-£30,095,098	-£34,920,323		0.00%	0.00%	0.00%	0.00%
32	Site allocation 6	£20,083,272	£19,669,729	£18,952,236	£17,851,645		100.00%	97.94%	94.37%	88.89%
33	Site allocation 7	£11,118,432	£10,986,325	£10,636,224	£10,064,867		100.00%	98.81%	95.66%	90.52%
34	Site allocation 8	£2,475,084	£2,018,085	£1,537,076	£860,209		100.00%	81.54%	62.10%	34.75%
35	Site allocation 9	£3,405,729	£3,316,030	£3,018,600	£2,527,784		100.00%	97.37%	88.63%	74.22%
36	Site allocation 10	£19,266,722	£19,127,488	£18,665,710	£17,903,649		100.00%	99.28%	96.88%	92.93%
37	Site allocation 11	£24,772,442	£24,601,778	£24,231,995	£23,646,468		100.00%	99.31%	97.82%	95.45%
38	Site allocation 12	£26,906,067	£26,631,645	£25,787,965	£24,408,108		100.00%	98.98%	95.84%	90.72%
39	Site allocation 13	£10,994,039	£10,937,902	£10,744,089	£10,421,394		100.00%	99.49%	97.73%	94.79%
40	Site allocation 14	£13,479,519	£13,364,381	£13,097,988	£12,669,567		100.00%	99.15%	97.17%	93.99%
41	Site allocation 15	£21,814,206	£21,673,512	£21,219,834	£20,475,978		100.00%	99.36%	97.28%	93.87%
42	Site allocation 16	£21,078,219	£20,689,643	£19,763,718	£18,266,829		100.00%	98.16%	93.76%	86.66%
43	Site allocation 17	£9,319,508	£9,006,713	£8,263,093	£7,066,516		100.00%	96.64%	88.66%	75.82%
44	Site allocation 18	£1,234,923	£1,101,304	£802,893	£329,763		100.00%	89.18%	65.02%	26.70%
45	Site allocation 19	£16,150,846	£16,076,437	£15,830,250	£15,424,197		100.00%	99.54%	98.01%	95.50%
46	Site allocation 20	£99,386,461	£98,736,566	£97,450,859	£95,456,169		100.00%	99.35%	98.05%	96.05%
47	Site allocation 21	£14,604,003	£14,522,603	£14,292,285	£13,916,666		100.00%	99.44%	97.87%	95.29%
48	Site allocation 22	£46,816,836	£46,561,361	£45,771,280	£44,473,556		100.00%	99.45%	97.77%	94.99%
49	Site allocation 23	£7,421,876	£7,347,140	£7,087,899	£6,655,832		100.00%	98.99%	95.50%	89.68%
50	Site allocation 24	£10,709,825	£10,640,878	£10,412,772	£10,036,546		100.00%	99.36%	97.23%	93.71%
51	Site allocation 25	£59,264,477	£58,647,191	£56,987,211	£54,280,502		100.00%	98.96%	96.16%	91.59%
52	Site allocation 26	£63,350,927	£62,773,291	£61,314,724	£58,964,919		100.00%	99.09%	96.79%	93.08%
53	Site allocation 27	£7,406,124	£7,345,002	£7,132,985	£6,779,623		100.00%	99.17%	96.31%	91.54%
54	Site allocation 28	£6,129,810	£6,076,894	£5,893,346	£5,587,432		100.00%	99.14%	96.14%	91.15%
55	Site allocation 29	£13,779,912	£13,716,437	£13,506,441	£13,160,085		100.00%	99.54%	98.02%	95.50%

Table 6.8.7: Alternative CIL rates – Price Point G (£7,589 per square metre – change in residual land value - 35% affordable housing)

	Development	Adopted	Alternative 1	Alternative 2	Alternative 3		Adopted	Alt 1	Alt 2	Alt 3
1	Very small residential (house)	£185,015	£184,554	£183,786	£182,507		100.00%	99.75%	99.34%	98.64%
2	Small res devs (houses)	£925,077	£922,767	£918,930	£912,535		100.00%	99.75%	99.34%	98.64%
3	Small res dev (flats)	£462,389	£460,083	£456,254	£449,872		100.00%	99.50%	98.67%	97.29%
4	Small res devs (houses)	£2,025,131	£2,020,047	£2,011,606	£1,997,539		100.00%	99.75%	99.33%	98.64%
5	Small res dev (flats)	£1,007,237	£1,002,163	£993,739	£979,699		100.00%	99.50%	98.66%	97.27%
6	Small residential developments	£2,252,570	£2,241,223	£2,222,384	£2,190,910		100.00%	99.50%	98.66%	97.26%
7	Residential development	£4,310,753	£4,288,442	£4,251,388	£4,188,712		100.00%	99.48%	98.62%	97.17%
8	Small scale mixed use, local centres	£631,149	£628,631	£624,302	£617,171		100.00%	99.60%	98.92%	97.79%
9	Small scale mixed use, local centres	£450,653	£448,346	£444,517	£438,135		100.00%	99.49%	98.64%	97.22%
10	Small mixed use	£1,607,243	£1,594,878	£1,573,756	£1,538,884		100.00%	99.23%	97.92%	95.75%
11	Small mixed use	£1,054,547	£1,040,722	£1,017,770	£979,516		100.00%	98.69%	96.51%	92.88%
12	Mixed use	£2,602,737	£2,570,611	£2,516,983	£2,427,765		100.00%	98.77%	96.71%	93.28%
13	Mixed use	£2,779,909	£2,702,188	£2,584,034	£2,390,481		100.00%	97.20%	92.95%	85.99%
14	Mixed use incl community facility	-£97,675	-£234,702	-£367,019	-£560,202		0.00%	0.00%	0.00%	0.00%
15	Mixed use incl health facility	£3,370,684	£3,304,262	£3,239,513	£3,144,681		100.00%	98.03%	96.11%	93.30%
16	Mixed use incl leisure facility	£5,264,209	£5,074,949	£4,899,508	£4,647,704		100.00%	96.40%	93.07%	88.29%
17	Mixed use	£4,103,836	£4,061,524	£3,989,522	£3,870,499		100.00%	98.97%	97.21%	94.31%
18	Large mixed use (employment led)	£11,683,661	£11,540,074	£11,311,670	£10,934,572		100.00%	98.77%	96.82%	93.59%
19	Estate regen (small infill - houses)	£3,037,658	£3,028,011	£3,011,696	£2,984,669		100.00%	99.68%	99.15%	98.26%
20	Estate regen (small infill - flats)	£915,670	£911,057	£903,399	£890,635		100.00%	99.50%	98.66%	97.27%
21	Estate regeneration (large)	£8,883,977	£8,782,830	£8,628,371	£8,375,049		100.00%	98.86%	97.12%	94.27%
22	Student housing	£5,810,949	£5,660,470	£5,584,049	£5,506,880		100.00%	97.41%	96.10%	94.77%
23	Hotels	£2,270,355	£2,250,918	£2,212,166	£2,151,204		100.00%	99.14%	97.44%	94.75%
24	Commercial	-£72,919	-£72,919	-£72,919	-£72,919		0.00%	0.00%	0.00%	0.00%
25	Storage	£1,613,530	£1,537,329	£1,499,230	£1,461,130		100.00%	95.28%	92.92%	90.55%
26	Residential care home (7 units)	£1,088,951	£1,071,496	£1,057,005	£1,037,016		100.00%	98.40%	97.07%	95.23%
27	Site allocation 1	£5,677,198	£5,463,844	£5,208,598	£4,818,620		100.00%	96.24%	91.75%	84.88%
28	Site allocation 2	£14,825,992	£14,491,126	£14,035,526	£13,310,286		100.00%	97.74%	94.67%	89.78%
29	Site allocation 3	-£1,945,727	-£5,304,495	-£8,972,335	-£14,450,345		0.00%	0.00%	0.00%	0.00%
30	Site allocation 4	£22,782,609	£22,046,608	£20,857,229	£18,888,350		100.00%	96.77%	91.55%	82.91%
31	Site allocation 5	-£8,520,407	-£11,067,518	-£14,167,312	-£18,992,536		0.00%	0.00%	0.00%	0.00%
32	Site allocation 6	£33,306,063	£32,750,895	£32,044,183	£30,960,134		100.00%	98.33%	96.21%	92.96%
33	Site allocation 7	£12,403,241	£12,166,911	£11,816,812	£11,245,455		100.00%	98.09%	95.27%	90.67%
34	Site allocation 8	£4,915,506	£4,369,035	£3,888,026	£3,211,159		100.00%	88.88%	79.10%	65.33%
35	Site allocation 9	£9,254,383	£9,083,128	£8,790,168	£8,306,729		100.00%	98.15%	94.98%	89.76%
36	Site allocation 10	£28,643,885	£28,373,903	£27,912,125	£27,150,064		100.00%	99.06%	97.45%	94.78%
37	Site allocation 11	£34,176,111	£33,915,836	£33,546,053	£32,960,525		100.00%	99.24%	98.16%	96.44%
38	Site allocation 12	£49,192,437	£48,709,416	£47,890,905	£46,552,212		100.00%	99.02%	97.35%	94.63%
39	Site allocation 13	£12,125,716	£12,009,330	£11,815,518	£11,492,822		100.00%	99.04%	97.44%	94.78%
40	Site allocation 14	£15,363,528	£15,173,384	£14,906,991	£14,478,570		100.00%	98.76%	97.03%	94.24%
41	Site allocation 15	£34,906,340	£34,663,429	£34,236,415	£33,536,279		100.00%	99.30%	98.08%	96.08%
42	Site allocation 16	£40,816,209	£40,200,432	£39,293,762	£37,841,527		100.00%	98.49%	96.27%	92.71%
43	Site allocation 17	£19,401,058	£18,891,859	£18,159,414	£16,971,252		100.00%	97.38%	93.60%	87.48%
44	Site allocation 18	£13,887,629	£13,686,500	£13,392,573	£12,926,555		100.00%	98.55%	96.44%	93.08%
45	Site allocation 19	£21,989,790	£21,846,095	£21,599,908	£21,193,854		100.00%	99.35%	98.23%	96.38%
46	Site allocation 20	£174,351,958	£173,519,486	£172,297,764	£170,417,947		100.00%	99.52%	98.82%	97.74%
47	Site allocation 21	£19,166,698	£19,021,806	£18,791,488	£18,415,869		100.00%	99.24%	98.04%	96.08%
48	Site allocation 22	£61,985,865	£61,515,531	£60,737,323	£59,459,103		100.00%	99.24%	97.99%	95.92%
49	Site allocation 23	£12,529,653	£12,373,509	£12,114,268	£11,682,202		100.00%	98.75%	96.68%	93.24%
50	Site allocation 24	£16,037,244	£15,904,107	£15,676,001	£15,299,775		100.00%	99.17%	97.75%	95.40%
51	Site allocation 25	£85,460,031	£84,421,071	£82,828,306	£80,238,352		100.00%	98.78%	96.92%	93.89%
52	Site allocation 26	£96,395,650	£95,481,663	£94,072,224	£91,792,519		100.00%	99.05%	97.59%	95.22%
53	Site allocation 27	£11,825,811	£11,700,029	£11,491,198	£11,143,147		100.00%	98.94%	97.17%	94.23%
54	Site allocation 28	£9,958,854	£9,849,961	£9,669,172	£9,367,855		100.00%	98.91%	97.09%	94.07%
55	Site allocation 29	£18,766,743	£18,644,177	£18,434,181	£18,087,825		100.00%	99.35%	98.23%	96.38%

Table 6.8.8: Alternative CIL rates – Price Point H (£7,777 per square metre – change in residual land value - 35% affordable housing)

	Development	Adopted	Alternative 1	Alternative 2	Alternative 3		Adopted	Alt 1	Alt 2	Alt 3
1	Very small residential (house)	£196,918	£195,801	£194,522	£193,244		100.00%	99.43%	98.78%	98.13%
2	Small res devs (houses)	£984,587	£979,007	£972,613	£966,218		100.00%	99.43%	98.78%	98.13%
3	Small res dev (flats)	£518,056	£512,487	£506,105	£499,724		100.00%	98.93%	97.69%	96.46%
4	Small res devs (houses)	£2,156,052	£2,143,777	£2,129,709	£2,115,642		100.00%	99.43%	98.78%	98.13%
5	Small res dev (flats)	£1,129,703	£1,117,452	£1,103,412	£1,089,372		100.00%	98.92%	97.67%	96.43%
6	Small residential developments	£2,526,453	£2,499,055	£2,467,655	£2,436,256		100.00%	98.92%	97.67%	96.43%
7	Residential development	£4,846,224	£4,792,355	£4,730,622	£4,668,889		100.00%	98.89%	97.61%	96.34%
8	Small scale mixed use, local centres	£689,768	£683,827	£676,695	£669,065		100.00%	99.14%	98.10%	97.00%
9	Small scale mixed use, local centres	£509,119	£503,550	£497,168	£490,787		100.00%	98.91%	97.65%	96.40%
10	Small mixed use	£1,904,356	£1,875,052	£1,840,179	£1,803,311		100.00%	98.46%	96.63%	94.69%
11	Small mixed use	£1,413,703	£1,380,323	£1,342,069	£1,303,816		100.00%	97.64%	94.93%	92.23%
12	Mixed use	£3,428,372	£3,351,075	£3,261,857	£3,171,659		100.00%	97.75%	95.14%	92.51%
13	Mixed use	£4,432,590	£4,258,814	£4,065,261	£3,870,746		100.00%	96.08%	91.71%	87.32%
14	Mixed use incl community facility	£1,254,370	£1,042,786	£852,506	£662,226		100.00%	83.13%	67.96%	52.79%
15	Mixed use incl health facility	£4,041,111	£3,936,240	£3,841,408	£3,746,575		100.00%	97.40%	95.06%	92.71%
16	Mixed use incl leisure facility	£7,054,516	£6,772,878	£6,524,858	£6,273,995		100.00%	96.01%	92.49%	88.94%
17	Mixed use	£5,094,907	£4,995,875	£4,878,642	£4,755,615		100.00%	98.06%	95.76%	93.34%
18	Large mixed use (employment led)	£15,169,230	£14,836,499	£14,459,400	£14,079,504		100.00%	97.81%	95.32%	92.82%
19	Estate regen (small infill - houses)	£3,271,033	£3,248,013	£3,220,987	£3,192,963		100.00%	99.30%	98.47%	97.61%
20	Estate regen (small infill - flats)	£1,027,003	£1,015,865	£1,003,101	£990,338		100.00%	98.92%	97.67%	96.43%
21	Estate regeneration (large)	£11,100,470	£10,873,276	£10,619,954	£10,365,684		100.00%	97.95%	95.67%	93.38%
22	Student housing	£5,979,845	£5,828,884	£5,751,713	£5,673,045		100.00%	97.48%	96.18%	94.87%
23	Hotels	£2,706,288	£2,675,012	£2,623,714	£2,569,999		100.00%	98.84%	96.95%	94.96%
24	Commercial	-£44,496	-£44,496	-£44,496	-£44,496		0.00%	0.00%	0.00%	0.00%
25	Storage	£1,708,684	£1,632,484	£1,594,385	£1,556,284		100.00%	95.54%	93.31%	91.08%
26	Residential care home (7 units)	£1,197,981	£1,173,500	£1,153,510	£1,133,522		100.00%	97.96%	96.29%	94.62%
27	Site allocation 1	£8,435,522	£8,064,423	£7,680,306	£7,266,685		100.00%	95.60%	91.05%	86.14%
28	Site allocation 2	£20,509,023	£19,846,276	£19,131,936	£18,397,058		100.00%	96.77%	93.29%	89.70%
29	Site allocation 3	£30,793,437	£25,576,403	£20,440,181	£15,094,191		100.00%	83.06%	66.38%	49.02%
30	Site allocation 4	£38,233,779	£36,558,177	£34,625,878	£32,670,728		100.00%	95.62%	90.56%	85.45%
31	Site allocation 5	£23,527,368	£19,017,566	£14,403,445	£9,740,892		100.00%	80.83%	61.22%	41.40%
32	Site allocation 6	£40,995,889	£40,025,852	£38,968,975	£37,839,487		100.00%	97.63%	95.06%	92.30%
33	Site allocation 7	£17,181,413	£16,670,120	£16,107,350	£15,544,580		100.00%	97.02%	93.75%	90.47%
34	Site allocation 8	£9,384,419	£8,600,847	£7,934,153	£7,260,265		100.00%	91.65%	84.55%	77.37%
35	Site allocation 9	£13,090,883	£12,686,557	£12,203,118	£11,690,719		100.00%	96.91%	93.22%	89.30%
36	Site allocation 10	£34,848,950	£34,219,198	£33,468,592	£32,673,245		100.00%	98.19%	96.04%	93.76%
37	Site allocation 11	£38,823,248	£38,303,400	£37,717,873	£37,081,342		100.00%	98.66%	97.15%	95.51%
38	Site allocation 12	£59,295,532	£58,202,367	£56,883,794	£55,442,759		100.00%	98.16%	95.93%	93.50%
39	Site allocation 13	£14,995,561	£14,715,083	£14,392,388	£14,067,739		100.00%	98.13%	95.98%	93.81%
40	Site allocation 14	£18,977,341	£18,581,897	£18,153,477	£17,719,474		100.00%	97.92%	95.66%	93.37%
41	Site allocation 15	£40,315,202	£39,760,403	£39,081,153	£38,329,726		100.00%	98.62%	96.94%	95.08%
42	Site allocation 16	£51,609,960	£50,348,394	£48,917,985	£47,387,439		100.00%	97.56%	94.78%	91.82%
43	Site allocation 17	£28,506,009	£27,438,799	£26,260,204	£25,043,187		100.00%	96.26%	92.12%	87.85%
44	Site allocation 18	£17,886,430	£17,480,887	£17,014,867	£16,499,831		100.00%	97.73%	95.13%	92.25%
45	Site allocation 19	£25,554,392	£25,219,586	£24,819,635	£24,393,492		100.00%	98.69%	97.12%	95.46%
46	Site allocation 20	£187,529,133	£185,994,035	£184,114,217	£181,797,207		100.00%	99.18%	98.18%	96.94%
47	Site allocation 21	£22,384,856	£22,060,924	£21,685,304	£21,288,669		100.00%	98.55%	96.87%	95.10%
48	Site allocation 22	£72,385,947	£71,315,557	£70,056,547	£68,727,158		100.00%	98.52%	96.78%	94.95%
49	Site allocation 23	£16,982,102	£16,610,753	£16,180,699	£15,748,632		100.00%	97.81%	95.28%	92.74%
50	Site allocation 24	£19,258,293	£18,943,364	£18,567,138	£18,167,208		100.00%	98.36%	96.41%	94.33%
51	Site allocation 25	£104,691,179	£102,520,144	£100,028,420	£97,403,118		100.00%	97.93%	95.55%	93.04%
52	Site allocation 26	£113,244,242	£111,352,293	£109,157,181	£106,781,152		100.00%	98.33%	96.39%	94.29%
53	Site allocation 27	£15,463,002	£15,159,297	£14,811,246	£14,463,195		100.00%	98.04%	95.79%	93.53%
54	Site allocation 28	£13,115,252	£12,852,328	£12,551,012	£12,249,695		100.00%	98.00%	95.70%	93.40%
55	Site allocation 29	£21,807,016	£21,521,452	£21,180,302	£20,816,975		100.00%	98.69%	97.13%	95.46%

Table 6.8.9: Alternative CIL rates – Price Point I (£7,965 per square metre – change in residual land value - 35% affordable housing)

	Development	Adopted	Alternative 1	Alternative 2	Alternative 3		Adopted	Alt 1	Alt 2	Alt 3
1	Very small residential (house)	£204,150	£203,034	£201,755	£200,476		100.00%	99.45%	98.83%	98.20%
2	Small res devs (houses)	£1,020,750	£1,015,170	£1,008,775	£1,002,381		100.00%	99.45%	98.83%	98.20%
3	Small res dev (flats)	£547,818	£542,250	£535,868	£529,486		100.00%	98.98%	97.82%	96.65%
4	Small res devs (houses)	£2,235,610	£2,223,334	£2,209,267	£2,195,199		100.00%	99.45%	98.82%	98.19%
5	Small res dev (flats)	£1,195,182	£1,182,931	£1,168,890	£1,154,851		100.00%	98.97%	97.80%	96.63%
6	Small residential developments	£2,672,888	£2,645,489	£2,614,090	£2,582,691		100.00%	98.97%	97.80%	96.63%
7	Residential development	£5,131,122	£5,077,255	£5,015,521	£4,953,787		100.00%	98.95%	97.75%	96.54%
8	Small scale mixed use, local centres	£719,531	£713,590	£706,459	£698,829		100.00%	99.17%	98.18%	97.12%
9	Small scale mixed use, local centres	£538,881	£533,313	£526,931	£520,549		100.00%	98.97%	97.78%	96.60%
10	Small mixed use	£2,043,459	£2,014,155	£1,979,283	£1,942,415		100.00%	98.57%	96.86%	95.06%
11	Small mixed use	£1,580,627	£1,547,248	£1,508,994	£1,470,740		100.00%	97.89%	95.47%	93.05%
12	Mixed use	£3,807,271	£3,729,974	£3,640,756	£3,550,558		100.00%	97.97%	95.63%	93.26%
13	Mixed use	£5,182,728	£5,008,951	£4,815,399	£4,620,884		100.00%	96.65%	92.91%	89.16%
14	Mixed use incl community facility	£1,839,373	£1,630,686	£1,440,407	£1,250,127		100.00%	88.65%	78.31%	67.96%
15	Mixed use incl health facility	£4,365,881	£4,261,010	£4,166,178	£4,071,346		100.00%	97.60%	95.43%	93.25%
16	Mixed use incl leisure facility	£7,867,125	£7,585,486	£7,337,468	£7,086,604		100.00%	96.42%	93.27%	90.08%
17	Mixed use	£5,547,717	£5,448,685	£5,331,451	£5,208,425		100.00%	98.21%	96.10%	93.88%
18	Large mixed use (employment led)	£16,742,889	£16,410,157	£16,033,059	£15,653,163		100.00%	98.01%	95.76%	93.49%
19	Estate regen (small infill - houses)	£3,400,589	£3,377,570	£3,350,545	£3,322,519		100.00%	99.32%	98.53%	97.70%
20	Estate regen (small infill - flats)	£1,086,529	£1,075,392	£1,062,628	£1,049,864		100.00%	98.97%	97.80%	96.63%
21	Estate regeneration (large)	£12,183,948	£11,956,755	£11,703,432	£11,449,161		100.00%	98.14%	96.06%	93.97%
22	Student housing	£5,979,845	£5,828,884	£5,751,713	£5,673,045		100.00%	97.48%	96.18%	94.87%
23	Hotels	£2,829,419	£2,798,144	£2,746,844	£2,693,131		100.00%	98.89%	97.08%	95.18%
24	Commercial	-£44,496	-£44,496	-£44,496	-£44,496		0.00%	0.00%	0.00%	0.00%
25	Storage	£1,708,684	£1,632,484	£1,594,385	£1,556,284		100.00%	95.54%	93.31%	91.08%
26	Residential care home (7 units)	£1,254,545	£1,230,063	£1,210,074	£1,190,085		100.00%	98.05%	96.46%	94.86%
27	Site allocation 1	£9,515,177	£9,144,078	£8,759,961	£8,348,532		100.00%	96.10%	92.06%	87.74%
28	Site allocation 2	£23,053,086	£22,390,338	£21,675,998	£20,941,121		100.00%	97.13%	94.03%	90.84%
29	Site allocation 3	£43,074,034	£37,856,999	£32,721,476	£27,455,831		100.00%	87.89%	75.97%	63.74%
30	Site allocation 4	£45,112,635	£43,437,033	£41,526,864	£39,601,060		100.00%	96.29%	92.05%	87.78%
31	Site allocation 5	£36,820,172	£32,327,145	£27,780,385	£23,185,753		100.00%	87.80%	75.45%	62.97%
32	Site allocation 6	£44,013,934	£43,043,898	£41,987,020	£40,857,533		100.00%	97.80%	95.39%	92.83%
33	Site allocation 7	£19,440,147	£18,928,855	£18,366,084	£17,803,315		100.00%	97.37%	94.48%	91.58%
34	Site allocation 8	£11,273,231	£10,489,659	£9,822,965	£9,149,076		100.00%	93.05%	87.14%	81.16%
35	Site allocation 9	£14,673,792	£14,274,368	£13,798,194	£13,292,560		100.00%	97.28%	94.03%	90.59%
36	Site allocation 10	£37,595,553	£36,965,802	£36,215,195	£35,419,848		100.00%	98.32%	96.33%	94.21%
37	Site allocation 11	£40,899,219	£40,387,185	£39,807,344	£39,170,813		100.00%	98.75%	97.33%	95.77%
38	Site allocation 12	£63,467,319	£62,374,155	£61,055,582	£59,618,897		100.00%	98.28%	96.20%	93.94%
39	Site allocation 13	£16,404,084	£16,123,606	£15,800,910	£15,476,261		100.00%	98.29%	96.32%	94.34%
40	Site allocation 14	£20,715,130	£20,322,956	£19,894,535	£19,460,532		100.00%	98.11%	96.04%	93.94%
41	Site allocation 15	£42,581,355	£42,026,557	£41,347,307	£40,600,811		100.00%	98.70%	97.10%	95.35%
42	Site allocation 16	£56,071,596	£54,810,030	£53,379,621	£51,849,075		100.00%	97.75%	95.20%	92.47%
43	Site allocation 17	£32,345,020	£31,293,848	£30,132,966	£28,924,783		100.00%	96.75%	93.16%	89.43%
44	Site allocation 18	£19,224,844	£18,819,301	£18,353,282	£17,838,245		100.00%	97.89%	95.47%	92.79%
45	Site allocation 19	£27,159,175	£26,824,369	£26,424,418	£25,999,302		100.00%	98.77%	97.29%	95.73%
46	Site allocation 20	£192,189,540	£190,654,442	£188,774,624	£186,457,614		100.00%	99.20%	98.22%	97.02%
47	Site allocation 21	£23,855,935	£23,536,872	£23,166,897	£22,773,035		100.00%	98.66%	97.11%	95.46%
48	Site allocation 22	£77,155,692	£76,085,302	£74,826,292	£73,496,903		100.00%	98.61%	96.98%	95.26%
49	Site allocation 23	£18,837,263	£18,465,914	£18,040,340	£17,614,766		100.00%	98.03%	95.77%	93.51%
50	Site allocation 24	£20,670,639	£20,355,710	£19,979,484	£19,579,556		100.00%	98.48%	96.66%	94.72%
51	Site allocation 25	£113,109,176	£110,965,015	£108,493,012	£105,907,011		100.00%	98.10%	95.92%	93.63%
52	Site allocation 26	£120,492,520	£118,604,194	£116,425,444	£114,084,975		100.00%	98.43%	96.62%	94.68%
53	Site allocation 27	£16,996,124	£16,692,420	£16,344,368	£15,996,318		100.00%	98.21%	96.17%	94.12%
54	Site allocation 28	£14,442,514	£14,179,590	£13,878,273	£13,576,957		100.00%	98.18%	96.09%	94.01%
55	Site allocation 29	£23,175,644	£22,890,079	£22,548,930	£22,186,281		100.00%	98.77%	97.30%	95.73%

Figure 6.9.1: Comparison of residual land values with the adopted and three alternative CIL rates (typologies 1 to 26) – Price Point A (£6,458 per square metre)

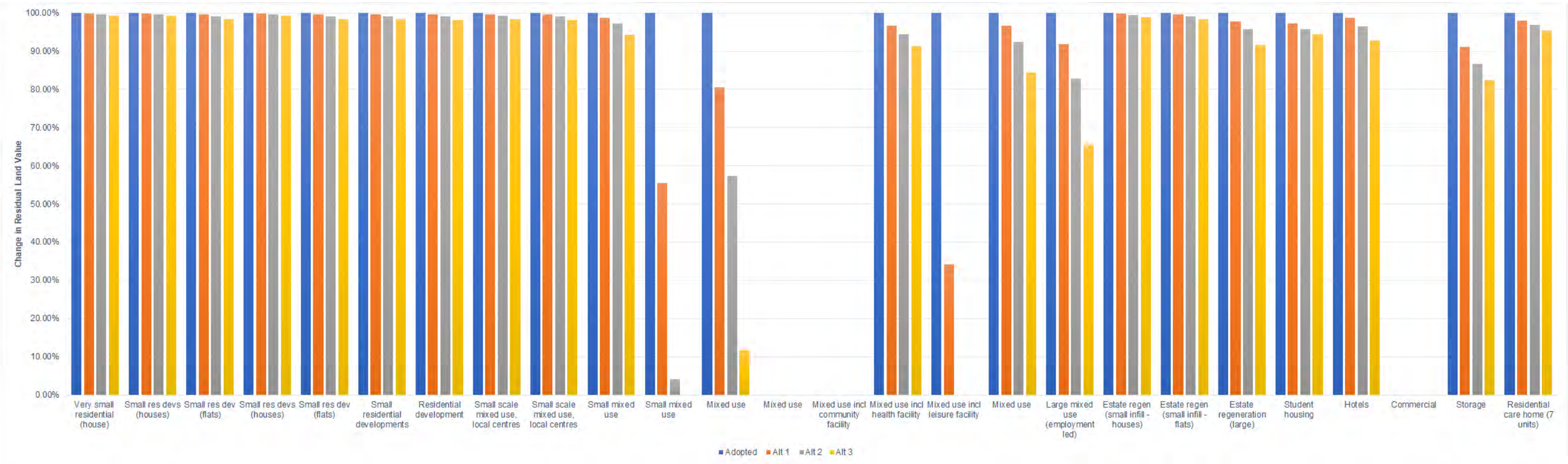


Figure 6.9.2: Comparison of residual land values with the adopted and three alternative CIL rates (site allocations) – Price Point A (£6,458 per square metre)

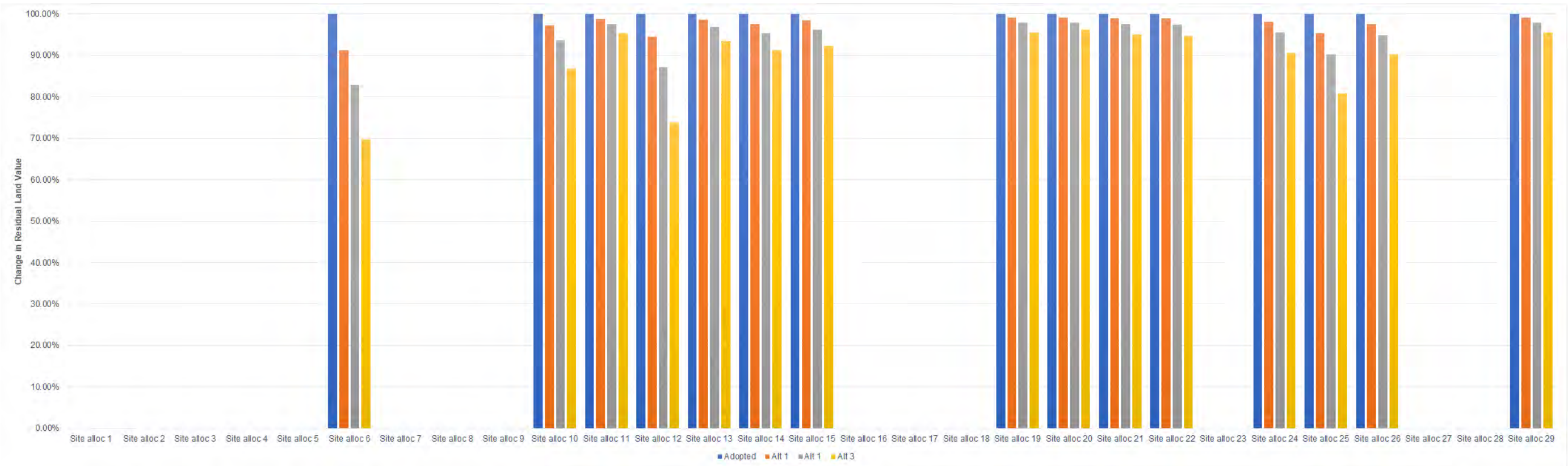


Figure 6.9.3: Comparison of residual land values with the adopted and three alternative CIL rates (typologies 1 to 26) – Price Point B (£6,647 per square metre)

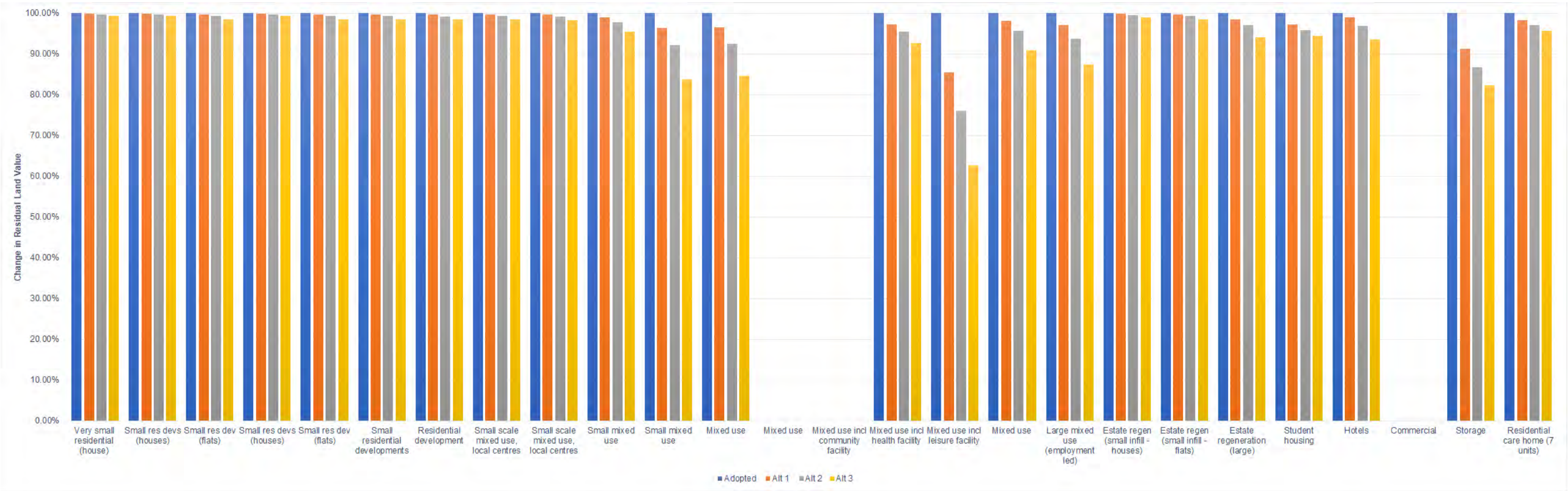


Figure 6.9.4: Comparison of residual land values with the adopted and three alternative CIL rates (site allocations) – Price Point B (£6,647 per square metre)

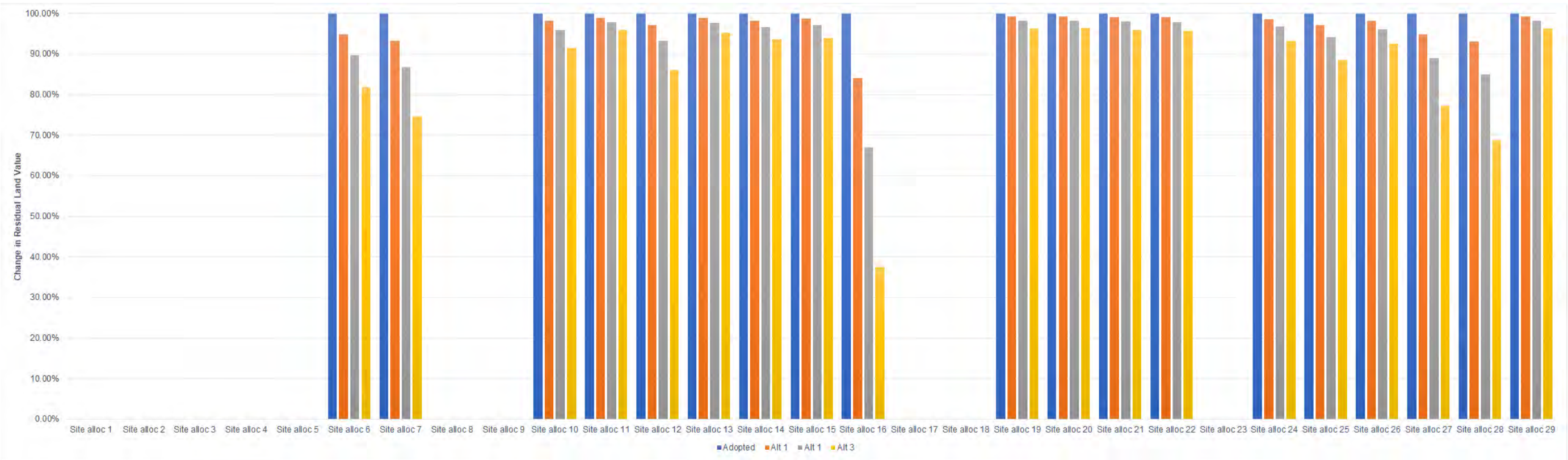


Figure 6.9.5: Comparison of residual land values with the adopted and three alternative CIL rates (typologies 1 to 26) – Price Point C (£6,835 per square metre)

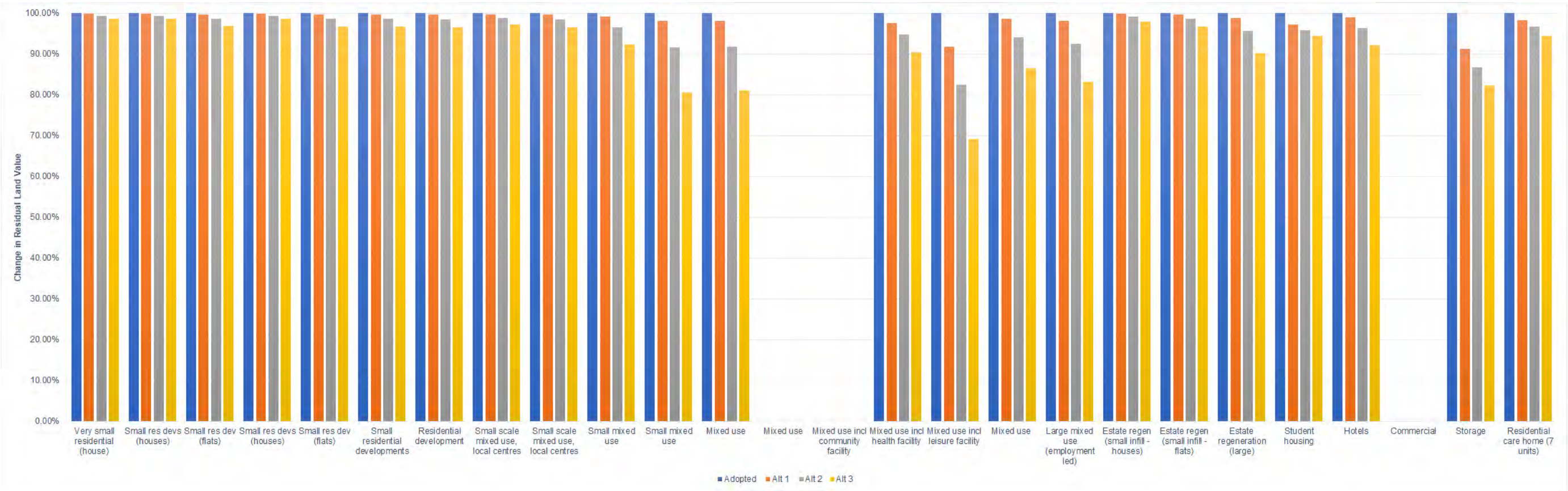


Figure 6.9.6: Comparison of residual land values with the adopted and three alternative CIL rates (site allocations) – Price Point C (£6,835 per square metre)

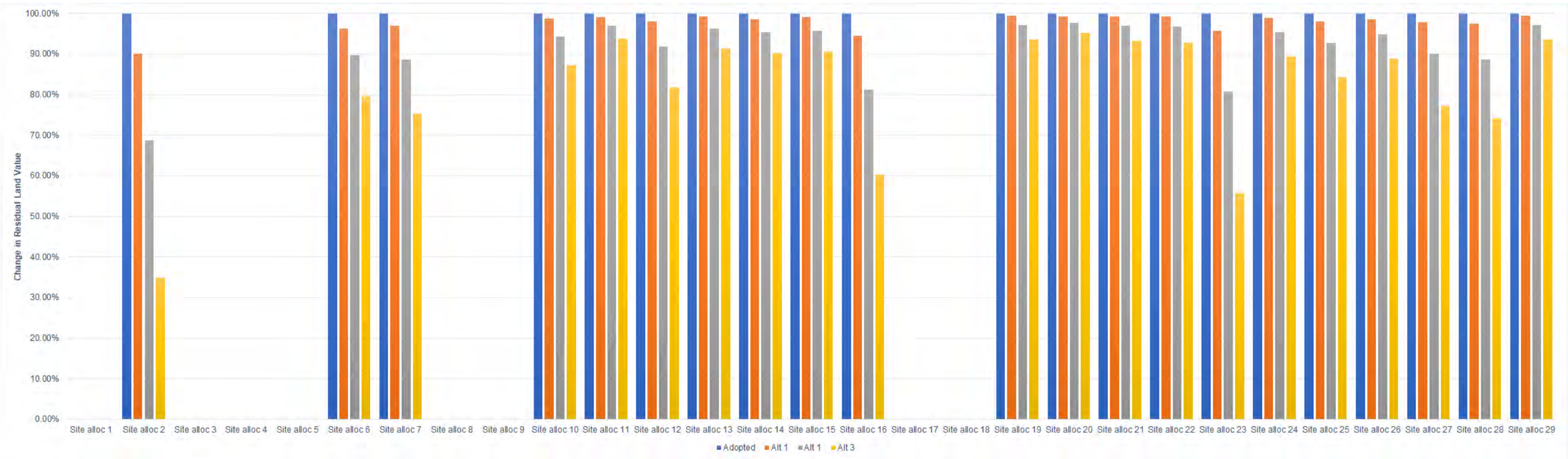


Figure 6.9.7: Comparison of residual land values with the adopted and three alternative CIL rates (typologies 1 to 26) – Price Point D (£7,024 per square metre)

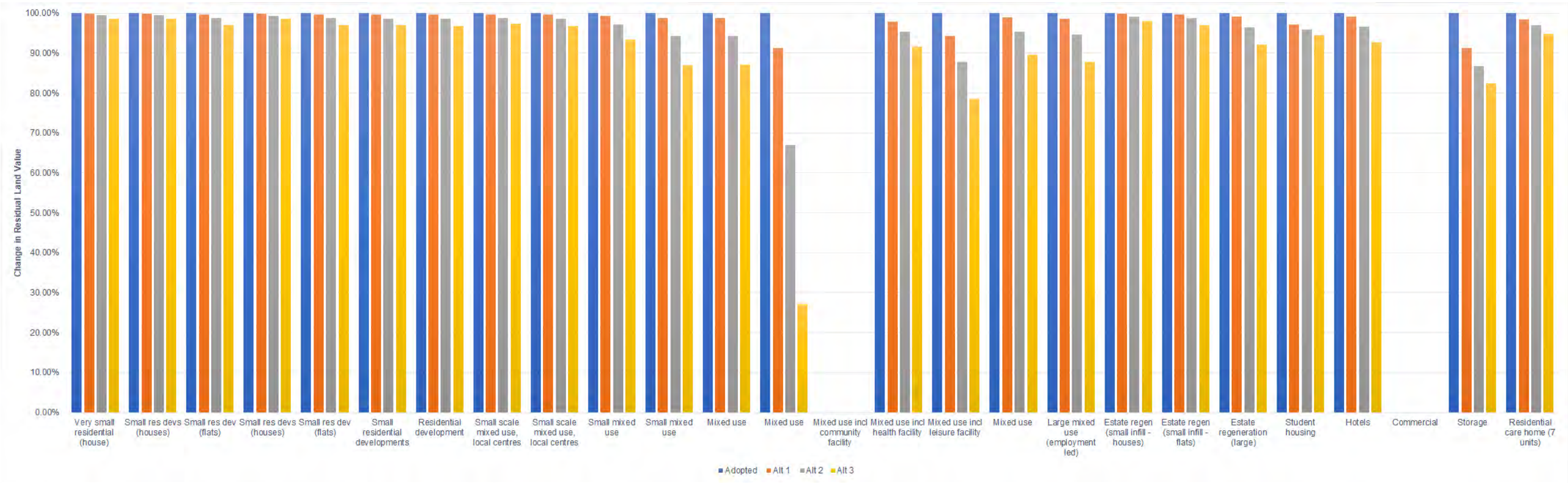


Figure 6.9.8: Comparison of residual land values with the adopted and three alternative CIL rates (site allocations) – Price Point D (£7,024 per square metre)

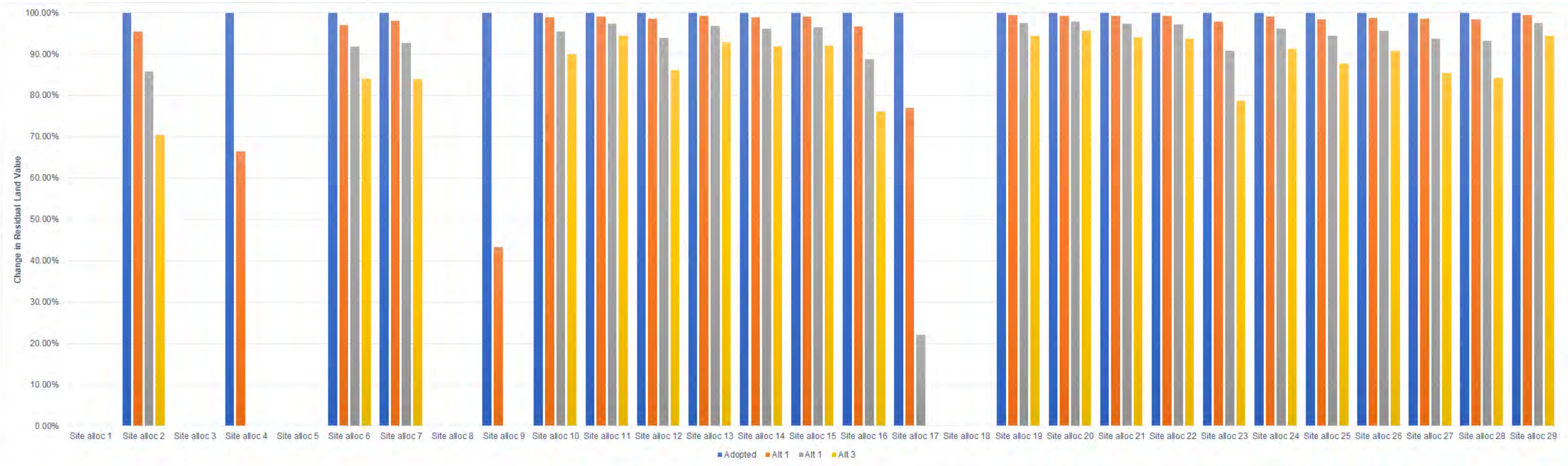


Figure 6.9.9: Comparison of residual land values with the adopted and three alternative CIL rates (typologies 1 to 26) – Price Point E (£7,212 per square metre)

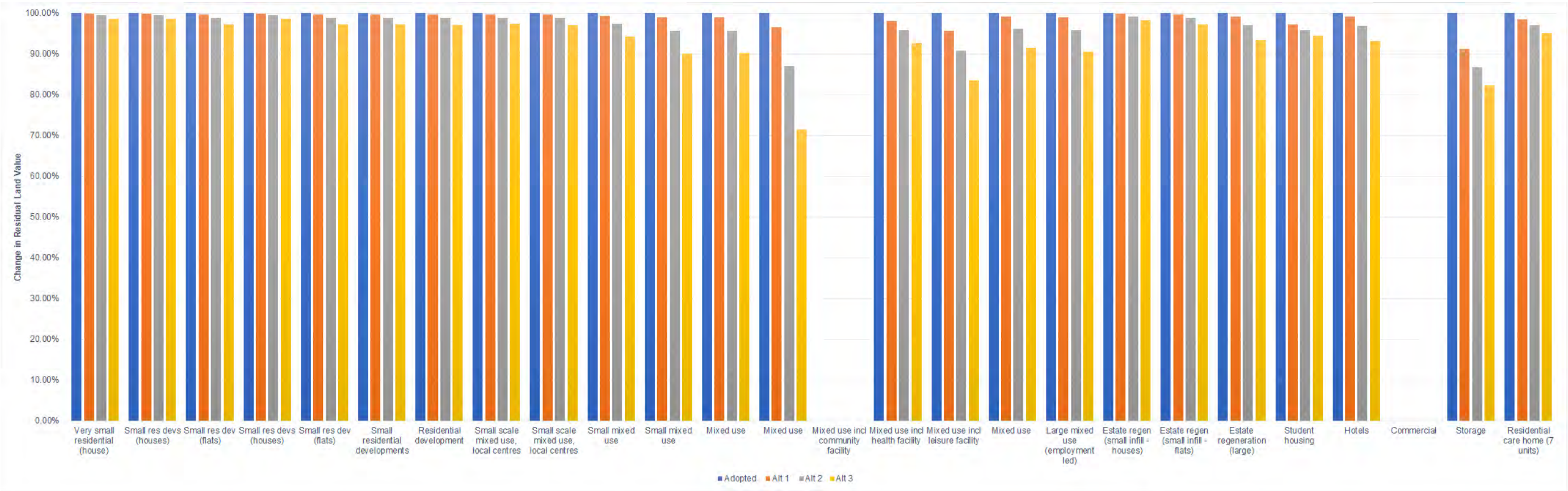


Figure 6.9.10: Comparison of residual land values with the adopted and three alternative CIL rates (site allocations) – Price Point E (£7,212 per square metre)

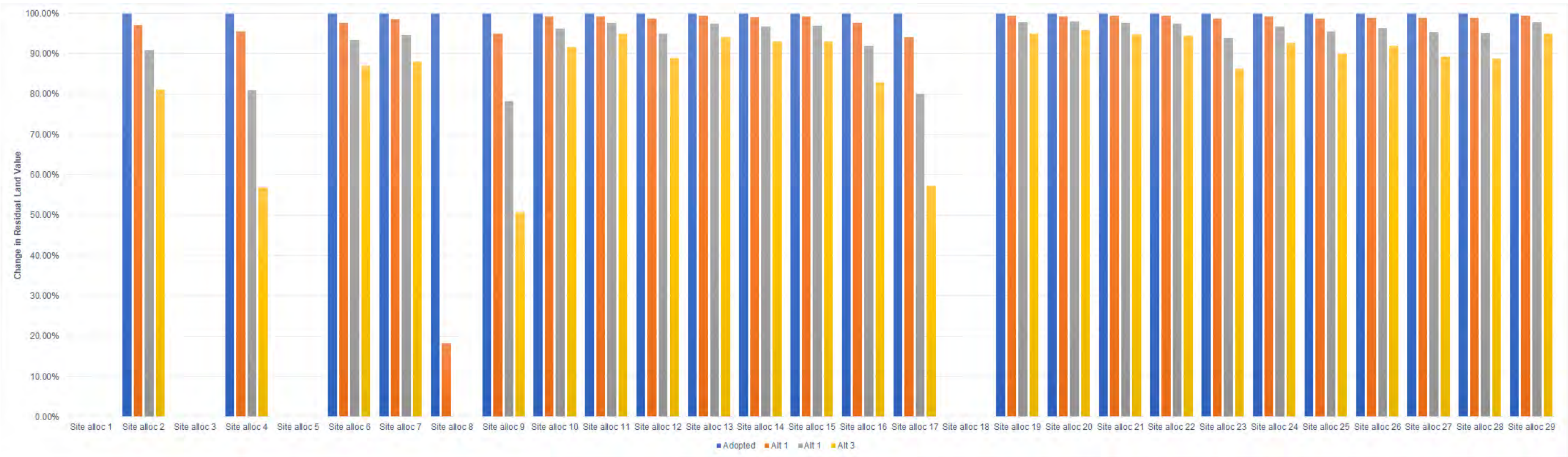


Figure 6.9.11: Comparison of residual land values with the adopted and three alternative CIL rates (typologies 1 to 26) – Price Point F (£7,400 per square metre)

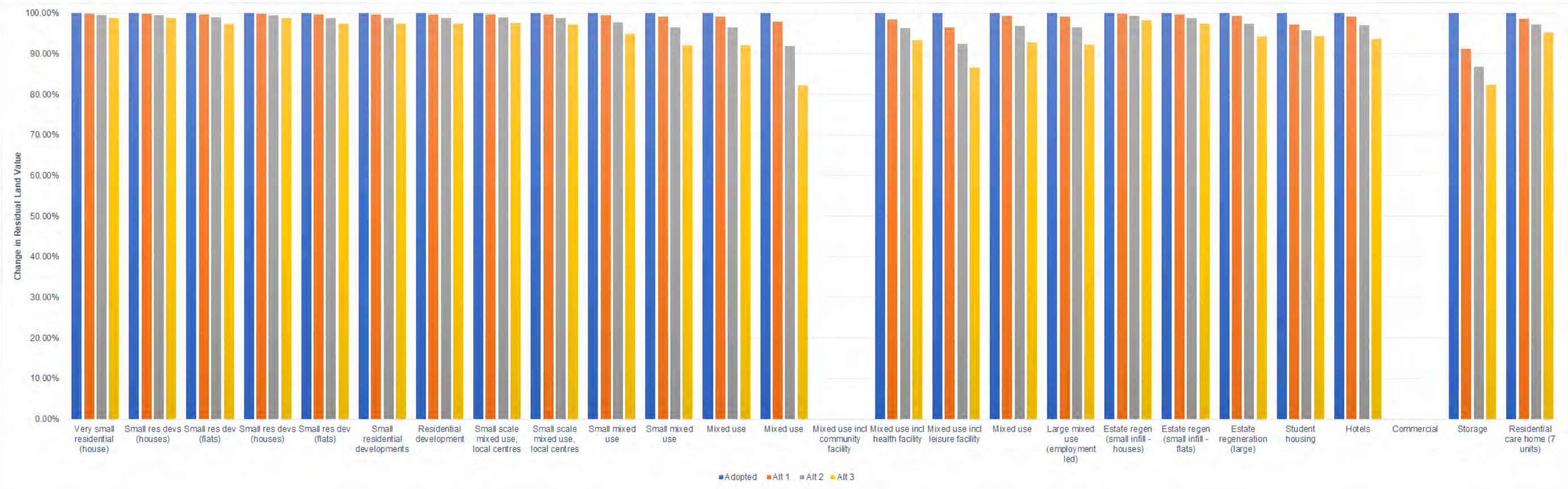


Figure 6.9.12: Comparison of residual land values with the adopted and three alternative CIL rates (site allocations) – Price Point F (£7,400 per square metre)

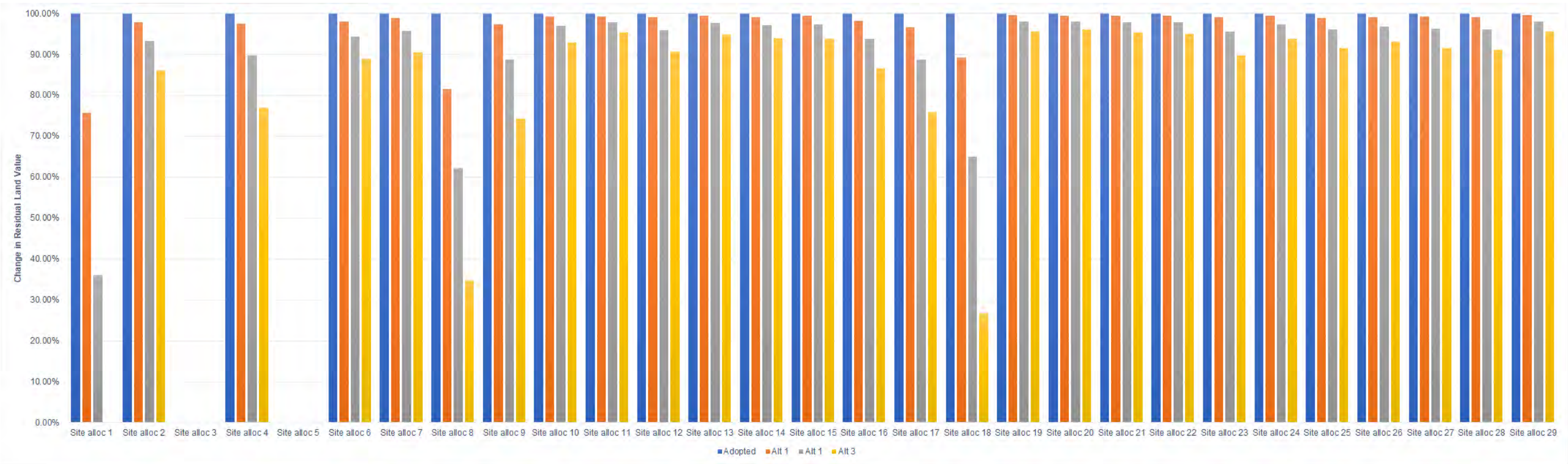


Figure 6.9.13: Comparison of residual land values with the adopted and three alternative CIL rates (typologies 1 to 26) – Price Point G (£7,589 per square metre)

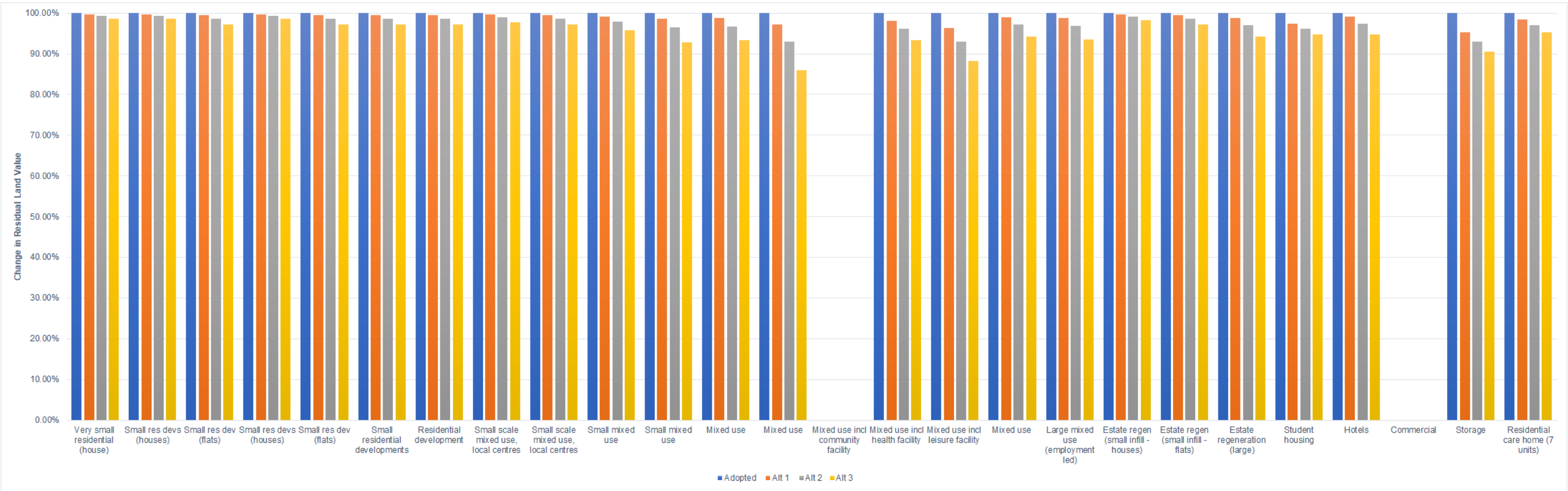


Figure 6.9.14: Comparison of residual land values with the adopted and three alternative CIL rates (site allocations) – Price Point G (£7,589 per square metre)

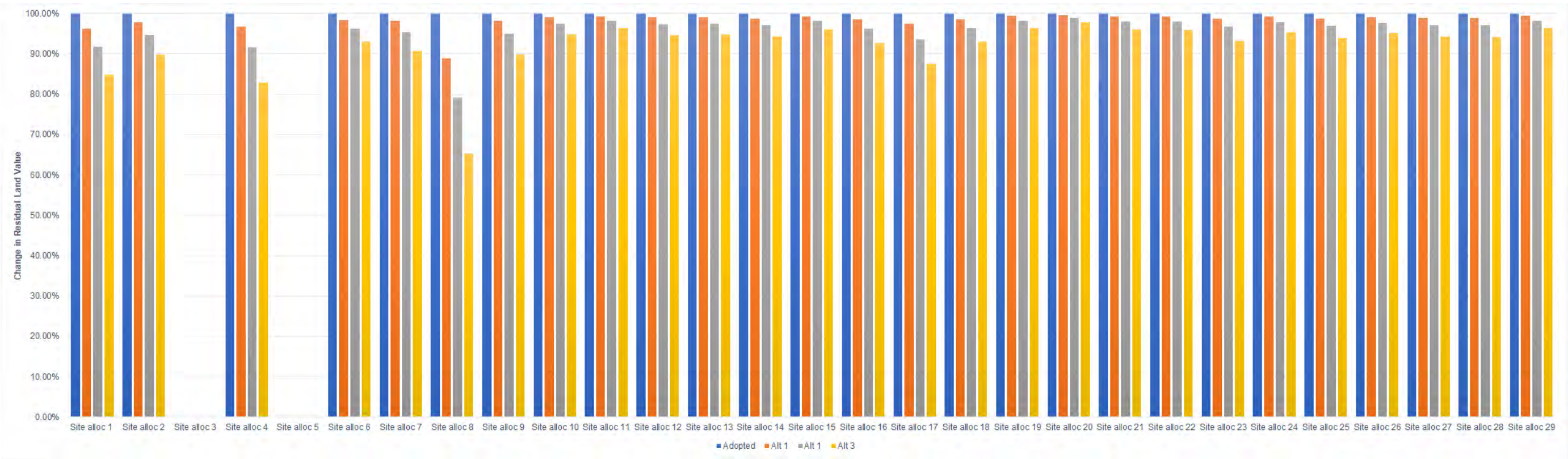


Figure 6.9.15: Comparison of residual land values with the adopted and three alternative CIL rates (typologies 1 to 26) – Price Point H (£7,777 per square metre)

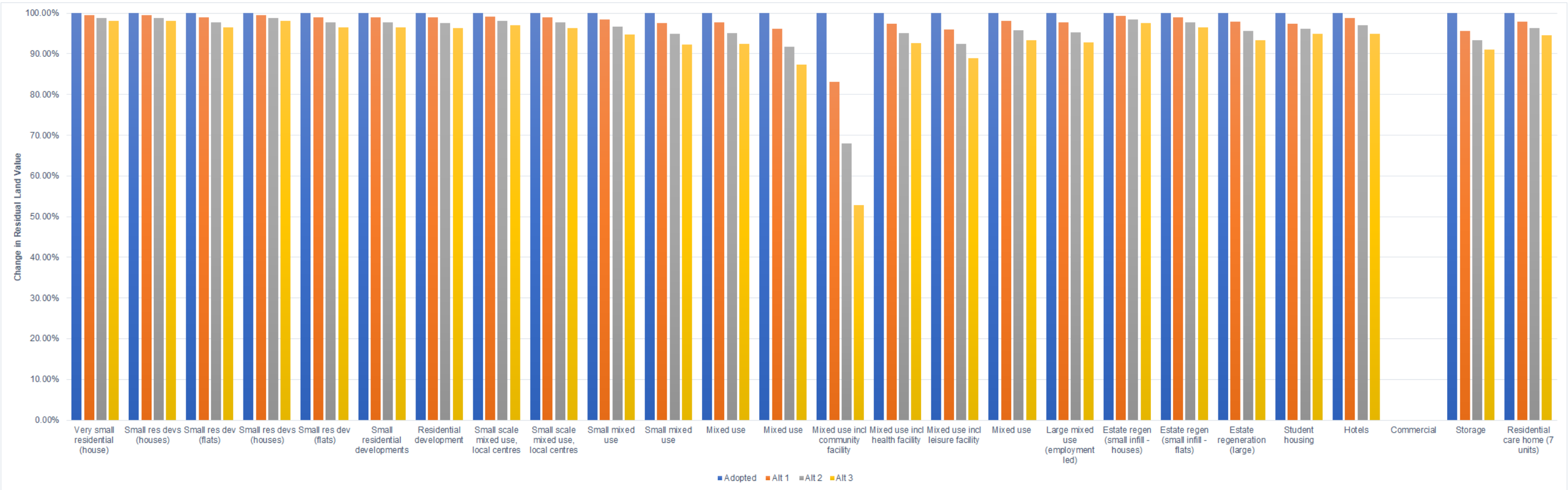


Figure 6.9.16: Comparison of residual land values with the adopted and three alternative CIL rates (site allocations) – Price Point H (£7,777 per square metre)

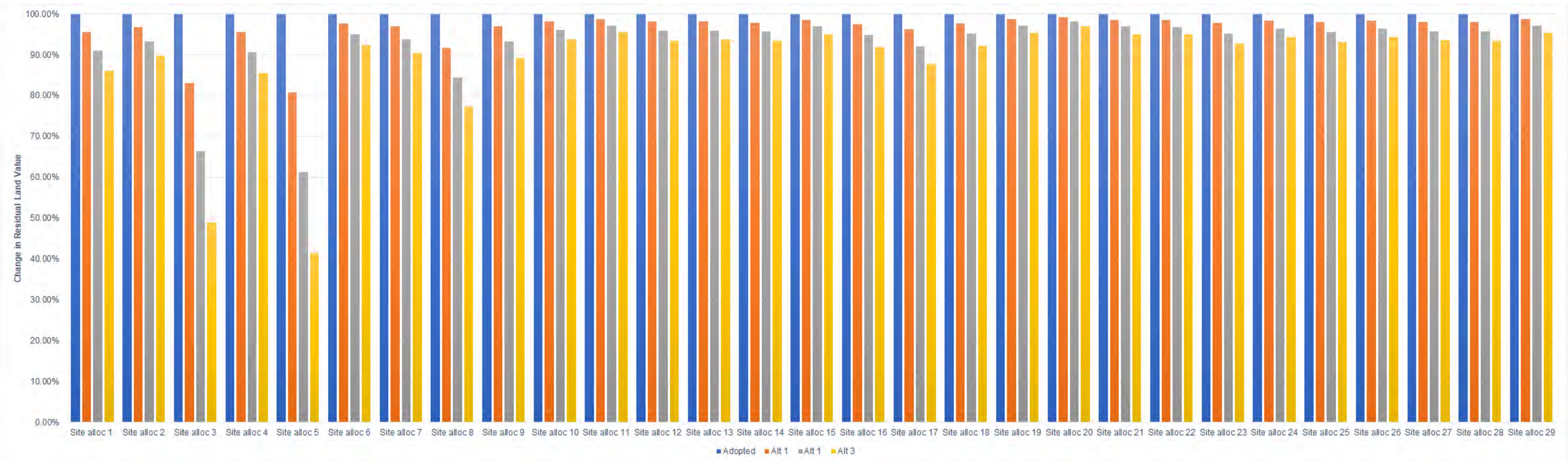


Figure 6.9.17: Comparison of residual land values with the adopted and three alternative CIL rates (typologies 1 to 26) – Price Point I (£7,965 per square metre)

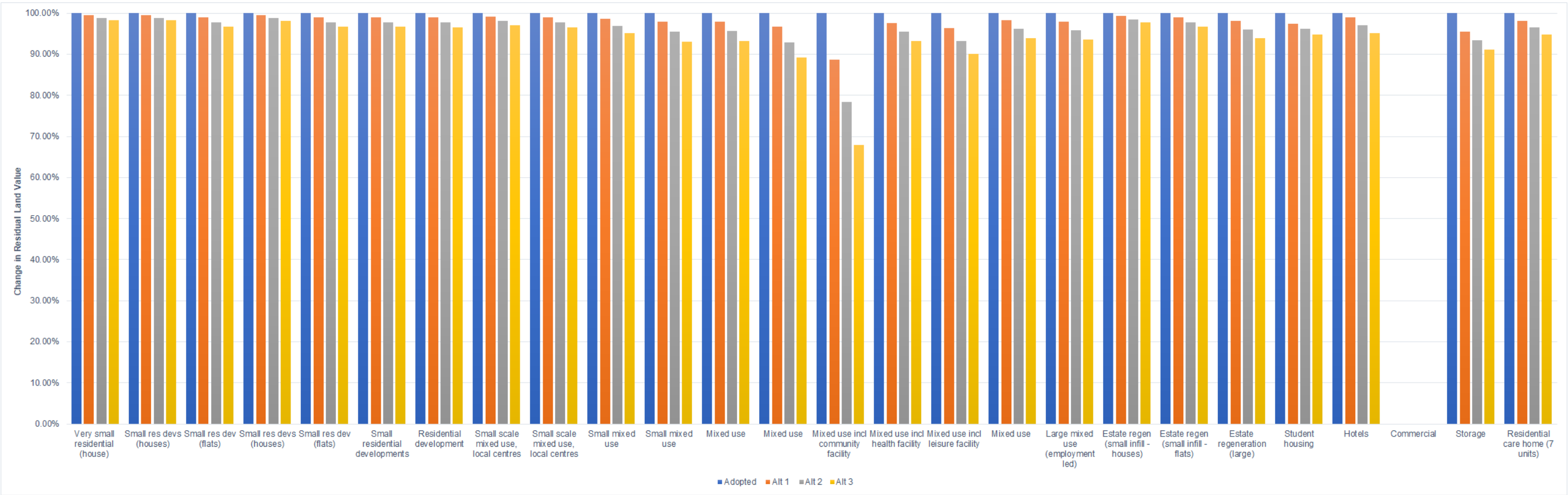
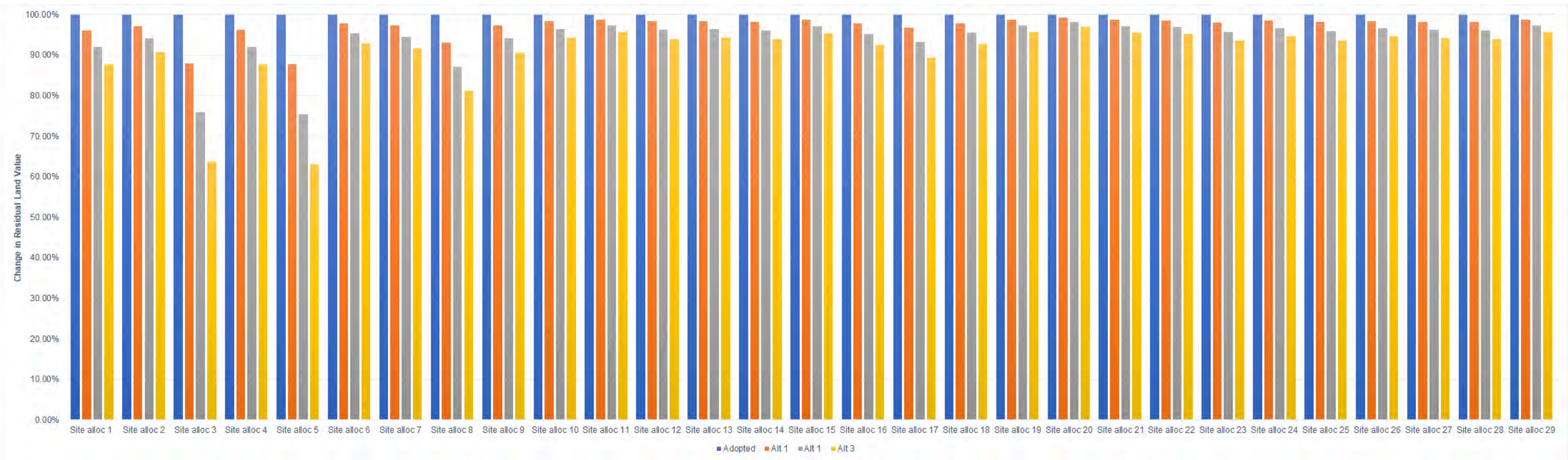


Figure 6.9.18: Comparison of residual land values with the adopted and three alternative CIL rates (site allocations) – Price Point I (£7,965 per square metre)



Residential rates

- 6.11 Values in the north of the borough exceed those achieved in the south, largely as a result of higher levels of public transport accessibility and extent of recent regeneration. There remains the possible extension of the Bakerloo Line in the future. When the extension proceeds, this will result in further improvements in public transport accessibility in the New Cross to Lewisham corridor. This will significantly improve the potential for sales values in these areas to increase, as noted and accepted at Southwark's CIL Examination on revisions to their Charging Schedule for areas in Southwark that are located within the Bakerloo Line Extension corridor. Although the evidence in the preceding section shows a wide range of results, we consider that the current higher value zone could be increased from the prevailing rate (with indexation) of £151.55 to £200 per square metre without affecting the delivery of the Local Plan. Furthermore, we consider that it would be possible to expand Zone 1 to incorporate (broadly) the areas from the River Thames extending to Rushey Green Ward (as shown indicatively on the map at Figure 6.11.1).

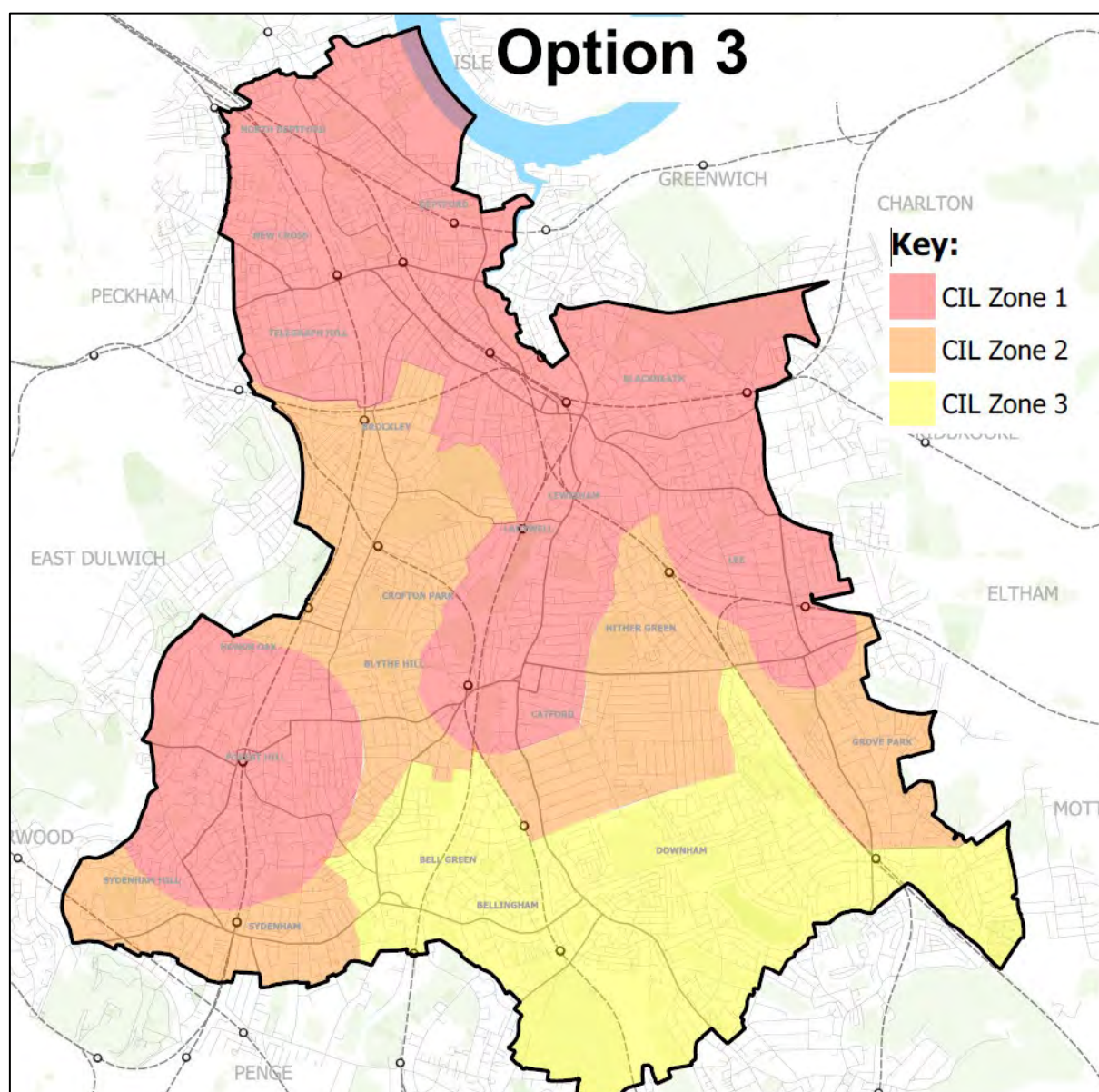
Figure 6.11.1: Map showing indicative boundary of expanded Zone 1



- 6.12 In the rest of the borough, the evidence indicates that an increase from the current rate of £70 per square metre (£106.09 per square metre with indexation) to £150 per square metre will be viable in

most situations and readily absorbed through modest reductions in residual land values. As an alternative to a two zone approach for residential rates, there is a further option of a three zone approach, which would carve out part of the south of the Borough and allow a slightly lower rate to reflect lower values achieved there. This potential third zone is shown in Figure 6.12.1.

Figure 6.12.1: Potential three zone structure



- 6.13 We attach as Appendix 5 the results of our sensitivity analysis which builds in the growth rates on sales values and inflation on costs identified in Table 4.4.1. 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.
- 6.14 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 the prevailing rates of CIL currently in place.

- 6.15 We have therefore run a theoretical exercise to test the impact of the proposed enhanced CIL rates on the level of affordable housing to establish the change in affordable housing if it is not possible to pass the increased CIL liability to the land owner through a reduction in land value²⁵. Tables 6.15.1 and 6.15.2 summarise this analysis; for each scheme, we show the residual land value with the adopted CIL rate and the reduction arising from the increase in the CIL rate. We then reduce the affordable housing (from 35%) in order to restore the residual land value back to its previous level. Clearly schemes in the expanded Zone 1 will benefit from increasing residential sales values if the Bakerloo Line Extension proceeds, so the reductions in affordable housing shown here will be mitigated to a greater extent.

Table 6.15.1: Theoretical reduction in affordable housing required to offset increase in CIL rates (higher value zone – Price Point I - £7,695 per square metre) – starting affordable housing provision of 35%

Site ref	Site type	Number of units	RLV – incorporating prevailing CIL rates reflecting indexation	RLV – incorporating proposed CIL	Revised affordable housing required to offset increase in CIL
4	Small residential (houses)	11	£2,184,246	£2,156,655	33.60%
5	Small residential (flats)	11	£1,138,195	£1,110,656	33.30%
6	Small residential developments	25	£2,545,442	£2,483,855	33.30%
7	Residential development	50	£4,880,550	£4,759,467	33.25%
10	Small mixed use	25	£1,885,451	£1,817,092	33.06%
11	Small mixed use	30	£1,388,396	£1,313,365	33.23%
12	Mixed use	70	£3,360,535	£3,185,563	33.15%
13	Mixed use	150	£4,280,185	£3,890,757	32.83%
18	Large mixed use employment led	300	£14,830,979	£14,081,890	32.95%
21	Estate regeneration (large)	200	£11,050,935	£10,542,007	33.03%

Table 6.15.2: Theoretical reduction in affordable housing required to offset increase in CIL rates (lower value zone – Price Point C - £6,835 per square metre) – starting affordable housing provision of 35%

Site ref	Site type	Number of units	RLV – incorporating prevailing CIL rates reflecting indexation	RLV – incorporating proposed CIL	Revised affordable housing required to offset increase in CIL
4	Small residential (houses)	11	£1,759,544	£1,733,911	31.11%
5	Small residential (flats)	11	£793,228	£767,646	30.70%
6	Small residential developments	25	£1,770,042	£1,711,957	30.65%

²⁵ The draft Planning Practice Guidance notes that land values should reflect planning policy requirements, including CIL. Developers should take account of policy requirements when formulating bids for sites.

Site ref	Site type	Number of units	RLV – incorporating prevailing CIL rates reflecting indexation	RLV – incorporating proposed CIL	Revised affordable housing required to offset increase in CIL
7	Residential development	50	£3,370,127	£3,255,926	30.57%
10	Small mixed use	25	£854,142	£790,223	30.40%
11	Small mixed use	30	£408,445	£338,743	30.64%
12	Mixed use	70	£982,897	£818,405	30.51%
13	Mixed use	150	-£15,983	-£384,865	30.01%
18	Large mixed use employment led	300	£4,601,968	£3,893,528	30.10%
21	Estate regeneration (large)	200	£5,185,269	£4,703,361	30.25%

- 6.16 As can be noted in tables 6.15.1 and 6.15.2, if the enhanced CIL cannot be passed back to the landowner through a modest reduction in residual land value, the potential impact of increasing the CIL rates in the higher value zone (Zone 1) would be a 1.5% to 2% reduction in affordable housing provision. In the lower value area (Zone 3), the impact would be slightly higher of 4% to 5%. However, this would only be relevant to schemes on the margins of viability and in most cases we would expect the increased CIL liability to be reflected in the land value, with no discernible impact on the percentage of affordable housing. In most cases, schemes will generate a significant margin above existing use values which will be able to absorb the additional CIL liability without the need to reduce affordable housing provision. In these cases and many others, developers will be taking the 'Fast Track' route to affordable housing provision and will simply absorb the additional CIL to avoid going down the 'Viability Tested' route.
- 6.17 Specialist housing for elderly people typically generates lower residual land values in comparison to general purpose housing. We therefore recommend that a lower rate of £145 per square metre is applied in Zone 1 and a nil rate applied elsewhere.

Student housing and purpose built shared living

- 6.18 Student housing and other similar purpose built shared living developments generate surplus residual land values that will exceed benchmark land values in most cases. These developments could viably contribute towards infrastructure via a CIL rate of £200 to £220 per square metre across the borough.

Key worker accommodation for nurses at local hospitals

- 6.19 Providing the rents for this type of housing meet the requirements in the CIL regulations, it would qualify as affordable housing which would secure social housing relief. Mandatory social housing relief applies to intermediate rented housing and key worker housing for nurses would fall into this category.

Industrial, warehousing, logistics and data centre rates

- 6.20 Capital values of industrial, warehouses, logistics and data centres have increased significantly since the Council first adopted a CIL Charging Schedule. We have tested these types of development incorporating CIL contributions. A rate of £100 per square metre would not have a significant adverse impact on the residual land values generated by these uses.

Office development rates

- 6.21 The borough is still seeing losses of office floorspace to other uses (predominantly residential) and our testing confirms that new office development is unlikely to be able to generate residual land values that exceed benchmark land values. We therefore recommend that the prevailing position of a nil rate is continued if the Council seeks to introduce a new CIL Charging Schedule.

Retail uses

- 6.22 The retail sector has been through a period of structural change which has accelerated following the pandemic. Town centres are experiencing a surplus of supply due to retailers either moving on-line completely, or reducing the amount of space they occupy. It is therefore unlikely that developments in town centres or elsewhere will be seeking to increase the quantum of floorspace above existing levels, resulting in no net increase in retail floorspace. We therefore recommend that the existing (indexed) rates for retail remain unchanged.

Other uses

- 6.23 Other uses covered by the existing “all other uses” rate in the adopted CIL Charging Schedule pay an indexed rate of £121.24 per square metre and we recommend that this is continued unchanged.

Publicly provided/funded healthcare and education

- 6.24 Education and healthcare facilities that are either provided by public sector organisations, or that are developed by private sector organisations with public funding, or on behalf of a public sector provider should be nil rated in line with the approach adopted by the Mayor of London’s CIL Charging Schedule.

7 Conclusions and recommendations

- 7.1 The NPPF states that the cumulative impact of local planning authority standards and policies “*should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle*”. The 2024 NPPF echoes this requirement, stating 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 make development unviable, and should be supported by evidence to demonstrate this*”. This report and its supporting appendices test the ability of development typologies in Lewisham to support local plan policies while making contributions to infrastructure that will support growth through CIL.
- 7.2 The Council's adopted CIL rates have been in place since 1 April 2015 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.
- 7.3 As a result of indexation, the CIL rates are now circa 50% higher than they were when first introduced. The proposed Mayoral CIL also increased from £35 per square metre to £60 per square metre in April 2019 and will increase to £71.09 in 2025.
- 7.4 The proposed CIL rates for the borough are summarised in Table 7.4.1. Developments in Zone 1 will benefit from the opportunities derived from the Bakerloo Line Extension, although the timescale for this major improvement is now uncertain. An increase to £200 per square metre will secure much needed additional income to assist with provision of infrastructure that these developments will require. There is also scope for this zone to expand to cover more areas immediately to the south of the existing Zone 1. In Zone 2, developments have enhanced capacity to absorb an increase in CIL from £106.09 per square metre (with indexation) to £150 per square metre as a result of increasing sales values. In Zone 3, a slightly lower rate of £120 per square metre would be appropriate.

Table 7.4.1: Proposed changes to CIL rates

Development type	Zone	Adopted rate	Indexed rate	Proposed rate
Residential C3 use class	Zone 1 ²⁶	£100	£151.55	£200
	Zone 2	£70	£106.09	£150
	Zone 3	£70	£106.09	£120
Residential with care for elderly people	Zone 1	£80	£121.24	£145
	Zones 2 and 3	£80	£121.24	£0
Student housing/purpose built shared living	Whole Borough	£80	£121.24	£200
Hotels	Whole Borough	£80	£121.24	£121.24
Industrial, warehousing, logistics and data centres	Whole Borough	£0	£0	£100
Retail	Whole Borough	£80	£121.24	£121.24
Large format convenience retail	Whole Borough	£80	£121.24	£150.00
All other uses	Whole Borough	£80	£121.24	£121.24
Offices	Whole borough	£0	£0	£0
Publicly provided education	Whole borough	£80	£121.24	£0

²⁶ See map at Figure 6.11.1

Development type	Zone	Adopted rate	Indexed rate	Proposed rate
Publicly provided healthcare	Whole borough	£80	£121.24	£0

- 7.5 Student housing and purpose built shared living schemes can viably absorb a CIL of £200 per square metre across the borough, which is an increase from the indexed rate of £121.24 per square metre.
- 7.6 The borough is still seeing losses of office floorspace and our testing confirms that new office development is unlikely to be able to make a significant contribution towards infrastructure. Industrial, logistics, warehousing and data centres have seen significant increases in capital values since the Charging Schedule was introduced and can viably absorb a CIL of £100 per square metre.
- 7.7 Other uses should continue to attract the "all other uses" rate in the adopted CIL Charging Schedule subject to indexation (i.e. £121.24 per square metre). However, publicly provided healthcare and education developments should attract a nil rate, which would bring the Charging Schedule into line with the Mayoral CIL Charging Schedule.
- 7.8 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 5 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.
- 7.9 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.
- 7.10 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 ensures that these objectives are balanced appropriately.

Additional observations

- 7.11 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.
- 7.12 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.
- 7.13 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.
- 7.14 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.

- 7.15 This study demonstrates that the proposed increase to the CIL charges and the Council's flexible approach to applying policy requirements will ensure an appropriate balance between delivering affordable housing, sustainability objectives, necessary infrastructure and the need for landlords and developers to achieve a return in line with the NPPF.

Appendix 1 - Sites details

LB LEWISHAM - LOCAL PLAN VIABILITY		2	3	4	5	6	7	8	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28		
		Gross	Net site			No of	No of	Resi costs	Resi costs	GIA	GIA	Floor areas - proposed (sqm)												Total resi	Total resi FS	
Site ref	Typology description	Site area	area	Site coverage	Heights	Houses	Flats	Houses	Flats	Houses	flats		Retail A1-A3	Retail S'Mark	Note: B1 office includes B1(b)	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	units			
1	Very small residential (house)	0.03	0.03	50%	2	1		1,717	2,014	89	-		-	-	-	-	-	-	-	-	-	-	1	89		
2	Small res devs (houses)	0.05	0.05	60%	3	5		1,717	2,014	446	-		-	-	-	-	-	-	-	-	-	-	5	446		
3	Small res dev (flats)	0.05	0.05	80%	3		5	1,717	2,014	-	446		-	-	-	-	-	-	-	-	-	-	5	446		
4	Small res devs (houses)	0.10	0.10	60%	3	11		1,717	2,014	982	-		-	-	-	-	-	-	-	-	-	-	11	982		
5	Small res dev (flats)	0.10	0.10	80%	3		11	1,717	2,014	-	982		-	-	-	-	-	-	-	-	-	-	11	982		
6	Small residential developments	0.15	0.15	60%	4		25	1,717	2,014	-	2,231		-	-	-	-	-	-	-	-	-	-	25	2,231		
7	Residential development	0.25	0.25	70%	5		50	1,717	2,014	-	4,462		-	-	-	-	-	-	-	-	-	-	50	4,462		
8	Small scale mixed use, local centres	0.02	0.02	80%	3		5	1,717	2,014	-	446		50	-	-	-	-	-	-	-	-	-	5	446		
9	Small scale mixed use, local centres	0.02	0.02	80%	3		5	1,717	2,014	-	446		-	-	-	50	-	-	-	-	-	-	5	446		
10	Small mixed use	0.15	0.15	80%	6		25	1,717	2,364	-	2,231		200	-	-	-	-	-	-	-	-	-	25	2,231		
11	Small mixed use	0.20	0.20	80%	6		30	1,717	2,364	-	2,677		-	-	-	300	-	-	-	-	-	-	30	2,677		
12	Mixed use	0.30	0.30	80%	8		70	1,717	2,364	-	6,247		100	-	-	700	-	-	-	-	-	-	70	6,247		
13	Mixed use	0.70	0.70	80%	10		150	1,717	2,364	-	13,387		100	-	-	700	-	-	-	-	-	200	150	13,387		
14	Mixed use incl community facility	0.56	0.56	80%	12		118	1,717	2,364	-	10,531		-	-	-	-	-	-	-	-	-	1,650	118	10,531		
15	Mixed use incl health facility	0.40	0.40	80%	4		60	1,717	2,014	-	5,355		-	-	-	-	-	-	-	-	-	800	60	5,355		
16	Mixed use incl leisure facility	0.70	0.70	80%	10		150	1,717	2,364	-	13,387		300	-	-	-	-	-	-	-	-	2,500	150	13,387		
17	Mixed use	0.42	0.42	80%	8		88	1,717	2,364	-	7,854		600	-	-	-	-	-	-	-	-	-	88	7,854		
18	Large mixed use (employment led)	0.80	0.80	80%	15		300	1,717	2,364	-	26,775		300	-	-	4,500	-	-	-	-	-	200	300	26,775		
19	Estate regen (small infill - houses)	0.20	0.20	80%	3	10		10	1,717	2,014	892		100	-	-	-	-	-	-	-	-	-	20	1,785		
20	Estate regen (small infill - flats)	0.20	0.20	80%	3		10	1,717	2,014	-	892		-	-	-	-	-	-	-	-	-	-	10	892		
21	Estate regeneration (large)	4.00	4.00	80%	10		200	1,717	2,364	-	17,850		100	-	-	-	-	-	-	-	-	250	200	17,850		
22	Student housing	0.30	0.30	90%	5		-	1,717	2,014	-	-		150	-	-	400	-	-	-	3,000	-	-	-	-		
23	Hotels	0.20	0.20	90%	6		67	1,717	2,364	-	2,010		250	-	-	-	-	-	2,000	-	-	-	67	2,010		
24	Commercial	0.60	0.60	90%	3	-	-	1,717	2,014	-	-		-	-	-	500	-	-	-	-	-	-	-	-		
25	Storage	0.20	0.20	80%	2		-	1,717	2,014	-	-		-	-	-	1,000	-	1,500	-	-	-	-	-	-		
26	Residential care home (7 units)	0.03	0.03	80%	3		7	1,717	2,014	-	625		-	-	-	-	-	-	-	250	-	-	7	625		
27	Site allocation 1	0.28	0.28	80%	30		242	1,717	2,364	-	21,598		2,880	-	-	960	-	-	-	-	-	960	960	242	21,598	
28	Site allocation 2	1.14	1.14	80%	24		536	1,717	2,364	-	47,837		2,171	-	-	700	-	-	-	-	-	2,000	-	536	47,837	
29	Site allocation 3	23.60	23.60	80%	30		3,514	1,717	2,364	-	313,620		17,755	-	-	15,500	32,200	-	27,070	-	-	6,500	6,500	3,514	313,620	
30	Site allocation 4	4.60	4.60	80%	20		1,582	1,717	2,364	-	141,192		1,870	-	-	6,268	-	-	-	-	-	374	374	1,582	141,192	
31	Site allocation 5	10.56	10.56	80%	30		3,500	1,717	2,364	-	312,371		6,300	-	-	15,000	-	-	-	-	-	15,800	10,000	3,500	312,371	
32	Site allocation 6	5.52	5.52	80%	20		649	1,717	2,364	-	57,922		7,560	-	-	880	-	-	5,960	-	-	3,900	880	649	57,922	
33	Site allocation 7	6.06	6.06	80%	17		443	1,717	2,364	-	39,537		-	-	-	-	-	-	-	-	-	-	768	443	39,537	
34	Site allocation 8	0.77	0.77	80%	16		393	1,717	2,364	-	35,075		752	-	-	752	-	-	-	-	-	7,983	393	35,075		
35	Site allocation 9	0.30	0.30	80%	25		365	1,717	2,364	-	32,576		3,024	-	-	1,512	-	-	-	-	-	-	-	365	32,576	
36	Site allocation 10	0.60	0.60	80%	15		585	1,717	2,364	-	52,211		4,820	-	-	2,410	-	-	-	-	-	-	-	585	52,211	
37	Site allocation 11	1.68	1.68	80%	11		393	1,717	2,364	-	35,075		5,305	-	-	805	-	-	-	-	-	1,122	321	393	35,075	
38	Site allocation 12	3.59	3.59	80%	20		1,020	1,717	2,364	-	91,034		13,382	-	-	4,061	-	-	-	-	-	-	400	1,020	91,034	
39	Site allocation 13	0.61	0.61	80%	12		260	1,717	2,364	-	23,205		200	-	-	-	-	-	-	-	-	-	-	260	23,205	
40	Site allocation 14	1.01	1.01	80%	8		324	1,717	2,364	-	28,917		572	-	-	-	-	-	-	-	-	-	934	324	28,917	
41	Site allocation 15	2.23	2.23	80%	12		636	1,717	2,364	-	56,762		9,308	-	-	3,103	-	-	-	-	-	-	-	636	56,762	
42	Site allocation 16	3.41	3.41	80%	20		1,080	1,717	2,364	-	96,389		11,175	-	-	4,725	-	-	-	-	-	2,000	1,000	1,080	96,389	
43	Site allocation 17	2.06	2.06	80%	20		918	1,717	2,364	-	81,930		4,160	-	-	4,780	2,000	-	-	-	-	-	500	918	81,930	
44	Site allocation 18	1.91	1.91	80%	15		300	1,717	2,364	-	26,775		5,017	-	-	12,033	-	-	-	-	-	-	1,000	300	26,775	
45	Site allocation 19	0.81	0.81	80%	10		299	1,717	2,364	-	26,685		2,615	-	-	2,615	-	-	-	-	-	-	-	299	26,685	
46	Site allocation 20	6.37	6.37	80%	20		1,186	1,717	2,364	-	105,849		59,402	-	-	16,601	-	-	-	-	-	5,000	2,000	1,186	105,849	
47	Site allocation 21	0.93	0.93	80%	10		274	1,717	2,364	-	24,454		2,151	-	-	1,225	-	-	-	-	-	-	300	274	24,454	
48	Site allocation 22	2.46	2.46	80%	6		1,029	1,717	2,364	-	91,837		7,974	-	-	4,237	-	-	-	-	-	-	500	-	1,029	91,837
49	Site allocation 23	1.10	1.10	80%	6		352	1,717	2,364	-	31,416		-	-	-	12,370	-	-	-	-	-	-	-	352	31,416	
50	Site allocation 24	0.77	0.77	80%	10		277	1,717	2,364	-	24,722		2,426	-	-	2,426	-	-	-	-	-	-	-	277	24,722	
51	Site allocation 25	7.35	7.35	80%	10		2,219	1,717	2,364	-	198,043		14,270	-	-	9,135	-	-	-	-	-	3,000	1,000	2,219	198,043	
52	Site allocation 26	5.40	5.40	80%	10		1,818	1,717	2,364	-	162,254		19,861	-	-	7,954	-	-	-	-	-	3,000	1,000	1,818	162,254	
53	Site allocation 27	0.96	0.96	80%	6		283	1,717	2,364	-	25,257		-	-	-	9,771	-	-	-	-	-	-	-	283	25,257	
54	Site allocation 28	1.26	1.26	80%	6		245	1,717	2,364	-	21,866		-	-	-	8,455	-	-	-	-	-	-	-	245	21,866	
55	Site allocation 29	1.70	1.70	80%	6		255	1,717	2,364	-	22,758		2,234	-	-	2,234	-	-	-	-	-	-	-	255	22,758	

[illegible]

	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121	
LB LEWISHABuild costs																							
Net to gross																							
Site ref	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	GF infra % costs	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Total new floorspace	Highways/S278	
1	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	89	-	
2	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	446	-	
3	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	446	-	
4	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	982	11,000	
5	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	982	11,000	
6	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,231	25,000	
7	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,462	50,000	
8	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	496	5,750	
9	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	496	5,750	
10	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	2,431	28,000
11	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	2,977	34,500
12	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	7,047	82,000
13	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	78%	14,387	165,000
14	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	12,181	142,750
15	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	6,155	72,000
16	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	16,187	192,000
17	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	78%	8,454	97,000
18	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	31,775	375,000
19	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,885	10,000
20	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	892	10,000
21	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	18,200	205,250
22	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,550	53,250
23	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	4,260	33,750
24	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	500	7,500
25	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	2,500	37,500
26	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	875	7,000
27	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	27,358	328,400
28	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	52,708	609,065
29	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	419,145	5,096,875
30	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	150,078	1,715,290
31	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	359,471	4,206,500
32	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	77,102	936,700
33	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	40,305	454,520
34	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	44,562	535,305
35	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	73%	37,112	433,040
36	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	59,441	693,450
37	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	42,628	506,295
38	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	108,877	1,287,645
39	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	23,405	263,000
40	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	30,423	346,590
41	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	69,173	822,165
42	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	115,289	1,363,500
43	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	93,370	1,089,600
44	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	44,825	570,750
45	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	31,915	377,450
46	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	188,852	2,431,045
47	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	28,130	329,140
48	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	104,548	1,219,665
49	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	43,786	537,550
50	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	29,574	349,780
51	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	225,448	2,630,075
52	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	194,069	2,295,225
53	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	35,028	429,565
54	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	30,321	371,825
55	1,865	1,865	2,588	1,287	1,110	3,205	2,105	2,369	2,369	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	27,226	322,020

1	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141
LB LEWISHABuild start (QUARTERS)											Build period (QUARTERS)									
Site ref	Retail A1-/	Retail S/M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-/	Retail S/M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
2	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
3	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
4	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
5	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
6	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
7	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
8	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
9	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
10	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
11	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
12	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
13	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
14	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
15	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
16	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
17	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
18	2	2	2	2	2	2	2	2	2	2	10	10	10	10	10	10	10	10	10	10
19	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
20	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
21	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
22	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
23	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
24	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
25	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
26	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
27	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
28	2	2	2	2	2	2	2	2	2	2	4	4	4	10	10	10	10	10	10	10
29	2	2	2	2	2	2	2	2	2	2	30	30	30	30	30	30	30	30	30	30
30	2	2	2	2	2	2	2	2	2	2	20	20	20	20	20	20	20	20	20	20
31	2	2	2	2	2	2	2	2	2	2	30	30	30	30	30	30	30	30	30	30
32	2	2	2	2	2	2	2	2	2	2	4	4	4	11	11	11	11	11	11	11
33	2	2	2	2	2	2	2	2	2	2	4	4	4	10	10	10	10	10	10	10
34	2	2	2	2	2	2	2	2	2	2	4	4	4	10	10	10	10	10	10	10
35	2	2	2	2	2	2	2	2	2	2	4	4	4	9	9	9	9	9	9	9
36	2	2	2	2	2	2	2	2	2	2	4	4	4	10	10	10	10	10	10	10
37	2	2	2	2	2	2	2	2	2	2	4	4	4	9	9	9	9	9	9	9
38	2	2	2	2	2	2	2	2	2	2	4	4	4	15	15	15	15	15	15	15
39	2	2	2	2	2	2	2	2	2	2	4	4	4	8	8	8	8	8	8	8
40	2	2	2	2	2	2	2	2	2	2	4	4	4	9	9	9	9	9	9	9
41	2	2	2	2	2	2	2	2	2	2	4	4	4	11	11	11	11	11	11	11
42	2	2	2	2	2	2	2	2	2	2	4	4	4	15	15	15	15	15	15	15
43	2	2	2	2	2	2	2	2	2	2	4	4	4	14	14	14	14	14	14	14
44	2	2	2	2	2	2	2	2	2	2	4	4	4	9	9	9	9	9	9	9
45	2	2	2	2	2	2	2	2	2	2	4	4	4	8	8	8	8	8	8	8
46	2	2	2	2	2	2	2	2	2	2	4	4	4	15	15	15	15	15	15	15
47	2	2	2	2	2	2	2	2	2	2	4	4	4	8	8	8	8	8	8	8
48	2	2	2	2	2	2	2	2	2	2	4	4	4	15	15	15	15	15	15	15
49	2	2	2	2	2	2	2	2	2	2	10	10	10	10	10	10	10	10	10	10
50	2	2	2	2	2	2	2	2	2	2	4	4	4	9	9	9	9	9	9	9
51	2	2	2	2	2	2	2	2	2	2	4	4	4	24	24	24	24	24	24	24
52	2	2	2	2	2	2	2	2	2	2	4	4	4	20	20	20	20	20	20	20
53	2	2	2	2	2	2	2	2	2	2	4	4	4	9	9	9	9	9	9	9
54	2	2	2	2	2	2	2	2	2	2	4	4	4	8	8	8	8	8	8	8
55	2	2	2	2	2	2	2	2	2	2	4	4	4	8	8	8	8	8	8	8

	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	166	167	168	173	174			
LB LEWISHA Investment sale (QUARTERS)												Resi sales period (qtrs)		Sales period start	Area	On-site AH		% AH rented		Site areas		Roof area	BNG cost	Car parking spaces
Site ref	Retail A1-/	Retail S'M	B1 office	B1(c) and f	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi		% of PRS units			Gross	Net						
1	6	6	6	6	6	6	6	6	6	6	1	6		0.00%	50%	70%	0.03		150.00	0.1%	10%			
2	6	6	6	6	6	6	6	6	6	6	1	6		0.00%	50%	70%	0.05		300.00	0.1%	10%			
3	8	8	8	8	8	8	8	8	8	8	1	8		0.00%	50%	70%	0.05		400.00	0.1%	10%			
4	6	6	6	6	6	6	6	6	6	6	1	6		0.00%	50%	70%	0.10		600.00	0.1%	10%			
5	8	8	8	8	8	8	8	8	8	8	1	8		0.00%	50%	70%	0.10		800.00	0.1%	10%			
6	8	8	8	8	8	8	8	8	8	8	2	8		0.00%	50%	70%	0.15		900.00	0.1%	10%			
7	8	8	8	8	8	8	8	8	8	8	4	8		0.00%	50%	70%	0.25		1,750.00	0.1%	10%			
8	8	8	8	8	8	8	8	8	8	8	1	8		0.00%	50%	70%	0.02		160.00	0.1%	10%			
9	8	8	8	8	8	8	8	8	8	8	1	8		0.00%	50%	70%	0.02		160.00	0.1%	10%			
10	8	8	8	8	8	8	8	8	8	8	2	8		0.00%	50%	70%	0.15		1,200.00	0.1%	10%			
11	8	8	8	8	8	8	8	8	8	8	2	8		0.00%	50%	70%	0.20		1,600.00	0.1%	10%			
12	8	8	8	8	8	8	8	8	8	8	4	8		0.00%	50%	70%	0.30		2,400.00	0.1%	10%			
13	10	10	10	10	10	10	10	10	10	10	6	10		0.00%	50%	70%	0.70		5,600.00	0.1%	10%			
14	10	10	10	10	10	10	10	10	10	10	4	10		0.00%	50%	70%	0.56		4,480.00	0.1%	10%			
15	8	8	8	8	8	8	8	8	8	8	4	8		0.00%	50%	70%	0.40		3,200.00	0.1%	10%			
16	10	10	10	10	10	10	10	10	10	10	6	10		0.00%	50%	70%	0.70		5,600.00	0.1%	10%			
17	8	8	8	8	8	8	8	8	8	8	5	8		0.00%	50%	70%	0.42		3,360.00	0.1%	10%			
18	12	12	12	12	12	12	12	12	12	12	6	12		0.00%	50%	70%	0.80		6,400.00	0.1%	10%			
19	8	8	8	8	8	8	8	8	8	8	1	8		0.00%	50%	70%	0.20		1,600.00	0.1%	10%			
20	8	8	8	8	8	8	8	8	8	8	1	8		0.00%	50%	70%	0.20		1,600.00	0.1%	10%			
21	10	10	10	10	10	10	10	10	10	10	6	10		0.00%	50%	70%	4.00		32,000.00	0.1%	10%			
22	8	8	8	8	8	8	8	8	8	8	1	8		0.00%	0%	70%	0.30		2,700.00	0.1%	10%			
23	8	8	8	8	8	8	8	8	8	8	4	8		0.00%	50%	70%	0.20		1,800.00	0.1%	10%			
24	8	8	8	8	8	8	8	8	8	8	1	8		0.00%	0%	70%	0.60		5,400.00	0.1%	10%			
25	6	6	6	6	6	6	6	6	6	6	1	6		0.00%	0%	70%	0.20		1,600.00	0.1%	10%			
26	8	8	8	8	8	8	8	8	8	8	1	8		0.00%	0%	70%	0.03		240.00	0.1%	10%			
27	10	10	10	10	10	10	10	10	10	10	6	10		0.00%	50%	70%	0.28		2,240.00	0.1%	10%			
28	6	6	6	12	12	12	12	12	12	12	12	6		0.00%	50%	70%	1.14		9,120.00	0.1%	10%			
29	32	32	32	32	32	32	32	32	32	32	30	10		0.00%	50%	70%	23.60		188,800.00	0.1%	10%			
30	22	22	22	22	22	22	22	22	22	22	15	10		0.00%	50%	70%	4.60		36,800.00	0.1%	10%			
31	32	32	32	32	32	32	32	32	32	32	20	10		0.00%	50%	70%	10.56		84,480.00	0.1%	10%			
32	6	6	6	13	13	13	13	13	13	13	8	10		0.00%	50%	70%	5.52		44,160.00	0.1%	10%			
33	6	6	6	12	12	12	12	12	12	12	6	10		0.00%	50%	70%	6.06		48,480.00	0.1%	10%			
34	6	6	6	12	12	12	12	12	12	12	12	10		0.00%	50%	70%	0.77		6,160.00	0.1%	10%			
35	6	6	6	11	11	11	11	11	11	11	11	10		0.00%	50%	70%	0.30		2,400.00	0.1%	10%			
36	6	6	6	12	12	12	12	12	12	12	12	10		0.00%	50%	70%	0.60		4,800.00	0.1%	10%			
37	6	6	6	11	11	11	11	11	11	11	7	10		0.00%	50%	70%	1.68		13,440.00	0.1%	10%			
38	6	6	6	17	17	17	17	17	17	17	17	10		0.00%	50%	70%	3.59		28,720.00	0.1%	10%			
39	6	6	6	10	10	10	10	10	10	10	6	10		0.00%	50%	70%	0.61		4,880.00	0.1%	10%			
40	6	6	6	11	11	11	11	11	11	11	7	10		0.00%	50%	70%	1.01		8,080.00	0.1%	10%			
41	6	6	6	13	13	13	13	13	13	13	35	10		0.00%	50%	70%	2.23		17,840.00	0.1%	10%			
42	6	6	6	17	17	17	17	17	17	17	17	10		0.00%	50%	70%	3.41		27,280.00	0.1%	10%			
43	6	6	6	16	16	16	16	16	16	16	17	10		0.00%	50%	70%	2.06		16,480.00	0.1%	10%			
44	6	6	6	11	11	11	11	11	11	11	6	10		0.00%	50%	70%	1.91		15,280.00	0.1%	10%			
45	6	6	6	10	10	10	10	10	10	10	6	10		0.00%	50%	70%	0.81		6,480.00	0.1%	10%			
46	6	6	6	17	17	17	17	17	17	17	17	10		0.00%	50%	70%	6.37		50,960.00	0.1%	10%			
47	6	6	6	10	10	10	10	10	10	10	6	10		0.00%	50%	70%	0.93		7,440.00	0.1%	10%			
48	6	6	6	17	17	17	17	17	17	17	17	10		0.00%	50%	70%	2.46		19,680.00	0.1%	10%			
49	12	12	12	12	12	12	12	12	12	12	8	10		0.00%	50%	70%	1.10		8,800.00	0.1%	10%			
50	6	6	6	11	11	11	11	11	11	11	6	10		0.00%	50%	70%	0.77		6,160.00	0.1%	10%			
51	6	6	6	26	26	26	26	26	26	26	26	10		0.00%	50%	70%	7.35		58,800.00	0.1%	10%			
52	6	6	6	22	22	22	22	22	22	22	22	10		0.00%	50%	70%	5.40		43,200.00	0.1%	10%			
53	6	6	6	11	11	11	11	11	11	11	6	10		0.00%	50%	70%	0.96		7,680.00	0.1%	10%			
54	6	6	6	10	10	10	10	10	10	10	6	10		0.00%	50%	70%	1.26		10,080.00	0.1%	10%			
55	6	6	6	10	10	10	10	10	10	10	6	10		0.00%	50%	70%	1.70		13,600.00	0.1%	10%			

Appendix 2 - BCIS costs

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 05-Oct-2024 07:13

Rebased to Lewisham (118; sample 19)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
282. Factories								
Generally (25)	1,461	343	835	1,226	1,758	5,633	121	
Up to 500m2 GFA (25)	1,907	1,226	1,378	1,608	2,381	3,280	13	
500 to 2000m2 GFA (25)	1,539	343	927	1,396	1,758	5,633	52	
Over 2000m2 GFA (25)	1,286	494	740	1,028	1,565	3,273	56	
282.1 Advance factories								
Generally (15)	1,253	518	988	1,246	1,572	1,903	17	
Up to 500m2 GFA (15)	1,499	1,230	1,259	1,493	1,608	1,903	5	
500 to 2000m2 GFA (15)	1,406	932	1,250	1,506	1,620	1,671	6	
Over 2000m2 GFA (15)	894	518	767	908	1,027	1,246	6	
282.12 Advance factories/offices - mixed facilities (class B1)								
Generally (20)	1,735	768	1,179	1,648	2,053	3,273	16	
Up to 500m2 GFA (25)	2,904	2,381	-	3,051	-	3,280	3	
500 to 2000m2 GFA (20)	1,721	1,405	1,514	1,782	1,865	2,041	5	
Over 2000m2 GFA (20)	1,525	768	1,031	1,207	2,002	3,273	9	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
282.2 Purpose built factories								
Generally (30)	1,645	343	873	1,392	2,189	5,633	75	
Up to 500m2 GFA (30)	2,016	1,023	1,449	2,089	2,582	2,913	6	
500 to 2000m2 GFA (30)	1,798	343	930	1,386	2,205	5,633	27	
Over 2000m2 GFA (30)	1,494	460	831	1,285	2,036	2,997	42	
282.22 Purpose built factories/Offices - mixed facilities (15)	1,328	629	1,046	1,259	1,577	2,806	24	
284. Warehouses/stores								
Generally (15)	1,342	519	797	1,057	1,517	6,046	38	
Up to 500m2 GFA (15)	2,411	871	1,341	1,714	2,841	6,046	8	
500 to 2000m2 GFA (15)	1,175	618	843	1,067	1,316	2,130	14	
Over 2000m2 GFA (15)	953	519	756	851	1,004	1,980	16	
284.1 Advance warehouses/stores (15)	1,003	537	861	921	1,234	1,375	7	
284.2 Purpose built warehouses/stores								
Generally (15)	1,428	519	796	1,059	1,581	6,046	29	
Up to 500m2 GFA (15)	2,780	871	1,668	2,161	3,492	6,046	6	
500 to 2000m2 GFA (15)	1,171	618	831	1,059	1,336	2,130	13	
Over 2000m2 GFA (15)	950	519	768	848	1,169	1,564	10	
284.5 Cold stores/refrigerated stores (30)	1,819	1,252	1,331	1,581	2,464	2,468	5	
320. Offices								
Generally (20)	2,628	1,131	1,901	2,465	3,076	7,978	126	
Air-conditioned								
Generally (20)	2,869	1,635	2,173	2,636	3,213	7,978	36	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
1-2 storey (20)	2,534	1,635	2,107	2,362	2,725	4,756	13	
3-5 storey (20)	2,992	1,838	2,093	2,585	3,236	7,978	14	
6 storey or above (20)	3,080	2,347	2,779	2,943	3,151	4,415	8	
Not air-conditioned								
Generally (20)	2,560	1,356	1,874	2,474	3,018	4,653	63	
1-2 storey (20)	2,496	1,447	1,773	2,401	2,924	4,348	36	
3-5 storey (20)	2,587	1,356	1,912	2,388	3,033	4,653	24	
6 storey or above (25)	3,241	2,539	-	3,342	-	3,739	4	
345. Shops								
Generally (30)	2,174	824	1,184	1,776	2,690	5,715	14	
1-2 storey (30)	2,201	824	1,179	1,725	2,800	5,715	13	
3-5 storey (30)	1,827	-	-	-	-	-	1	
532. Community Centres								
Generally (25)	3,157	1,240	2,504	2,991	3,599	9,183	101	
Up to 500m2 GFA								
Generally (25)	3,417	1,240	2,345	3,229	3,873	9,183	42	
Steel framed (25)	3,870	2,087	2,707	3,271	4,167	9,183	20	
Concrete framed (45)	1,924	-	-	-	-	-	1	
Brick construction (25)	2,336	1,240	1,816	2,256	2,472	3,743	13	
Timber framed (25)	3,987	3,206	3,505	3,788	4,425	5,152	8	
500 to 2000m2 GFA								
Generally (25)	2,986	1,584	2,576	2,978	3,355	4,718	55	
Steel framed (25)	3,010	1,797	2,609	2,985	3,434	4,718	36	
Concrete framed (30)	2,867	-	-	-	-	-	1	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Brick construction (25)	2,745	1,584	2,449	2,642	3,138	4,679	12	
Timber framed (25)	3,346	2,482	3,055	3,352	3,736	4,068	6	
Over 2000m ² GFA								
Generally (25)	2,776	2,306	-	2,875	-	3,049	4	
Steel framed (30)	2,836	-	-	-	-	-	1	
Concrete framed (50)	2,045	-	-	-	-	-	1	
Brick construction (50)	1,548	-	-	-	-	-	1	
Timber framed (15)	3,049	-	-	-	-	-	1	
810. Housing, mixed developments (15)	1,833	978	1,589	1,771	2,008	4,582	1249	
810.1 Estate housing								
Generally (15)	1,818	935	1,540	1,743	1,987	6,245	1349	
Single storey (15)	2,062	1,208	1,737	1,980	2,257	6,245	221	
2-storey (15)	1,752	935	1,510	1,695	1,922	3,788	1051	
3-storey (15)	1,893	1,126	1,577	1,813	2,158	3,706	72	
4-storey or above (15)	3,777	1,847	3,023	3,375	5,024	5,617	5	
810.11 Estate housing detached (15)	2,439	1,328	1,790	2,037	2,755	6,245	18	
810.12 Estate housing semi detached								
Generally (15)	1,836	1,069	1,558	1,781	2,016	3,997	344	
Single storey (15)	2,028	1,317	1,742	1,992	2,200	3,997	78	
2-storey (15)	1,778	1,069	1,544	1,718	1,956	3,068	255	
3-storey (15)	1,816	1,325	1,470	1,744	2,128	2,585	11	
810.13 Estate housing terraced								
Generally (15)	1,830	1,064	1,509	1,717	1,976	5,617	218	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Single storey (15)	2,041	1,330	1,734	1,977	2,442	2,878	16	
2-storey (15)	1,754	1,064	1,492	1,687	1,897	3,788	168	
3-storey (15)	1,907	1,126	1,577	1,784	2,099	3,706	32	
4-storey or above (15)	5,321	5,024	-	-	-	5,617	2	
816. Flats (apartments)								
Generally (15)	2,145	1,050	1,773	2,014	2,421	7,302	777	
1-2 storey (15)	2,043	1,235	1,728	1,927	2,317	4,038	166	
3-5 storey (15)	2,115	1,050	1,763	2,005	2,393	4,430	517	
6 storey or above (15)	2,508	1,540	2,014	2,364	2,728	7,302	91	
852. Hotels (15)	3,075	1,645	2,412	3,052	3,728	4,329	12	
856.2 Students' residences, halls of residence, etc (15)	2,680	1,544	2,389	2,729	2,985	4,416	51	

Appendix 3 - Accessibility standards

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

Note: The percentage uplifts generated by this analysis (final table on this page) are applied to contemporary construction costs to provide a current cost of meeting accessibility standards.

Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as % of construction costs					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study		
	Flats	Houses
Cat 2	1.15%	0.54%
Cat 3(a)	9.28%	10.77%
Cat 3(b)	9.47%	23.80%

Appendix 4 - BLV assumptions

Lewisham CIL Review - Benchmark Land Values

20%

No	Description of use	Site coverage	No of storeys	Sq m GIA	Indicative rent psm	Rent per annum	Yield	YP	Deferment (years)	PV	Cap val	Purchaser's costs	Letting agents and letting legal fees (% of year 1 rent)	Refurb cost	Net cap val	Premium	Benchmark Land Value	
1	Secondary offices	35%	2.0	7,000	£154.00	£1,078,000	8.0%	12.50	2.5	0.82	£11,116,534	£755,924	15%	£161,700	£5,425,000	£4,773,909	£954,781.86	£5,728,691
2	Secondary retail	30%	1.0	3,000	£213.00	£639,000	8.0%	12.50	2.5	0.82	£6,589,485	£448,085	15%	£95,850	£2,325,000	£3,720,550	£744,110.03	£4,464,660
3	Industrial	30%	1.0	2,750	£101.00	£277,750	6.0%	16.67	2.5	0.86	£4,001,641	£272,112	15%	£41,663	£750,000	£2,937,867	£587,573.43	£3,525,441
4	Backlands, other non-developed land															£1,000,000		£1,000,000

Appendix 5 - Sensitivity analysis

LEWISHAM CIL

Sales value £6,458 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

BLV 1	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Very small residential (house)	89	£171,861	735	665	593	520	446	371	294	217	138	58	-	
2	Small res dev (houses)	446	£286,435	2,019	1,949	1,877	1,804	1,730	1,655	1,578	1,500	1,421	1,341	1,260	
3	Small res dev (flats)	446	£286,435	817	757	696	635	572	508	443	378	311	243	175	
4	Small res dev (houses)	982	£572,869	2,025	1,955	1,885	1,813	1,740	1,666	1,591	1,514	1,437	1,358	1,278	
5	Small res dev (flats)	982	£572,869	842	783	723	662	600	538	474	409	344	277	210	
6	Small residential developments	2,231	£689,304	1,016	965	899	840	779	718	655	592	527	462	396	
7	Residential development	4,462	£1,432,173	1,016	965	905	849	791	733	673	613	552	490	427	
8	Small scale mixed use, local centres	496	£114,574	1,239	1,188	1,132	1,077	1,022	965	908	850	791	731	671	
9	Small scale mixed use, local centres	496	£114,574	970	917	863	808	753	696	639	581	522	462	402	
10	Small mixed use	2,431	£269,304	482	458	434	409	384	359	334	309	284	259	234	
11	Small mixed use	2,977	£1,145,738	202	150	97	43	-	-	-	-	-	-	-	
12	Mixed use	7,047	£1,718,607	318	268	218	168	116	64	11	-	-	-	-	
13	Mixed use	14,387	£4,010,084	117	71	25	-	-	-	-	-	-	-	-	
14	Mixed use incl community facility	12,181	£3,208,067	-	-	-	-	-	-	-	-	-	-	-	
15	Mixed use incl health facility	6,155	£2,291,476	442	396	349	302	254	205	156	105	55	3	-	
16	Mixed use incl leisure facility	16,187	£4,010,084	257	214	170	126	81	36	-	-	-	-	-	
17	Mixed use	8,454	£2,406,050	362	313	263	212	160	108	54	1	-	-	-	
18	Large mixed use (employment led)	31,775	£4,582,953	356	315	273	231	188	145	101	57	12	-	-	
19	Estate regen (small infill - houses)	1,885	£1,145,738	1,352	1,293	1,233	1,173	1,111	1,048	985	920	855	788	721	
20	Estate regen (small infill - flats)	892	£1,145,738	142	83	-	-	-	-	-	-	-	-	-	
21	Estate regeneration (large)	18,200	£22,914,765	-	-	-	-	-	-	-	-	-	-	-	
22	Student housing	3,550	£1,718,607	1,428	1,340	1,252	1,165	1,077	989	901	814	726	638	551	
23	Hotels	4,260	£1,145,738	216	166	156	125	95	65	35	4	-	-	-	
24	Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-	
25	Storage	2,500	£1,145,738	-	-	-	-	-	-	-	-	-	-	-	
26	Residential care home (7 units)	875	£1,145,738	-	-	-	-	-	-	-	-	-	-	-	
27	Site allocation 1	27,358	£1,145,738	148	112	75	38	-	-	-	-	-	-	-	
28	Site allocation 2	52,708	£22,914,765	23	-	-	-	-	-	-	-	-	-	-	
29	Site allocation 3	419,145	£1,718,607	48	20	-	-	-	-	-	-	-	-	-	
30	Site allocation 4	150,078	£1,145,738	310	266	221	176	129	82	34	-	-	-	-	
31	Site allocation 5	359,471	£3,437,215	127	91	54	16	-	-	-	-	-	-	-	
32	Site allocation 6	77,102	£1,145,738	415	379	343	306	268	231	192	153	114	74	33	
33	Site allocation 7	40,305	£17,186,148	584	534	483	431	378	324	270	215	160	103	46	
34	Site allocation 8	44,562	£1,604,034	183	148	113	77	40	3	-	-	-	-	-	
35	Site allocation 9	37,112	£5,530,708	107	70	32	-	-	-	-	-	-	-	-	
36	Site allocation 10	59,441	£15,139,112	-	-	-	-	-	-	-	-	-	-	-	
37	Site allocation 11	42,628	£26,351,979	214	171	129	85	41	-	-	-	-	-	-	
38	Site allocation 12	108,877	£60,494,979	-	-	-	-	-	-	-	-	-	-	-	
39	Site allocation 13	23,405	£31,622,375	-	-	-	-	-	-	-	-	-	-	-	
40	Site allocation 14	30,423	£34,715,869	-	-	-	-	-	-	-	-	-	-	-	
41	Site allocation 15	69,173	£4,411,062	352	331	310	289	268	246	224	202	179	157	133	
42	Site allocation 16	115,289	£1,718,607	346	312	277	242	206	170	134	96	59	20	-	
43	Site allocation 17	93,370	£3,437,215	250	214	178	142	105	68	29	-	-	-	-	
44	Site allocation 18	44,825	£9,624,201	-	-	-	-	-	-	-	-	-	-	-	
45	Site allocation 19	31,915	£20,566,001	-	-	-	-	-	-	-	-	-	-	-	
46	Site allocation 20	188,852	£3,494,002	600	577	553	530	506	481	456	431	405	379	351	
47	Site allocation 21	28,130	£5,785,978	583	538	493	446	399	352	304	255	205	155	104	
48	Site allocation 22	104,548	£12,774,981	559	520	482	442	402	361	320	278	236	193	149	
49	Site allocation 23	43,786	£19,534,637	-	-	-	-	-	-	-	-	-	-	-	
50	Site allocation 24	29,574	£11,801,104	197	154	112	68	24	-	-	-	-	-	-	
51	Site allocation 25	225,448	£10,941,800	415	381	347	312	278	240	203	166	128	90	51	
52	Site allocation 26	194,069	£4,640,240	494	461	426	392	357	321	285	248	211	174	136	
53	Site allocation 27	35,028	£36,491,763	-	-	-	-	-	-	-	-	-	-	-	
54	Site allocation 28	30,321	£5,327,683	185	147	109	71	32	-	-	-	-	-	-	
55	Site allocation 29	27,226	£14,062,980	238	195	151	106	61	16	-	-	-	-	-	

BLV2	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Very small residential (house)	89	£133,940	1,150	1,090	1,018	945	871	796	719	641	563	482	401	
2	Small res dev (houses)	446	£223,233	2,161	2,050	2,019	1,946	1,872	1,796	1,720	1,642	1,563	1,483	1,402	
3	Small res dev (flats)	446	£223,233	959	899	838	776	713	650	585	519	453	385	317	
4	Small res dev (houses)	982	£446,466	2,153	2,084	2,014	1,942	1,869	1,795	1,719	1,643	1,565	1,487	1,407	
5	Small res dev (flats)	982	£446,466	971	912	852	791	729	668	603	538	473	406	339	
6	Small residential developments	2,231	£669,699	1,101	1,043	984	925	864	803	740	677	612	547	481	
7	Residential development	4,462	£1,116,165	1,087	1,032	976	919	862	803	744	684	623	560	497	
8	Small scale mixed use, local centres	496	£89,293	1,260	1,223	1,183	1,128	1,073	1,019	959	901	842	782	722	
9	Small scale mixed use, local centres	496	£89,293	1,021	968	914	859	804	747	690	632	573	513	453	
10	Small mixed use	2,431	£669,699	560	506	452	397	341	284	227	168	109	50	-	
11	Small mixed use	2,977	£892,932	287	235	182	128	73	17	-	-	-	-	-	
12	Mixed use	7,047	£1,339,398	371	322	272	221	170	118	65	11	-	-	-	
13	Mixed use	14,387	£3,125,262	178	133	87	40	-	-	-	-	-	-	-	
14	Mixed use and community facility	12,181	£2,500,210	-	-	-	-	-	-	-	-	-	-	-	
15	Mixed use and health facility	6,155	£1,785,864	524	478	431	384	336	287	239	188	137	85	33	
16	Mixed use and leisure facility	16,187	£3,125,262	311	269	225	181	136	91	44	-	-	-	-	
17	Mixed use	8,454	£1,875,157	425	376	325	274	223	170	117	63	9	-	-	
18	Large mixed use (employment led)	31,775	£3,571,738	387	341	293	243	193	133	83	49	43	8	-	
19	Estate regen (small infill - houses)	1,885	£892,932	1,486	1,427	1,367	1,307	1,245	1,183	1,119	1,054	989	923	855	
20	Estate regen (small infill - flats)	892	£892,932	425	366	306	245	183	121	57	-	-	-	-	
21	Estate regeneration (large)	18,200	£17,858,641	-	-	-	-	-	-	-	-	-	-	-	
22	Student housing	3,550	£1,339,398	1,534	1,447	1,359	1,271	1,184	1,096	1,008	921	833	745	657	
23	Hotels	4,260	£892,932	276	245	215	185	154	124	94	64	33	3	-	
24	Commercial	500	£2,678,796	-	-	-	-	-	-	-	-	-	-	-	
25	Storage	2,500	£892,932	-	-	-	-	-	-	-	-	-	-	-	
26	Residential care home (7 units)	875	£892,932	49	53	58	63	68	73	77	82	87	92	97	
27	Site allocation 1	27,358	£892,932	157	121	84	47	9	-	-	-	-	-	-	
28	Site allocation 2	52,708	£17,858,641	119	72	25	-	-	-	-	-	-	-	-	
29	Site allocation 3	419,145	£1,339,398	49	21	-	-	-	-	-	-	-	-	-	
30	Site allocation 4	150,078	£892,932	354	311	267	223	177	131	83	38	-	-	-	
31	Site allocation 5	359,471	£2,678,796	129	96	56	18	-	-	-	-	-	-	-	
32	Site allocation 6	77,102	£892,932	418	382	346	309	272	234	195	157	117	77	37	
33	Site allocation 7	40,305	£1,333,940	585	535	484	432	379	325	271	216	161	104	47	
34	Site allocation 8	44,562	£1,250,105	191	156	121	84	48	10	-	-	-	-	-	
35	Site allocation 9	37,112	£5,089,113	146	109	71	33	-	-	-	-	-	-	-	
36	Site allocation 10	59,441	£1,053,850	-	-	-	-	-	-	-	-	-	-	-	
37	Site allocation 11	42,628	£20,537,437	350	308	265	222	178	133	88	42	-	-	-	
38	Site allocation 12	108,877	£47,148,811	-	-	-	-	-	-	-	-	-	-	-	
39	Site allocation 13	23,405	£24,644,924	-	-	-	-	-	-	-	-	-	-	-	
40	Site allocation 14	30,423	£27,055,841	-	-	-	-	-	-	-	-	-	-	-	
41	Site allocation 15	69,173	£3,437,788	366	345	324	303	282	260	238	216	193	171	147	
42	Site allocation 16	115,289	£1,339,398	349	315	280	245	210	174	137	100	62	24	-	
43	Site allocation 17	93,370	£2,678,796	238	222	186	150	113	78	38	-	-	-	-	
44	Site allocation 18	44,825	£7,601,601	-	-	-	-	-	-	-	-	-	-	-	
45	Site allocation 19	31,915	£16,128,130	253	210	166	122	77	31	-	-	-	-	-	
46	Site allocation 20	188,852	£2,723,443	604	581	557	534	510	485	460	435	409	383	355	
47	Site allocation 21	28,130	£4,152,134	242	200	156	112	67	27	-	-	-	-	-	
48	Site allocation 22	104,548	£9,956,102	585	547	508	469	429	388	347	305	263	220	176	
49	Site allocation 23	43,786	£1,224,491	-	-	-	-	-	-	-	-	-	-	-	
50	Site allocation 24	29,574	£3,197,200	285	242	200	156	112	67	27	-	-	-	-	
51	Site allocation 25	225,448	£8,527,501	426	392	358	322	287	251	214	177	139	101	62	
52	Site allocation 26	194,069	£3,616,375	499	466	432	397	362	327	290	254	217	179	141	
53	Site allocation 27	35,028	£28,430,885	-	-	-	-	-	-	-	-	-	-	-	
54	Site allocation 28	30,321	£4,152,134	223	186	146	110	71	31	-	-	-	-	-	
55	Site allocation 29	27,226	£10,983,064	352	309	265	221	175	130	83	36	-	-	-	

LEWISHAM CIL

Sales value £6,647 psm

AH tenure

Rented 70%
SO 30%

Frst Hms 0%

BLV 1	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Very small residential (house)	89	£171,861	878	801	723	644	563	481	398	313	228	141	52	
2	Small res dev (houses)	446	£286,435	2,161	2,085	2,007	1,927	1,847	1,765	1,682	1,597	1,511	1,424	1,336	
3	Small res dev (flats)	446	£286,435	934	869	803	738	668	599	528	457	385	312	237	
4	Small res dev (houses)	982	£572,869	2,165	2,089	2,012	1,934	1,855	1,773	1,693	1,610	1,525	1,439	1,352	
5	Small res dev (flats)	982	£572,869	957	893	828	762	695	627	558	488	417	345	271	
6	Small residential developments	2,231	£689,304	1,130	1,068	1,004	939	875	808	738	669	599	526	455	
7	Residential development	4,462	£1,432,173	1,128	1,068	1,009	945	883	819	754	688	622	554	485	
8	Small scale mixed use, local centres	496	£114,574	1,343	1,285	1,227	1,167	1,107	1,046	984	921	857	792	726	
9	Small scale mixed use, local centres	496	£114,574	1,074	1,016	958	898	838	777	714	651	587	523	457	
10	Small mixed use	2,431	£669,304	581	523	464	405	346	287	228	169	110	51	20	
11	Small mixed use	2,977	£1,145,738	299	243	185	127	67	7	-	-	-	-	-	
12	Mixed use	7,047	£1,718,607	411	357	303	248	192	136	79	21	-	-	-	
13	Mixed use	14,387	£4,010,084	207	157	107	56	5	-	-	-	-	-	-	
14	Mixed use incl community facility	12,181	£3,208,067	-	-	-	-	-	-	-	-	-	-	-	
15	Mixed use incl health facility	6,155	£2,291,476	533	483	432	381	329	276	222	168	112	56	-	
16	Mixed use incl leisure facility	16,187	£4,010,084	344	289	236	202	163	104	54	3	-	-	-	
17	Mixed use	8,454	£2,406,050	456	402	348	293	237	180	123	64	5	-	-	
18	Large mixed use (employment led)	31,775	£4,582,953	442	397	352	306	260	212	164	116	66	16	-	
19	Estate regen (small infill - houses)	1,885	£1,145,738	1,470	1,406	1,341	1,276	1,208	1,140	1,071	1,001	930	858	784	
20	Estate regen (small infill - flats)	892	£1,145,738	257	193	128	63	-	-	-	-	-	-	-	
21	Estate regeneration (large)	18,200	£22,914,765	-	-	-	-	-	-	-	-	-	-	-	
22	Student housing	3,550	£1,718,607	1,428	1,340	1,252	1,165	1,077	989	901	814	726	638	551	
23	Hotels	4,260	£1,145,738	269	236	203	170	137	104	71	39	6	-	-	
24	Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-	
25	Storage	2,500	£1,145,738	-	-	-	-	-	-	-	-	-	-	-	
26	Residential care home (7 units)	875	£1,145,738	-	-	-	-	-	-	-	-	-	-	-	
27	Site allocation 1	27,358	£1,145,738	217	178	138	97	56	15	-	-	-	-	-	
28	Site allocation 2	52,708	£22,914,765	107	57	6	-	-	-	-	-	-	-	-	
29	Site allocation 3	419,145	£1,718,607	99	69	39	9	-	-	-	-	-	-	-	
30	Site allocation 4	150,078	£1,145,738	431	385	338	290	241	192	141	89	37	-	-	
31	Site allocation 5	359,471	£3,437,215	187	150	111	71	29	-	-	-	-	-	-	
32	Site allocation 6	77,102	£1,145,738	483	444	405	365	325	284	242	200	157	114	70	
33	Site allocation 7	40,305	£17,181	682	627	572	518	458	400	342	282	222	160	97	
34	Site allocation 8	44,562	£1,604,034	257	219	180	141	101	60	19	-	-	-	-	
35	Site allocation 9	37,112	£5,530,708	182	141	101	59	17	-	-	-	-	-	-	
36	Site allocation 10	29,441	£15,197,112	-	-	-	-	-	-	-	-	-	-	-	
37	Site allocation 11	42,628	£26,351,979	299	253	206	159	111	63	14	-	-	-	-	
38	Site allocation 12	108,877	£60,494,979	-	-	-	-	-	-	-	-	-	-	-	
39	Site allocation 13	23,405	£1,622,375	-	-	-	-	-	-	-	-	-	-	-	
40	Site allocation 14	30,423	£34,715,869	-	-	-	-	-	-	-	-	-	-	-	
41	Site allocation 15	69,173	£4,411,062	412	389	366	342	318	293	268	243	218	192	166	
42	Site allocation 16	115,289	£1,718,607	414	377	339	301	263	224	184	144	103	61	19	
43	Site allocation 17	93,370	£3,437,215	322	284	245	205	165	124	83	41	-	-	-	
44	Site allocation 18	44,825	£9,624,201	-	-	-	-	-	-	-	-	-	-	-	
45	Site allocation 19	31,915	£20,566,001	599	552	504	456	408	360	312	264	216	168	120	
46	Site allocation 20	194,069	£3,434,002	644	619	593	568	542	515	488	461	433	404	374	
47	Site allocation 21	28,130	£5,785,978	674	625	576	525	474	423	370	317	263	208	153	
48	Site allocation 22	104,548	£12,774,981	639	597	555	512	468	424	379	333	287	240	192	
49	Site allocation 23	43,786	£15,534,637	-	-	-	-	-	-	-	-	-	-	-	
50	Site allocation 24	29,574	£11,801,104	279	233	187	140	92	43	27	-	-	-	-	
51	Site allocation 25	225,448	£10,941,800	483	448	409	371	332	293	253	213	172	130	86	
52	Site allocation 26	194,069	£4,640,240	582	525	468	415	352	293	234	175	116	60	18	
53	Site allocation 27	35,028	£36,491,763	-	-	-	-	-	-	-	-	-	-	-	
54	Site allocation 28	30,321	£5,327,683	261	221	179	137	95	51	8	-	-	-	-	
55	Site allocation 29	27,226	£14,062,980	325	278	231	182	133	83	33	-	-	-	-	

BLV2	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Very small residential (house)	89	£133,940	1,302	1,226	1,148	1,068	988	906	823	738	653	565	477	
2	Small res dev (houses)	446	£223,233	2,303	2,226	2,148	2,068	1,988	1,906	1,823	1,738	1,653	1,566	1,478	
3	Small res dev (flats)	446	£223,233	1,076	1,011	945	878	810	740	670	599	527	453	379	
4	Small res dev (houses)	982	£446,466	2,293	2,218	2,141	2,063	1,984	1,903	1,821	1,738	1,654	1,568	1,481	
5	Small res dev (flats)	982	£446,466	1,086	1,026	960	893	826	758	691	623	554	483	410	
6	Small residential developments	2,231	£669,699	1,215	1,153	1,089	1,024	958	891	823	754	684	613	541	
7	Residential development	4,462	£1,116,165	1,108	1,139	1,078	1,016	953	890	825	759	692	625	556	
8	Small scale mixed use, local centres	496	£89,293	1,344	1,276	1,208	1,139	1,070	1,001	932	863	794	725	656	
9	Small scale mixed use, local centres	496	£89,293	1,125	1,067	1,008	949	889	829	769	709	649	589	529	
10	Small mixed use	2,431	£669,699	659	601	542	483	422	361	299	236	172	107	42	
11	Small mixed use	2,977	£892,932	384	327	270	212	152	92	31	-	-	-	-	
12	Mixed use	7,047	£1,339,398	464	411	357	302	246	190	133	74	16	-	-	
13	Mixed use	14,387	£3,125,262	268	219	169	118	66	14	-	-	-	-	-	
14	Mixed use and community facility	12,181	£2,550,210	69	22	-	-	-	-	-	-	-	-	-	
15	Mixed use and health facility	6,155	£1,785,864	615	565	514	463	411	358	304	250	194	138	82	
16	Mixed use and leisure facility	16,187	£3,125,262	399	352	305	257	208	159	106	57	6	-	-	
17	Mixed use	8,574	£1,875,157	519	465	411	358	300	243	185	128	68	8	-	
18	Large mixed use (employment led)	31,775	£7,121,729	474	291	138	384	291	244	188	148	108	48	-	
19	Estate region (small infill - houses)	1,885	£892,932	1,604	1,541	1,476	1,404	1,343	1,275	1,205	1,135	1,064	992	919	
20	Estate region (small infill - flats)	1,885	£892,932	504	476	441	415	345	278	210	141	71	-	-	
21	Estate region (employment (large))	18,200	£1,858,641	-	-	-	-	-	-	-	-	-	-	-	
22	Student housing	3,550	£1,339,398	1,534	1,447	1,359	1,271	1,184	1,096	1,008	921	833	745	657	
23	Hotels	4,260	£892,932	328	295	263	230	197	164	131	98	65	32	-	
24	Commercial	500	£2,876,768	308	-	-	-	-	-	-	-	-	-	-	
25	Storage	2,500	£892,932	-	-	-	-	-	-	-	-	-	-	-	
26	Residential care home (7 units)	875	£892,932	121	126	132	137	142	148	153	158	164	169	174	
27	Site allocation 1	27,358	£1,890,937	1,027	937	847	757	667	576	486	396	306	216	126	
28	Site allocation 2	52,708	£1,785,864	203	153	102	50	-	-	-	-	-	-	-	
29	Site allocation 3	419,145	£1,339,398	100	70	40	9	-	-	-	-	-	-	-	
30	Site allocation 4	150,078	£892,932	433	387	340	292	243	193	143	93	38	-	-	
31	Site allocation 5	559,471	£2,876,768	189	152	113	73	31	-	-	-	-	-	-	
32	Site allocation 6	77,102	£892,932	487	448	408	368	328	287	245	203	160	117	73	
33	Site allocation 7	40,305	£1,133,940	682	628	573	517	459	401	343	283	223	161	99	
34	Site allocation 8	44,562	£1,250,109	109	238	188	148	109	68	28	-	-	-	-	
35	Site allocation 9	37,112	£5,080,713	220	180	139	98	56	13	-	-	-	-	-	
36	Site allocation 10	59,441	£105,365,890	-	-	-	-	-	-	-	-	-	-	-	
37	Site allocation 11	42,628	£20,537,437	435	389	343	296	248	199	150	100	49	-	-	
38	Site allocation 12	108,877	£147,146,811	64	27	-	-	-	-	-	-	-	-	-	
39	Site allocation 13	23,405	£24,644,924	-	-	-	-	-	-	-	-	-	-	-	
40	Site allocation 14	30,423	£27,056,641	-	-	-	-	-	-	-	-	-	-	-	
41	Site allocation 15	69,713	£3,437,786	426	403	380	356	332	307	282	257	232	206	180	
42	Site allocation 16	115,289	£1,339,398	417	380	343	305	266	227	187	147	106	64	22	
43	Site allocation 17	93,370	£2,076,798	330	292	253	213	173	132	91	49	6	-	-	
44	Site allocation 18	44,825	£7,601,601	-	-	-	-	-	-	-	-	-	-	-	
45	Site allocation 19	31,915	£16,208,130	341	294	246	198	146	99	48	-	-	-	-	
46	Site allocation 20	188,852	£2,723,443	648	623	598	572	546	519	492	465	437	408	378	
47	Site allocation 21	28,139	£4,559,501	319	271	223	175	127	79	31	-	-	-	-	
48	Site allocation 22	104,548	£9,956,102	666	624	582	539	495	451	406	360	314	267	219	
49	Site allocation 23	43,786	£15,224,491	53	14	-	-	-	-	-	-	-	-	-	
50	Site allocation 24	29,574	£8,901,260	367	321	275	228	180	131	82	32	-	-	-	
51	Site allocation 25	225,448	£5,827,501	494	457	420	382	343	304	264	224	183	141	99	
52	Site allocation 26	194,069	£3,616,375	567	531	494	456	418	379	340	300	260	219	177	
53	Site allocation 27	35,028	£28,430,885	-	-	-	-	-	-	-	-	-	-	-	
54	Site allocation 28	30,321	£4,152,134	300	259	218	176	133	90	46	2	-	-	-	
55	Site allocation 29	27,226	£10,983,054	440	385	345	297	247	196	147	96	44	-	-	

LEWISHAM CIL

Sales value £6,835 ps/m

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

BLV 1	Description	Floor areas	BLV	Residual land values															
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1	Very small residential (house)	89	£171,861	1,020	937	853	767	680	591	502	410	318	224	128					
2	Small res dev (houses)	446	£286,435	2,304	2,221	2,136	2,051	1,964	1,875	1,785	1,694	1,601	1,507	1,412					
3	Small res dev (flats)	446	£286,435	1,251	981	881	781	681	581	481	381	281	181	81					
4	Small res dev (houses)	982	£572,869	2,305	2,223	2,140	2,056	1,970	1,883	1,795	1,705	1,614	1,521	1,427					
5	Small res dev (flats)	982	£572,869	1,072	1,003	933	862	790	716	642	566	490	412	333					
6	Small residential developments	2,231	£669,699	1,247	1,174	1,101	1,027	954	881	807	734	661	588	515					
7	Residential development	4,462	£1,432,733	1,239	1,174	1,104	1,031	958	884	810	736	661	588	515					
8	Small scale mixed use, local centres	496	£114,574	1,446	1,384	1,321	1,257	1,192	1,126	1,059	991	922	852	781					
9	Small scale mixed use, local centres	496	£114,574	1,177	1,115	1,052	988	923	857	790	722	653	583	512					
10	Small mixed use	2,431	£859,304	679	617	554	491	428	365	302	239	176	113	50					
11	Small mixed use	2,977	£1,145,738	396	335	273	211	147	82	17	-	-	-	-					
12	Mixed use	7,047	£1,718,607	503	446	388	329	269	208	146	84	21	-	-					
13	Mixed use	14,387	£4,010,084	297	243	189	134	79	22	-	-	-	-	-					
14	Mixed use incl community facility	12,181	£3,208,067	93	42	-	-	-	-	-	-	-	-	-					
15	Mixed use incl health facility	6,155	£2,291,476	624	570	515	460	404	346	288	230	170	109	48					
16	Mixed use incl leisure facility	15,187	£4,010,084	431	380	326	272	218	163	118	63	-	-	-					
17	Mixed use	8,454	£2,406,050	549	492	433	374	314	253	191	128	64	-	-					
18	Large mixed use (employment led)	31,775	£4,582,953	527	479	430	381	330	279	227	175	121	67	12					
19	Estate regen (small infill - houses)	1,885	£1,145,738	1,589	1,520	1,450	1,378	1,306	1,232	1,158	1,082	1,005	927	848					
20	Estate regen (small infill - flats)	892	£1,145,738	-	-	-	-	-	-	-	-	-	-	-					
21	Estate regeneration (large)	18,200	£22,914,765	-	-	-	-	-	-	-	-	-	-	-					
22	Student housing	3,550	£1,718,607	1,428	1,340	1,252	1,165	1,077	989	901	814	726	638	551					
23	Hotels	4,260	£1,145,738	322	286	251	215	180	144	108	73	37	2	-					
24	Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-					
25	Storage	2,500	£1,145,738	-	-	-	-	-	-	-	-	-	-	-					
26	Residential care home (7 units)	875	£1,145,738	-	-	-	-	-	-	-	-	-	-	-					
27	Site allocation 1	27,358	£1,145,738	286	244	201	157	113	68	23	-	-	-	-					
28	Site allocation 2	52,708	£22,914,765	190	137	83	27	-	-	-	-	-	-	-					
29	Site allocation 3	419,145	£1,718,607	150	86	53	20	-	-	-	-	-	-	-					
30	Site allocation 4	150,078	£1,145,738	510	460	410	359	306	253	199	144	88	31	-					
31	Site allocation 5	359,471	£3,437,215	246	207	166	124	81	36	-	-	-	-	-					
32	Site allocation 6	77,102	£1,145,738	552	510	467	424	381	337	292	248	200	154	108					
33	Site allocation 7	40,305	£1,145,738	778	720	660	600	539	478	413	349	284	218	151					
34	Site allocation 8	44,562	£1,604,034	330	289	247	204	161	117	73	28	-	-	-					
35	Site allocation 9	37,112	£5,530,708	256	213	169	124	78	33	-	-	-	-	-					
36	Site allocation 10	59,441	£15,161,104	-	-	-	-	-	-	-	-	-	-	-					
37	Site allocation 11	42,628	£26,351,979	383	334	284	233	181	128	75	21	-	-	-					
38	Site allocation 12	108,877	£60,494,979	9	-	-	-	-	-	-	-	-	-	-					
39	Site allocation 13	23,405	£11,622,375	-	-	-	-	-	-	-	-	-	-	-					
40	Site allocation 14	30,423	£34,715,869	-	-	-	-	-	-	-	-	-	-	-					
41	Site allocation 15	69,173	£4,411,062	472	447	420	394	367	340	312	284	256	227	198					
42	Site allocation 16	115,289	£1,718,607	482	442	402	361	319	277	234	190	146	101	56					
43	Site allocation 17	93,370	£3,437,215	394	352	310	268	225	180	136	90	44	-	-					
44	Site allocation 18	44,825	£9,624,201	-	-	-	-	-	-	-	-	-	-	-					
45	Site allocation 19	31,915	£20,586,001	286	235	184	132	79	25	-	-	-	-	-					
46	Site allocation 20	188,852	£3,437,215	688	601	514	427	339	251	163	83	33	-	-					
47	Site allocation 21	28,130	£3,785,978	765	712	659	604	549	493	436	379	320	261	201					
48	Site allocation 22	104,548	£12,774,981	719	673	628	581	534	486	437	388	337	287	235					
49	Site allocation 23	43,786	£15,534,637	28	-	-	-	-	-	-	-	-	-	-					
50	Site allocation 24	29,574	£11,801,104	361	312	262	211	160	107	54	1	-	-	-					
51	Site allocation 25	225,448	£10,941,800	551	511	471	430	388	346	303	259	215	171	125					
52	Site allocation 26	194,069	£4,640,240	659	599	539	478	416	354	292	230	168	106	53					
53	Site allocation 27	35,028	£36,491,763	-	-	-	-	-	-	-	-	-	-	-					
54	Site allocation 28	30,321	£3,327,683	338	294	249	204	158	111	63	15	-	-	-					
55	Site allocation 29	27,226	£14,062,980	413	362	311	258	205	151	97	41	-	-	-					

BLV2	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Very small residential (house)	89	£133,940	1,445	1,362	1,277	1,192	1,105	1,016	926	835	743	648	553	
2	Small res dev (houses)	446	£223,233	2,445	2,362	2,278	2,192	2,105	2,017	1,927	1,836	1,743	1,649	1,554	
3	Small res dev (flats)	446	£223,233	1,193	1,123	1,052	979	906	831	755	679	601	522	442	
4	Small res dev (houses)	982	£446,466	2,433	2,352	2,269	2,185	2,099	2,012	1,923	1,834	1,742	1,650	1,556	
5	Small res dev (flats)	982	£446,466	1,201	1,132	1,062	991	918	845	771	695	618	541	462	
6	Small residential developments	2,231	£669,699	1,329	1,261	1,192	1,122	1,051	979	906	831	756	679	602	
7	Residential development	4,462	£1,116,165	1,310	1,245	1,179	1,112	1,044	974	904	834	762	689	615	
8	Small scale mixed use, local centres	496	£89,293	1,497	1,435	1,372	1,310	1,247	1,184	1,120	1,052	973	903	832	
9	Small scale mixed use, local centres	496	£89,293	1,226	1,166	1,103	1,039	974	908	841	773	704	634	563	
10	Small mixed use	2,431	£669,699	757	695	632	568	503	437	371	303	234	165	94	
11	Small mixed use	2,977	£892,932	481	420	358	296	232	167	102	36	-	-	-	
12	Mixed use	7,047	£1,339,398	557	500	442	382	323	262	200	138	74	10	-	
13	Mixed use	14,387	£3,125,262	358	305	251	196	140	84	26	-	-	-	-	
14	Mixed use and community facility	12,181	£2,500,210	151	49	-	-	-	-	-	-	-	-	-	
15	Mixed use and health facility	6,155	£1,785,864	706	652	598	542	486	429	371	312	252	192	130	
16	Mixed use and leisure facility	16,187	£3,125,262	485	435	384	332	280	227	172	117	61	-	-	
17	Mixed use	9,454	£1,675,157	612	555	496	437	376	315	253	191	127	63	-	
18	Large mixed use (employment led)	31,775	£3,911,749	558	500	442	382	323	262	200	138	74	10	44	
19	Estate region (small infill - houses)	1,885	£892,932	1,723	1,654	1,584	1,513	1,440	1,367	1,292	1,216	1,139	1,061	982	
20	Estate region (small infill - flats)	592	£282,932	565	588	516	445	373	299	225	149	73	-	-	
21	Estate region (large)	18,200	£1,858,641	-	-	-	-	-	-	-	-	-	-	-	
22	Student housing	3,550	£1,339,398	1,534	1,447	1,359	1,271	1,184	1,096	1,008	921	833	745	657	
23	Hotels	4,260	£892,932	381	348	310	274	239	203	168	132	97	61	25	
24	Commercial	500	£2,678,796	-	-	-	-	-	-	-	-	-	-	-	
25	Storage	2,500	£892,932	-	-	-	-	-	-	-	-	-	-	-	
26	Residential care home (7 units)	875	£892,932	194	199	205	211	217	223	228	234	240	246	252	
27	Site allocation 1	27,958	£1,892,932	120	120	120	120	120	120	120	120	120	120	120	
28	Site allocation 2	52,708	£1,785,864	286	233	178	123	67	12	-	-	-	-	-	
29	Site allocation 3	419,145	£1,339,398	150	119	87	54	21	-	-	-	-	-	-	
30	Site allocation 4	150,078	£892,932	511	462	411	360	308	255	201	146	90	33	-	
31	Site allocation 5	559,471	£2,678,796	246	205	168	129	83	36	-	-	-	-	-	
32	Site allocation 6	77,102	£892,932	555	513	471	428	384	340	295	250	204	157	110	
33	Site allocation 7	40,305	£1,339,940	779	721	661	601	539	477	414	350	284	218	152	
34	Site allocation 8	43,962	£1,250,105	295	261	228	199	169	127	81	38	-	-	-	
35	Site allocation 9	37,112	£5,080,713	795	251	207	163	117	71	24	-	-	-	-	
36	Site allocation 10	59,441	£105,365,880	-	-	-	-	-	-	-	-	-	-	-	
37	Site allocation 11	42,828	£20,537,437	520	470	420	369	317	265	212	158	103	47	-	
38	Site allocation 12	108,877	£47,146,811	132	92	52	11	-	-	-	-	-	-	-	
39	Site allocation 13	23,405	£24,044,924	-	-	-	-	-	-	-	-	-	-	-	
40	Site allocation 14	30,423	£27,085,841	-	-	-	-	-	-	-	-	-	-	-	
41	Site allocation 15	69,713	£3,437,786	58	461	435	408	381	354	326	298	270	241	212	
42	Site allocation 16	115,289	£1,339,398	485	446	405	364	322	280	237	194	150	105	59	
43	Site allocation 17	93,570	£2,678,796	402	360	318	276	233	189	144	99	53	6	-	
44	Site allocation 18	44,825	£7,503,620	27	-	-	-	-	-	-	-	-	-	-	
45	Site allocation 19	31,915	£16,208,130	428	378	326	274	221	167	112	57	1	-	-	
46	Site allocation 20	188,852	£2,723,443	692	665	638	610	582	553	524	495	464	433	401	
47	Site allocation 21	28,130	£4,594,507	747	749	748	749	748	747	746	745	744	743	742	
48	Site allocation 22	104,548	£9,956,192	746	700	654	608	561	515	464	414	364	314	264	
49	Site allocation 23	43,786	£15,224,491	727	85	41	-	-	-	-	-	-	-	-	
50	Site allocation 24	29,374	£9,197,200	448	407	360	299	248	195	142	89	34	-	-	
51	Site allocation 25	225,448	£9,527,501	562	522	481	441	399	357	314	270	229	181	138	
52	Site allocation 26	194,069	£3,618,378	634	595	555	515	473	432	389	346	303	259	214	
53	Site allocation 27	35,028	£29,439,885	-	-	-	-	-	-	-	-	-	-	-	
54	Site allocation 28	30,321	£4,152,134	376	332	288	242	196	150	102	54	5	-	-	
55	Site allocation 29	27,226	£10,983,064	527	476	425	373	319	266	211	156	100	43	-	

LEWISHAM CIL

Sales value £7,024 psm

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

BLV 1	Description	Floor areas	BLV	Residual land values															
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1	Very small residential (house)	89	£171,861	1,162	1,073	982	890	797	702	605	507	408	307	204					
2	Small res dev (houses)	446	£286,435	2,446	2,357	2,266	2,174	2,080	1,985	1,889	1,791	1,691	1,590	1,488					
3	Small res dev (flats)	446	£286,435	1,117	1,093	1,069	1,045	1,021	997	973	949	925	901	877					
4	Small res dev (houses)	982	£572,869	2,444	2,357	2,268	2,177	2,085	1,992	1,897	1,800	1,702	1,603	1,502					
5	Small res dev (flats)	982	£572,869	1,198	1,114	1,038	962	884	806	726	645	562	479	394					
6	Small residential developments	2,231	£689,245	1,316	1,235	1,154	1,073	992	911	830	749	668	587	506					
7	Residential development	4,462	£1,432,173	1,349	1,279	1,209	1,137	1,064	990	915	838	761	683	603					
8	Small scale mixed use, local centres	496	£114,574	1,550	1,483	1,416	1,347	1,277	1,206	1,134	1,062	988	913	837					
9	Small scale mixed use, local centres	496	£114,574	1,281	1,214	1,146	1,078	1,008	937	865	792	719	644	567					
10	Small mixed use	2,431	£859,354	718	712	694	676	658	640	622	604	586	568	550					
11	Small mixed use	2,977	£1,145,738	493	428	362	295	227	158	88	17	-	-	-					
12	Mixed use	7,047	£1,718,607	596	535	472	409	345	280	214	147	79	11	-					
13	Mixed use	14,387	£4,010,084	386	329	271	212	153	92	30	-	-	-	-					
14	Mixed use incl community facility	12,181	£3,208,067	175	121	66	10	-	-	-	-	-	-	-					
15	Mixed use incl health facility	6,155	£2,291,476	715	657	599	539	478	417	355	292	228	163	97					
16	Mixed use incl leisure facility	15,187	£4,010,084	617	463	409	353	295	239	181	122	63	11	-					
17	Mixed use	8,454	£2,406,050	643	581	519	455	390	325	259	192	124	55	-					
18	Large mixed use (employment led)	31,775	£4,582,953	613	561	508	455	401	346	290	233	176	117	58					
19	Estate regen (small infill - houses)	1,885	£1,145,738	1,708	1,633	1,558	1,481	1,404	1,325	1,244	1,163	1,080	996	911					
20	Estate regen (small infill - flats)	892	£1,145,738	387	413	338	268	194	105	29	-	-	-	-					
21	Estate regeneration (large)	18,200	£22,914,765	-	-	-	-	-	-	-	-	-	-	-					
22	Student housing	3,550	£1,718,607	1,428	1,340	1,252	1,165	1,077	989	901	814	726	638	551					
23	Hotels	4,260	£1,145,738	375	338	298	250	202	154	107	69	31	-	-					
24	Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-					
25	Storage	2,500	£1,145,738	-	-	-	-	-	-	-	-	-	-	-					
26	Residential care home (7 units)	875	£1,145,738	-	-	-	-	-	-	-	-	-	-	-					
27	Site allocation 1	27,358	£1,145,738	355	310	264	217	170	122	73	24	-	-	-					
28	Site allocation 2	52,708	£22,914,765	274	217	159	100	40	-	-	-	-	-	-					
29	Site allocation 3	419,145	£1,718,607	208	167	132	97	62	28	-	-	-	-	-					
30	Site allocation 4	150,078	£1,145,738	587	534	481	426	371	315	257	199	139	78	16					
31	Site allocation 5	359,471	£3,437,215	305	263	220	176	131	85	36	-	-	-	-					
32	Site allocation 6	77,102	£1,145,738	619	575	530	484	437	390	342	293	244	194	143					
33	Site allocation 7	40,305	£11,861,768	778	712	644	578	511	444	376	308	240	172	105					
34	Site allocation 8	44,562	£1,004,034	403	359	313	268	221	174	127	78	29	-	-					
35	Site allocation 9	37,112	£5,530,708	331	284	237	188	140	90	40	-	-	-	-					
36	Site allocation 10	59,441	£15,197,112	-	-	-	-	-	-	-	-	-	-	-					
37	Site allocation 11	42,628	£26,351,979	468	415	361	306	250	194	137	79	20	-	-					
38	Site allocation 12	108,877	£50,494,979	77	34	-	-	-	-	-	-	-	-	-					
39	Site allocation 13	23,405	£11,622,375	-	-	-	-	-	-	-	-	-	-	-					
40	Site allocation 14	30,423	£34,715,869	-	-	-	-	-	-	-	-	-	-	-					
41	Site allocation 15	69,173	£4,411,062	532	504	475	446	416	386	356	325	293	262	229					
42	Site allocation 16	115,289	£1,718,607	560	507	460	409	359	304	254	207	160	122	80					
43	Site allocation 17	93,370	£3,437,215	465	421	376	330	284	236	189	140	91	40	-					
44	Site allocation 18	44,825	£9,624,201	32	-	-	-	-	-	-	-	-	-	-					
45	Site allocation 19	31,915	£20,566,001	374	319	264	208	151	83	34	-	-	-	-					
46	Site allocation 20	188,852	£3,434,002	32	-	-	-	-	-	-	-	-	-	-					
47	Site allocation 21	28,130	£5,785,978	856	800	742	683	624	564	503	441	378	314	250					
48	Site allocation 22	104,548	£12,774,981	798	750	700	650	599	547	495	442	388	333	278					
49	Site allocation 23	43,786	£15,534,637	103	57	10	-	-	-	-	-	-	-	-					
50	Site allocation 24	29,574	£11,861,768	444	391	337	283	227	171	114	57	-	-	-					
51	Site allocation 25	225,448	£10,941,800	617	575	532	488	443	398	352	306	258	210	162					
52	Site allocation 26	194,069	£4,640,240	658	604	551	507	453	407	361	315	269	223	176					
53	Site allocation 27	35,028	£36,491,763	-	-	-	-	-	-	-	-	-	-	-					
54	Site allocation 28	30,321	£5,327,683	413	366	318	270	220	170	119	68	15	-	-					
55	Site allocation 29	27,226	£14,062,980	501	446	391	334	277	219	161	101	41	-	-					

BLV2	Description	Floor areas	BLV	Residual land values															
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1	Very small residential (house)	89	£133,940	1,587	1,498	1,407	1,315	1,222	1,127	1,030	932	832	731	629					
2	Small res dev (houses)	446	£223,233	2,587	2,498	2,406	2,316	2,222	2,127	2,031	1,933	1,833	1,732	1,629					
3	Small res dev (flats)	446	£223,233	1,310	1,235	1,158	1,081	1,002	922	841	758	675	590	504					
4	Small res dev (houses)	982	£446,466	2,573	2,486	2,396	2,306	2,214	2,120	2,025	1,929	1,831	1,732	1,631					
5	Small res dev (flats)	982	£446,466	1,316	1,242	1,167	1,091	1,013	934	854	773	691	608	523					
6	Small residential developments	2,231	£669,699	1,443	1,370	1,296	1,221	1,144	1,067	988	908	827	745	662					
7	Residential development	4,462	£1,116,165	1,420	1,350	1,279	1,208	1,135	1,061	985	909	832	753	674					
8	Small scale mixed use, local centres	496	£89,293	1,601	1,524	1,447	1,369	1,290	1,212	1,135	1,057	979	901	823					
9	Small scale mixed use, local centres	496	£89,293	1,332	1,265	1,197	1,129	1,059	988	916	843	769	694	618					
10	Small mixed use	2,431	£669,699	856	790	722	654	585	514	443	370	297	223	147					
11	Small mixed use	2,977	£892,932	978	913	847	779	712	642	572	502	432	362	292					
12	Mixed use	2,047	£1,339,398	650	589	526	463	399	334	268	201	133	64	-					
13	Mixed use	14,387	£3,125,262	448	391	333	274	214	153	92	29	-	-	-					
14	Mixed use and community facility	12,181	£2,550,210	333	279	224	169	114	59	12	-	-	-	-					
15	Mixed use and health facility	6,155	£1,785,864	797	738	681	621	561	499	437	374	310	245	179					
16	Mixed use and leisure facility	16,187	£3,175,257	572	518	463	408	351	294	236	177	117	56	-					
17	Mixed use	8,494	£1,825,167	706	644	581	518	453	388	329	254	186	117	57					
18	Large mixed use (employment tend)	31,775	£3,571,728	1,445	1,368	1,291	1,214	1,137	1,060	982	905	828	751	674					
19	Estate regen (small infill - houses)	1,885	£992,932	1,842	1,768	1,692	1,616	1,538	1,459	1,378	1,297	1,214	1,130	1,045					
20	Estate regen (small infill - flats)	802	£892,932	771	697	621	545	467	389	309	228	145	62	-					
21	Estate regeneration (large)	18,200	£7,858,941	97	33	-	-	-	-	-	-	-	-	-					
22	Student housing	3,550	£1,339,398	1,534	1,447	1,359	1,271	1,184	1,096	1,008	921	833	745	657					
23	Hotels	4,260	£892,932	434	396	358	319	281	243	205	166	128	90	52					
24	Commercial	500	£2,678,796	318	279	240	201	162	123	84	-	-	-	-					
25	Storage	2,500	£892,932	302	263	224	185	146	107	68	-	-	-	-					
26	Residential care home (7 units)	875	£892,932	266	273	279	285	291	296	304	310	317	323	329					
27	Site allocation 1	27,388	£892,932	354	319	279	239	199	159	119	80	41	3	-					
28	Site allocation 2	52,708	£1,858,841	370	313	254	196	136	75	14	-	-	-	-					
29	Site allocation 3	419,145	£1,339,398	201	167	133	98	63	27	-	-	-	-	-					
30	Site allocation 4	150,078	£892,932	589	536	483	428	373	316	259	201	141	80	18					
31	Site allocation 5	359,471	£2,678,796	307	263	219	175	131	87	43	18	7	3	-					
32	Site allocation 6	77,102	£892,932	623	578	533	487	440	393	345	296	247	197	146					
33	Site allocation 7	40,305	£1,334,040	876	813	749	685	619	552	485	414	346	276	204					
34	Site allocation 8	44,562	£1,250,155	311	269	225	182	139	96	53	14	3	-	-					
35	Site allocation 9	37,112	£1,033,913	369	323	275	227	179	129	79	28	3	-	-					
36	Site allocation 10	59,441	£1,035,365	980	901	822	743	664	585	506	427	348	269	190					
37	Site allocation 11	42,628	£20,537,437	604	551	497	442	387	330	273	215	158	97	38					
38	Site allocation 12	108,877	£47,146,811	199	157	113	69	25	-	-	-	-	-	-					
39	Site allocation 13	23,405	£22,644,924	60	33	16	8	3	-	-	-	-	-	-					
40	Site allocation 14	30,423	£27,085,841	157	95	33	10	3	-	-	-	-	-	-					
41	Site allocation 15	69,173	£3,437,788	548	518	488	460	430	400	370	339	307	276	243					
42	Site allocation 16	115,289	£1,339,398	553	510	467	423	379	333	287	240	193	145	96					
43	Site allocation 17	93,370	£2,678,796	474	429	384	338	292	245	197	144	99	49	-					
44	Site allocation 18	44,625	£7,500,000	70	44	24	13	6	3	-	-	-	-	-					
45	Site allocation 19	31,915	£16,028,130	516	461	406	350	293	235	176	117	56	-	-					
46	Site allocation 20	188,852	£72,743	435	767	678	648	618	587	556	524	492	458	424					
47	Site allocation 21	23,130	£4,559,307	663	583	507	430	353	275	197	119	64	38	23					
48	Site allocation 22	104,548	£9,956,192	925	777	727	677	626	574	522	469	415	360	303					
49	Site allocation 23	43,786	£15,224,491	201	155	108	61	33	-	-	-	-	-	-					
50	Site allocation 24	29,574	£3,197,200	732	652	572	492	412	332	252	172	92	27	13					
51	Site allocation 25	225,448	£8,527,501	628	586	542	499	454	409	363	317	269	221	173					
52	Site allocation 26	194,069	£3,616,375	701	659	616	573	529	484	438	392	346	298	250					
53	Site allocation 27	35,028	£28,439,885	865	765	665	565	465	365	265	165	65	1	1					
54	Site allocation 28	30,321	£4,152,134	452	405	357	309	259	209	158	106	54	-	-					
55	Site allocation 29	27,226	£6,193,064	615	560	505	449	391	334	275	215	155	94	33					

LEWISHAM CIL

Sales value £7,212 psm

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

BLV 1	Description	Floor areas	BLV	Residual land values															
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1	Very small residential (house)	89	£171,861	1,304	1,209	1,112	1,014	914	812	709	604	498	390	280					
2	Small res dev (houses)	446	£286,435	2,588	2,493	2,396	2,297	2,197	2,096	1,992	1,888	1,781	1,673	1,564					
3	Small res dev (flats)	446	£286,435	1,285	1,205	1,123	1,041	959	877	795	713	631	549	467					
4	Small res dev (houses)	982	£572,869	2,584	2,491	2,395	2,296	2,200	2,100	1,998	1,895	1,791	1,684	1,577					
5	Small res dev (flats)	982	£572,869	1,303	1,224	1,143	1,062	979	895	810	723	635	546	456					
6	Small residential developments	2,231	£669,699	1,417	1,383	1,349	1,315	1,281	1,247	1,213	1,179	1,145	1,111	1,077					
7	Residential development	4,462	£1,432,713	1,459	1,385	1,311	1,237	1,163	1,089	1,015	941	867	793	719					
8	Small scale mixed use, local centres	496	£114,574	1,653	1,582	1,510	1,437	1,362	1,287	1,210	1,132	1,053	973	892					
9	Small scale mixed use, local centres	496	£114,574	1,384	1,313	1,241	1,168	1,093	1,018	941	863	784	704	623					
10	Small mixed use	2,431	£659,304	877	806	734	662	590	518	446	374	302	230	158					
11	Small mixed use	2,977	£1,145,738	590	520	450	379	306	233	158	83	6	-	-					
12	Mixed use	7,047	£1,718,607	689	624	557	490	421	352	282	210	138	65	-					
13	Mixed use	14,387	£4,010,084	475	414	352	290	228	162	96	29	-	-	-					
14	Mixed use incl community facility	12,181	£3,208,067	257	200	141	82	22	-	-	-	-	-	-					
15	Mixed use incl health facility	6,155	£2,291,476	806	744	682	618	553	488	421	354	285	216	145					
16	Mixed use incl leisure facility	15,187	£4,010,084	604	540	480	418	356	294	232	161	101	60	19					
17	Mixed use	8,454	£2,406,050	735	670	603	536	467	398	327	255	183	109	35					
18	Large mixed use (employment led)	31,775	£4,582,953	698	643	586	529	471	412	352	292	230	168	104					
19	Estate regen (small infill - houses)	1,885	£1,145,738	1,626	1,574	1,496	1,404	1,312	1,219	1,127	1,034	941	848	755					
20	Estate regen (small infill - flats)	892	£1,145,738	803	763	723	683	643	603	563	523	483	443	403					
21	Estate regeneration (large)	18,200	£22,914,765	-	-	-	-	-	-	-	-	-	-	-					
22	Student housing	3,550	£1,718,607	1,428	1,340	1,252	1,165	1,077	989	901	814	726	638	551					
23	Hotels	4,260	£1,145,738	427	387	346	305	264	223	182	141	101	60	19					
24	Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-					
25	Storage	2,500	£1,145,738	-	-	-	-	-	-	-	-	-	-	-					
26	Residential care home (7 units)	875	£1,145,738	50	57	63	70	77	84	91	97	104	111	118					
27	Site allocation 1	27,358	£1,145,738	424	376	327	277	226	175	123	71	18	-	-					
28	Site allocation 2	52,708	£22,914,765	357	296	235	172	108	44	-	-	-	-	-					
29	Site allocation 3	419,145	£1,718,607	251	176	115	78	41	66	27	-	-	-	-					
30	Site allocation 4	150,078	£1,145,738	664	608	552	494	435	375	315	253	190	126	60					
31	Site allocation 5	359,471	£3,437,215	363	319	274	228	181	132	82	30	-	-	-					
32	Site allocation 6	77,102	£1,145,738	687	639	591	542	493	442	391	340	287	234	180					
33	Site allocation 7	40,305	£11,861,762	712	658	603	548	493	438	383	328	273	218	163					
34	Site allocation 8	44,562	£1,604,034	476	429	380	331	281	231	180	128	75	22	-					
35	Site allocation 9	37,112	£5,530,708	405	355	305	253	201	148	95	40	-	-	-					
36	Site allocation 10	59,441	£15,187,112	-	-	-	-	-	-	-	-	-	-	-					
37	Site allocation 11	42,628	£26,351,979	553	496	438	379	320	260	198	136	74	10	-					
38	Site allocation 12	108,877	£60,494,979	144	99	52	5	-	-	-	-	-	-	-					
39	Site allocation 13	23,405	£11,622,375	-	-	-	-	-	-	-	-	-	-	-					
40	Site allocation 14	30,423	£34,715,869	4	-	-	-	-	-	-	-	-	-	-					
41	Site allocation 15	69,173	£4,411,062	591	560	529	497	465	432	399	365	331	296	261					
42	Site allocation 16	115,289	£1,718,607	617	672	727	782	837	892	947	1,002	1,057	1,112	1,167					
43	Site allocation 17	93,370	£3,437,215	537	489	441	392	343	292	241	189	137	83	29					
44	Site allocation 18	44,825	£9,624,201	84	47	9	-	-	-	-	-	-	-	-					
45	Site allocation 19	1,915	£20,566,001	462	403	344	284	223	161	88	34	-	-	-					
46	Site allocation 20	198,852	£3,434,002	78	75	71	66	61	56	51	46	41	36	31					
47	Site allocation 21	28,130	£5,785,978	947	887	825	762	699	635	569	503	436	368	299					
48	Site allocation 22	104,548	£12,774,981	878	826	773	719	664	609	553	496	438	380	320					
49	Site allocation 23	43,786	£15,534,637	77	78	77	76	75	74	73	72	71	70	69					
50	Site allocation 24	29,574	£11,861,762	526	470	412	354	295	235	174	113	50	-	-					
51	Site allocation 25	225,448	£10,941,800	683	638	592	545	498	450	401	352	301	250	198					
52	Site allocation 26	194,069	£14,660,200	783	718	672	625	578	530	482	434	383	332	281					
53	Site allocation 27	35,028	£36,491,763	-	-	-	-	-	-	-	-	-	-	-					
54	Site allocation 28	30,321	£5,327,683	489	438	387	335	283	229	175	120	64	7	-					
55	Site allocation 29	27,226	£14,062,060	588	530	470	410	349	287	224	161	96	31	-					

BLV2	Description	Floor areas	BLV	Residual land values															
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1	Very small residential (house)	89	£133,940	1,729	1,634	1,537	1,438	1,338	1,237	1,134	1,029	922	814	705					
2	Small res dev (houses)	446	£223,233	2,730	2,634	2,537	2,439	2,339	2,237	2,134	2,029	1,923	1,815	1,705					
3	Small res dev (flats)	446	£223,233	1,427	1,347	1,265	1,182	1,098	1,013	928	838	749	658	567					
4	Small res dev (houses)	982	£446,466	2,713	2,619	2,524	2,427	2,329	2,229	2,127	2,024	1,919	1,813	1,705					
5	Small res dev (flats)	982	£446,466	1,427	1,347	1,265	1,182	1,098	1,013	928	838	749	658	567					
6	Small residential developments	2,231	£669,699	1,556	1,478	1,399	1,319	1,237	1,155	1,071	986	899	812	723					
7	Residential development	4,462	£1,116,165	1,530	1,456	1,380	1,303	1,225	1,146	1,066	984	902	816	733					
8	Small scale mixed use, local centres	496	£89,293	1,434	1,353	1,271	1,189	1,107	1,024	941	858	775	692	609					
9	Small scale mixed use, local centres	496	£89,293	1,158	1,084	1,009	934	859	784	709	634	559	484	409					
10	Small mixed use	2,431	£669,699	955	884	812	740	666	591	515	438	359	280	200					
11	Small mixed use	2,917	£802,932	675	638	582	526	469	413	357	301	245	189	133					
12	Mixed use	7,047	£1,339,398	743	677	611	544	475	406	335	264	192	119	44					
13	Mixed use	14,387	£3,125,262	536	476	414	351	288	223	157	91	23	-	-					
14	Mixed use and community facility	12,181	£2,550,210	315	259	199	125	65	19	5	-	-	-	-					
15	Mixed use and health facility	6,155	£1,785,864	886	826	764	700	635	570	503	436	367	298	228					
16	Mixed use and leisure facility	16,187	£3,125,262	659	601	542	483	422	361	299	236	172	107	47					
17	Mixed use	9,654	£1,675,157	668	612	550	489	427	365	303	240	176	102	36					
18	Mixed use (employment led)	31,775	£3,571,729	736	675	616	559	500	440	384	327	260	190	130					
19	Estate region (small infill - houses)	1,885	£892,932	960	1,881	1,800	1,718	1,635	1,551	1,465	1,378	1,289	1,200	1,109					
20	Estate region (small infill - flats)	982	£892,932	867	807	726	645	562	478	393	306	218	129	39					
21	Estate region (large)	18,200	£1,858,641	199	131	61	-	-	-	-	-	-	-	-					
22	Student housing	3,560	£1,339,398	1,534	1,447	1,359	1,271	1,184	1,096	1,006	921	833	745	657					
23	Hotels	4,020	£892,932	487	446	405	364	323	282	242	201	160	119	78					
24	Commercial	500	£2,610,786	349	308	267	227	187	147	107	67	27	8	-					
25	Storage	2,500	£892,932	-	-	-	-	-	-	-	-	-	-	-					
26	Residential care home (7 units)	875	£892,932	339	348	352	359	366	373	380	386	393	400	407					
27	Estate allocation 1	27,368	£892,932	339	338	338	338	338	338	338	338	338	338	338	27	-			
28	Estate allocation 2	52,708	£1,858,641	453	362	330	268	204	140	75	8	-	-	-					
29	Estate allocation 3	419,145	£1,339,398	252	160	179	142	105	67	28	-	-	-	-					
30	Estate allocation 4	170,078	£892,932	666	610	553	496	437	377	317	255	192	127	62					
31	Estate allocation 5	359,471	£2,610,786	365	321	276	232	187	142	97	52	7	-	-					
32	Estate allocation 6	75,019	£892,932	690	643	594	546	496	446	395	343	290	237	183					
33	Estate allocation 7	40,305	£1,339,398	973	906	838	768	698	627	555	482	408	333	256					
34	Estate allocation 8	44,562	£1,290,109	385	349	308	268	229	189	146	106	63	30	-					
35	Estate allocation 9	37,112	£5,089,713	444	394	343	292	240	187	133	79	24	-	-					
36	Estate allocation 10	59,441	£1,056,395,880																
37	Estate allocation 11	42,628	£20,537,431	689	632	574	516	458	396	335	273	210	148	82					
38	Estate allocation 12	108,877	£47,146,811	267	221	175	128	80	32	-	-	-	-	-					
39	Estate allocation 13	23,405	£24,644,924	164	94	24	-	-	-	-	-	-	-	-					
40	Estate allocation 14	30,463	£27,056,641	255	160	123	83	46	15	-	-	-	-	-					
41	Estate allocation 15	69,173	£3,451,788	626	575	521	464	407	351	295	239	183	127	71					
42	Estate allocation 16	115,289	£1,339,398	621	575	529	482	434	386	337	287	236	185	133					
43	Estate allocation 17	93,370	£2,678,798	545	498	449	400	351	300	249	197	145	91	37					
44	Estate allocation 18	44,625	£1,501,603	131	94	51	-	-	-	-	-	-	-	-					
45	Estate allocation 19	31,915	£1,628,130	604	545	486	426	365	303	240	176	112	66						
46	Estate allocation 20	188,852	£2,723,443	780	749	718	686	654	621	588	554	519	483	447					
47	Estate allocation 21	28,130	£4,593,307	130	93	58	23	9	3	-	-	-	-	-					
48	Estate allocation 22	104,548	£9,996,192	905	853	800	746	691	636	580	523	465	407	347					
49	Estate allocation 23	43,786	£1,224,491	275	226	176	125	74	21	-	-	-	-	-					
50	Estate allocation 24	29,574	£1,501,603	641	589	536	483	430	377	324	271	218	165	113					
51	Estate allocation 25	225,448	£9,527,501	694	649	603	556	509	461	412	362	312	261	209					
52	Estate allocation 26	194,069	£3,616,375	768	723	677	631	584	536	487	438	388	337	286					
53	Estate allocation 27	35,028	£28,439,885																
54	Estate allocation 28	30,321	£4,152,134	422	377	326	274	221	168	114	58	102	45	15					
55	Estate allocation 29	27,226	£1,983,064	702	644	585	525	463	402	339	270	201	145	79					

BLV 1	Description	Floor areas	BLV	Residual land values															
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1	Very small residential (house)	89	£171,861	1,446	1,345	1,242	1,137	1,030	922	812	701	588	473	356					
2	Small res dev (houses)	446	£286,435	2,730	2,629	2,526	2,421	2,314	2,206	2,096	1,985	1,871	1,756	1,640					
3	Small res dev (flats)	446	£286,435	1,403	1,317	1,230	1,142	1,055	967	880	793	706	619	532					
4	Small res dev (houses)	982	£572,869	2,730	2,625	2,523	2,420	2,315	2,209	2,100	1,991	1,879	1,766	1,651					
5	Small res dev (flats)	982	£572,869	1,418	1,334	1,248	1,162	1,074	984	894	802	708	613	517					
6	Small residential developments	2,231	£669,699	1,548	1,509	1,460	1,410	1,362	1,314	1,266	1,218	1,170	1,122	1,074					
7	Residential development	4,462	£1,432,733	1,599	1,490	1,410	1,328	1,245	1,161	1,075	989	901	811	721					
8	Small scale mixed use, local centres	496	£114,574	1,757	1,681	1,605	1,527	1,447	1,367	1,285	1,203	1,119	1,034	947					
9	Small scale mixed use, local centres	496	£114,574	1,486	1,412	1,335	1,257	1,178	1,098	1,016	934	850	764	678					
10	Small mixed use	2,431	£669,699	976	901	825	749	673	598	522	447	371	295	220					
11	Small mixed use	2,977	£1,145,738	686	613	538	462	386	308	229	148	67	-	-					
12	Mixed use	7,047	£1,718,607	782	712	642	570	498	424	349	273	197	119	40					
13	Mixed use	14,387	£4,010,084	564	499	434	367	299	231	161	91	19	-	-					
14	Mixed use ind and community facility	12,181	£3,208,067	340	278	216	153	89	24	-	-	-	-	-					
15	Mixed use ind and health facility	6,155	£2,291,476	897	831	765	697	628	558	488	416	343	269	194					
16	Mixed use ind and leisure facility	15,187	£4,010,084	691	626	560	493	426	358	290	220	150	83	28					
17	Mixed use	8,454	£2,406,050	828	758	688	616	543	470	395	319	242	164	84					
18	Large mixed use (employment led)	31,775	£4,582,953	784	724	664	603	541	478	414	350	284	218	150					
19	Estate regen (small infill - houses)	1,885	£1,145,738	1,945	1,860	1,775	1,687	1,599	1,509	1,417	1,324	1,230	1,135	1,038					
20	Estate regen (small infill - flats)	892	£1,145,738	1,418	1,334	1,248	1,162	1,074	984	894	802	708	613	517					
21	Estate regeneration (large)	18,200	£22,914,765	24	-	-	-	-	-	-	-	-	-	-					
22	Student housing	3,550	£1,718,607	1,428	1,340	1,252	1,165	1,077	989	901	814	726	638	551					
23	Hotels	4,260	£1,145,738	480	437	393	350	306	263	219	176	132	89	45					
24	Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-					
25	Storage	2,500	£1,145,738	-	-	-	-	-	-	-	-	-	-	-					
26	Residential care home (7 units)	875	£1,145,738	122	130	137	144	152	159	166	173	181	188	195					
27	Site allocation 1	27,358	£1,145,738	492	441	390	337	283	229	174	118	61	4	-					
28	Site allocation 2	52,708	£22,914,765	440	376	311	244	177	109	39	-	-	-	-					
29	Site allocation 3	419,145	£1,718,607	301	245	189	134	85	44	23	-	-	-	-					
30	Site allocation 4	150,078	£1,145,738	741	682	622	561	499	436	372	307	240	173	103					
31	Site allocation 5	359,471	£3,437,215	421	374	327	279	230	179	127	73	17	-	-					
32	Site allocation 6	77,102	£1,145,738	754	704	653	601	549	495	441	386	330	273	216					
33	Site allocation 7	40,305	£11,481,069	1,069	925	781	637	493	349	205	57	-	-	-					
34	Site allocation 8	44,562	£1,604,034	548	498	447	395	342	288	233	178	122	65	7					
35	Site allocation 9	37,112	£5,530,708	479	426	372	318	262	206	149	91	32	-	-					
36	Site allocation 10	59,441	£15,197,112	-	-	-	-	-	-	-	-	-	-	-					
37	Site allocation 11	42,628	£26,351,979	637	577	515	453	390	325	260	194	127	59	-					
38	Site allocation 12	108,877	£60,494,979	211	162	113	64	13	-	-	-	-	-	-					
39	Site allocation 13	23,405	£11,622,375	-	-	-	-	-	-	-	-	-	-	-					
40	Site allocation 14	30,423	£34,715,869	101	31	-	-	-	-	-	-	-	-	-					
41	Site allocation 15	69,173	£4,411,062	650	617	583	548	513	478	442	405	368	330	292					
42	Site allocation 16	115,289	£1,718,607	684	639	597	556	515	474	433	393	353	313	273					
43	Site allocation 17	93,370	£3,437,215	608	557	506	454	402	348	293	238	182	125	67					
44	Site allocation 18	44,825	£9,624,201	136	97	57	17	-	-	-	-	-	-	-					
45	Site allocation 19	1,915	£20,566,001	549	487	424	360	295	229	162	84	25	-	-					
46	Site allocation 20	188,852	£3,434,002	1,028	927	824	721	618	515	412	309	206	103	1					
47	Site allocation 21	28,130	£5,785,978	1,039	974	908	841	774	705	636	565	493	421	347					
48	Site allocation 22	104,548	£12,774,981	957	901	845	788	730	671	611	550	488	426	363					
49	Site allocation 23	43,786	£15,534,637	1,145	91	-	-	-	-	-	-	-	-	-					
50	Site allocation 24	29,574	£11,801,104	609	549	488	426	363	299	235	169	103	35	-					
51	Site allocation 25	225,448	£10,941,800	748	700	652	602	552	501	449	397	344	290	234					
52	Site allocation 26	194,069	£4,640,240	1,049	959	869	779	689	599	509	419	329	239	149					
53	Site allocation 27	35,028	£36,491,763	-	-	-	-	-	-	-	-	-	-	-					
54	Site allocation 28	30,321	£5,327,683	564	511	456	401	345	288	230	172	112	51	-					
55	Site allocation 29	27,226	£14,062,980	676	614	550	486	421	355	298	226	162	82	11					

BLV2	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Very small residential (house)	89	£133,940	1,871	1,770	1,667	1,562	1,455	1,347	1,237	1,126	1,012	897	781	-
2	Small res dev (houses)	446	£223,233	2,872	2,770	2,667	2,562	2,456	2,348	2,238	2,126	2,013	1,898	1,781	-
3	Small res dev (flats)	446	£223,233	1,544	1,459	1,372	1,284	1,194	1,103	1,011	918	823	727	629	-
4	Small res dev (houses)	982	£446,466	2,853	2,753	2,652	2,549	2,444	2,337	2,229	2,119	2,008	1,895	1,780	-
5	Small res dev (flats)	982	£446,466	1,547	1,463	1,375	1,287	1,197	1,107	1,016	924	832	737	640	-
6	Small residential developments	2,231	£669,699	1,669	1,587	1,503	1,417	1,331	1,243	1,153	1,063	971	878	783	-
7	Residential development	4,462	£1,116,165	1,640	1,561	1,481	1,399	1,316	1,232	1,146	1,059	971	882	792	-
8	Small scale mixed use, local centres	496	£89,293	1,808	1,722	1,635	1,547	1,458	1,418	1,336	1,254	1,170	1,084	998	-
9	Small scale mixed use, local centres	496	£89,293	1,530	1,463	1,386	1,308	1,229	1,149	1,067	984	901	815	729	-
10	Small mixed use	2,431	£669,699	1,054	978	903	825	747	667	587	505	422	338	253	-
11	Small mixed use	2,917	£892,932	771	688	621	553	485	417	350	283	216	150	90	-
12	Mixed use	7,047	£1,339,398	336	766	696	624	551	478	403	327	251	173	94	-
13	Mixed use	14,387	£3,125,262	625	961	495	426	351	282	223	152	80	7	-	-
14	Mixed use and community facility	12,181	£2,550,210	388	721	321	274	221	147	82	17	-	-	-	-
15	Mixed use and health facility	6,155	£1,785,864	979	914	847	778	710	641	570	498	425	351	276	-
16	Mixed use and leisure facility	16,187	£3,125,262	745	884	621	558	494	428	362	295	227	158	88	-
17	Mixed use	8,454	£1,675,157	890	827	750	679	606	533	468	392	306	227	147	-
18	Large mixed use (employment led)	31,775	£3,129,142	686	742	686	628	569	509	444	378	311	244	176	82
19	Estate region (small infill - houses)	1,885	£892,932	2,079	1,995	1,909	1,821	1,733	1,643	1,551	1,459	1,364	1,269	1,172	-
20	Estate region (small infill - flats)	982	£892,932	1,001	917	831	745	657	567	477	385	291	197	101	-
21	Estate region (large)	18,200	£1,858,141	320	323	155	225	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,339,398	1,534	1,447	1,359	1,271	1,184	1,096	1,008	921	833	745	657	-
23	Hotels	4,260	£892,932	539	496	453	409	366	322	279	235	192	148	105	-
24	Commercial	500	£2,678,796	-	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£892,932	-	-	-	-	-	-	-	-	-	-	-	-
26	Residential care home (7 units)	875	£892,932	411	419	426	433	441	448	455	462	470	477	484	-
27	Site allocation 1	27,358	£892,932	1,009	999	990	981	972	963	953	943	933	923	913	-
28	Site allocation 2	52,708	£1,858,641	536	472	407	340	273	205	135	65	-	-	-	-
29	Site allocation 3	419,145	£1,339,398	302	264	225	186	146	106	66	23	-	-	-	-
30	Site allocation 4	150,078	£892,932	743	684	624	563	501	438	374	308	242	174	105	-
31	Site allocation 5	559,471	£2,678,796	423	375	329	287	245	199	152	109	70	29	13	-
32	Site allocation 6	77,102	£892,932	787	707	656	604	552	498	444	389	333	277	219	-
33	Site allocation 7	40,305	£1,339,400	1,070	998	926	852	778	702	626	548	469	389	308	-
34	Site allocation 8	44,362	£1,250,109	545	504	454	404	354	304	254	204	154	104	54	-
35	Site allocation 9	37,112	£5,080,713	518	465	411	357	301	245	188	130	71	12	-	-
36	Site allocation 10	59,441	£1,056,365	697	644	590	536	482	428	374	320	266	212	158	-
37	Site allocation 11	42,828	£2,537,437	774	713	652	589	526	462	397	330	264	196	127	-
38	Site allocation 12	108,877	£47,146,811	333	285	236	188	136	84	32	-	-	-	-	-
39	Site allocation 13	23,405	£2,444,924	267	194	119	43	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£27,089,841	353	283	212	140	80	67	61	-	-	-	-	-
41	Site allocation 15	69,713	£3,437,786	684	631	597	560	527	492	456	419	382	344	306	-
42	Site allocation 16	115,289	£1,339,398	688	640	590	540	490	438	386	333	280	225	170	-
43	Site allocation 17	93,370	£2,678,796	1,166	965	514	462	410	358	301	246	190	133	75	-
44	Site allocation 18	44,825	£1,560,620	184	141	104	141	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£16,208,130	691	629	566	502	437	371	304	236	167	97	27	-
46	Site allocation 20	188,852	£2,723,443	824	791	758	724	690	655	619	583	546	508	468	-
47	Site allocation 21	28,130	£4,152,134	1,084	1,015	948	881	814	747	680	613	547	481	415	-
48	Site allocation 22	104,548	£9,956,192	984	928	872	815	757	699	638	577	515	453	390	-
49	Site allocation 23	43,786	£15,224,491	349	297	244	189	134	79	22	-	-	-	-	-
50	Site allocation 24	29,374	£1,560,620	697	631	567	502	437	371	304	236	167	97	27	-
51	Site allocation 25	225,448	£8,527,501	759	711	662	613	563	512	460	408	354	300	245	-
52	Site allocation 26	194,069	£3,616,378	835	787	738	689	639	588	538	488	438	377	322	-
53	Site allocation 27	35,028	£29,439,885	-	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£4,152,134	803	549	495	440	384	327	269	210	151	90	29	-
55	Site allocation 29	27,226	£10,983,064	798	726	655	585	513	438	369	295	226	156	103	-

BLV 1	Description	Floor areas	BLV	Residual land values															
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1	Very small residential (house)	89	£171,861	1,589	1,481	1,371	1,260	1,147	1,033	918	798	677	556	432					
2	Small res dev (houses)	446	£286,435	2,872	2,765	2,655	2,544	2,431	2,316	2,200	2,081	1,961	1,839	1,716					
3	Small res dev (flats)	446	£286,435	1,537	1,428	1,317	1,204	1,091	978	864	750	635	519	403					
4	Small res dev (houses)	982	£572,869	2,884	2,768	2,651	2,541	2,430	2,317	2,202	2,086	1,968	1,848	1,726					
5	Small res dev (flats)	982	£572,869	1,533	1,444	1,354	1,262	1,168	1,074	977	880	781	681	579					
6	Small residential developments	2,231	£669,699	1,695	1,606	1,516	1,424	1,330	1,245	1,151	1,055	958	859	758					
7	Residential development	4,462	£1,432,173	1,690	1,598	1,506	1,412	1,326	1,246	1,156	1,064	970	876	780					
8	Small scale mixed use, local centres	496	£114,574	2,014	1,934	1,852	1,770	1,686	1,601	1,514	1,427	1,338	1,247	1,156					
9	Small scale mixed use, local centres	496	£114,574	1,628	1,547	1,466	1,383	1,299	1,214	1,128	1,040	951	861	770					
10	Small mixed use	2,431	£659,354	1,200	1,120	1,040	958	875	791	706	619	532	443	353					
11	Small mixed use	2,977	£1,145,738	819	742	663	583	501	419	335	250	165	77	-					
12	Mixed use	7,047	£1,718,607	931	857	783	707	630	552	473	393	312	229	146					
13	Mixed use	14,387	£4,010,084	678	610	541	470	399	326	252	175	102	25	-					
14	Mixed use ind and community facility	12,181	£3,208,067	422	357	291	224	157	88	18	-	-	-	-					
15	Mixed use ind and health facility	6,155	£2,291,476	988	919	848	776	703	629	554	478	400	322	243					
16	Mixed use ind and leisure facility	15,187	£4,010,084	804	738	670	602	537	467	396	325	253	180	108					
17	Mixed use	8,454	£2,406,050	1,025	951	876	801	724	646	567	487	405	323	240					
18	Large mixed use (employment led)	31,775	£4,582,953	928	865	801	736	670	604	536	467	397	327	255					
19	Estate regen (small infill - houses)	1,885	£1,145,738	2,144	2,055	1,964	1,871	1,777	1,681	1,584	1,486	1,388	1,285	1,182					
20	Estate regen (small infill - flats)	892	£1,145,738	833	744	653	561	468	373	277	180	81	-	-					
21	Estate regeneration (large)	18,200	£22,914,765	135	58	-	-	-	-	-	-	-	-	-					
22	Student housing	3,550	£1,718,607	1,532	1,445	1,357	1,269	1,182	1,094	1,006	918	831	743	655					
23	Holies	4,260	£1,145,738	620	573	527	481	435	389	343	297	251	205	159					
24	Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-					
25	Storage	2,500	£1,145,738	9	9	9	9	9	9	9	9	9	9	9					
26	Residential care home (7 units)	875	£1,145,738	196	203	211	218	226	234	242	249	257	265	273					
27	Site allocation 1	27,358	£1,145,738	722	668	613	558	502	444	387	328	268	208	147					
28	Site allocation 2	52,708	£22,914,765	587	520	451	381	310	238	165	91	16	-	-					
29	Site allocation 3	419,145	£1,718,607	410	378	346	314	282	250	218	186	154	122	90					
30	Site allocation 4	150,078	£1,145,738	844	782	718	654	589	522	455	386	316	245	172					
31	Site allocation 5	359,471	£3,437,215	507	458	408	358	308	253	199	144	85	25	-					
32	Site allocation 6	77,102	£1,145,738	972	918	864	809	754	697	640	582	523	463	403					
33	Site allocation 7	40,305	£111,861	1,165	1,093	1,019	935	851	766	681	596	511	426	340					
34	Site allocation 8	44,562	£1,604,034	651	597	543	488	432	375	317	259	199	138	77					
35	Site allocation 9	37,112	£5,530,708	686	630	573	515	457	397	337	276	214	151	88					
36	Site allocation 10	59,441	£15,197,112	-	-	-	-	-	-	-	-	-	-	-					
37	Site allocation 11	42,628	£26,351,979	914	849	784	718	651	583	514	443	372	300	227					
38	Site allocation 12	108,877	£50,494,979	459	408	356	303	250	195	140	85	28	-	-					
39	Site allocation 13	23,405	£11,622,375	86	8	-	-	-	-	-	-	-	-	-					
40	Site allocation 14	30,423	£34,715,869	227	153	78	1	-	-	-	-	-	-	-					
41	Site allocation 15	69,173	£4,411,062	876	840	803	766	728	690	650	611	570	529	488					
42	Site allocation 16	115,289	£1,718,607	908	848	788	728	668	608	548	488	428	368	308					
43	Site allocation 17	93,370	£3,437,215	763	709	655	600	544	488	430	372	313	253	192					
44	Site allocation 18	44,825	£9,624,201	453	412	370	327	284	241	197	152	106	60	14					
45	Site allocation 19	1,915	£20,566,001	989	923	856	788	719	648	577	505	432	358	83					
46	Site allocation 20	183,852	£3,437,215	1,263	1,188	1,112	1,037	962	887	812	737	662	587	512					
47	Site allocation 21	28,130	£3,785,978	1,280	1,191	1,122	1,051	979	906	832	757	681	604	528					
48	Site allocation 22	104,548	£12,774,981	1,153	1,094	1,034	973	912	849	785	721	656	589	522					
49	Site allocation 23	43,786	£15,534,637	414	392	369	345	322	298	274	250	226	202	178					
50	Site allocation 24	29,574	£11,801,104	845	781	716	651	584	516	448	378	308	237	164					
51	Site allocation 25	225,448	£10,941,800	901	851	799	747	695	641	587	532	478	419	362					
52	Site allocation 26	194,069	£14,640,240	1,058	998	937	884	831	778	723	668	612	555	497					
53	Site allocation 27	35,028	£36,491,763	-	-	-	-	-	-	-	-	-	-	-					
54	Site allocation 28	30,321	£3,327,683	739	682	624	566	506	446	384	322	259	195	131					
55	Site allocation 29	27,226	£14,062,980	915	849	782	714	645	575	504	432	359	285	210					

BLV2	Description	Floor areas	BLV	Residual land values															
	1 Very small residential (house)	89	£133,940	2,013	1,906	1,796	1,685	1,572	1,457	1,341	1,223	1,102	980	857					
	2 Small res dev (houses)	446	£223,233	3,014	2,906	2,797	2,686	2,573	2,458	2,341	2,223	2,103	1,981	1,857					
	3 Small res dev (flats)	446	£223,233	1,661	1,571	1,479	1,385	1,290	1,194	1,096	997	897	795	692					
	4 Small res dev (houses)	982	£446,466	2,993	2,887	2,779	2,670	2,559	2,446	2,331	2,215	2,097	1,977	1,855					
	5 Small res dev (flats)	982	£446,466	1,682	1,593	1,503	1,412	1,320	1,227	1,134	1,041	948	853	758					
	6 Small residential developments	2,231	£669,699	1,783	1,695	1,606	1,515	1,424	1,330	1,236	1,140	1,043	944	844					
	7 Residential development	4,462	£1,116,165	1,750	1,666	1,581	1,494	1,406	1,317	1,226	1,134	1,041	947	851					
	8 Small scale mixed use, local centres	496	£89,293	2,065	1,988	1,909	1,828	1,747	1,662	1,576	1,474	1,389	1,298	1,207					
	9 Small scale mixed use, local centres	496	£89,293	1,678	1,598	1,517	1,434	1,350	1,265	1,179	1,091	1,002	912	820					
	10 Small mixed use	2,431	£669,699	1,278	1,198	1,118	1,038	953	869	784	697	610	521	431					
	11 Mixed use	2,917	£892,932	904	826	748	670	589	509	429	349	269	189	109					
	12 Mixed use	7,047	£1,339,398	985	911	836	761	684	606	527	447	365	283	201					
	13 Mixed use	14,387	£3,125,262	174	672	602	532	460	387	314	239	163	86	8					
	14 Mixed use and community facility	12,181	£2,550,212	412	349	282	215	148	78	8	6	6	6	6					
	15 Mixed use and health facility	6,155	£1,785,864	1,070	1,001	930	858	785	711	636	560	483	404	325					
	16 Mixed use and leisure facility	16,187	£3,125,262	587	783	727	660	591	522	452	380	308	235	160					
	17 Mixed use	8,654	£1,875,152	1,081	1,014	939	863	787	709	629	549	468	386	302					
	18 Mixed use (employment led)	31,775	£3,571,728	960	891	818	745	670	593	517	437	357	277	197					
	19 Estate region (small infill - houses)	1,885	£892,932	2,279	2,189	2,098	2,005	1,911	1,816	1,719	1,620	1,520	1,419	1,316					
	20 Estate region (small infill - flats)	1,882	£892,932	1,116	1,027	937	845	751	657	560	463	364	264	162					
	21 Estate region (large)	18,200	£1,858,461	413	337	257	177	96	16	16	16	16	16	16					
	22 Student housing	5,350	£1,339,398	1,639	1,552	1,464	1,378	1,288	1,201	1,113	1,025	938	850	762					
	23 Hotels	4,260	£892,932	679	633	587	541	495	448	402	356	310	264	218					
	24 Commercial	500	£2,676,796	1,000	900	800	700	600	500	400	300	200	100	100					
	25 Storage	2,500	£892,932	111	111	111	111	111	111	111	111	111	111	111					
	26 Residential care home (7 units)	875	£892,932	484	462	500	507	515	523	531	538	546	554	562					
	27 Residential care home (14 units)	27,358	£892,932	111	111	111	111	111	111	111	111	111	111	111					
	28 Estate allocation 2	52,708	£1,858,641	683	615	547	477	408	334	261	187	112	37	2					
	29 Estate allocation 3	419,145	£1,339,398	411	371	330	289	246	204	160	117	72	27	6					
	30 Estate allocation 4	150,078	£892,932	846	783	720	656	590	524	457	388	318	247	174					
	31 Estate allocation 5	559,471	£2,676,796	1,000	900	800	700	600	500	400	300	200	100	100					
	32 Estate allocation 6	77,020	£892,932	975	922	868	813	757	700	643	585	528	466	406					
	33 Estate allocation 7	40,305	£133,940	1,166	1,091	1,014	936	857	777	696	614	530	446	360					
	34 Estate allocation 8	44,862	£1,250,109	1,000	900	800	700	600	500	400	300	200	100	100					
	35 Estate allocation 9	37,112	£5,080,713	125	669	612	554	495	436	376	315	253	190	126					
	36 Estate allocation 10	59,441	£105,365,980																
	37 Estate allocation 11	42,628	£20,537,431	1,050	985	921	854	787	719	650	580	508	436	363					
	38 Estate allocation 12	108,877	£47,146,811	1,581	580	478	426	372	318	263	207	151	94	36					
	39 Estate allocation 13	23,405	£24,644,924	384	405	390	226	146	64	-	-	-	-	-					
	40 Estate allocation 14	30,423	£27,056,641	476	405	329	253	175	97	77	17	17	17	17					
	41 Estate allocation 15	69,173	£3,487,786	894	854	813	773	732	694	654	625	585	544	502					
	42 Estate allocation 16	115,289	£1,339,398	903	852	800	747	693	639	584	528	472	414	356					
	43 Estate allocation 17	93,370	£2,676,796	771	717	663	608	552	496	438	380	321	261	200					
	44 Estate allocation 18	44,825	£7,601,620	469	435	401	367	332	297	262	227	192	158	124					
	45 Estate allocation 19	31,915	£16,208,130	331	865	798	730	661	591	520	448	374	300	225					
	46 Estate allocation 20	188,852	£2,723,443	1,267	1,230	1,193	1,155	1,116	1,077	1,038	998	957	916	874					
	47 Estate allocation 21	28,130	£4,152,134	831	809	787	765	743	721	699	677	655	633	611					
	48 Estate allocation 22	104,548	£9,956,192	1,180	1,121	1,061	1,000	939	878	812	748	683	616	549					
	49 Estate allocation 23	43,786	£15,224,491	1,512	457	401	344	286	227	167	107	45	-	-					
	50 Estate allocation 24	29,374	£1,339,398	1,639	1,552	1,464	1,378	1,288	1,201	1,113	1,025	938	850	762					
	51 Estate allocation 25	225,448	£5,827,501	912	861	810	758	705	652	597	542	486	430	372					
	52 Estate allocation 26	194,069	£3,610,375	1,044	993	942	890	837	783	728	673	617	560	503					
	53 Estate allocation 27	35,028	£28,430,885	117	60	-	-	-	-	-	-	-	-	-					
	54 Estate allocation 28	30,321	£4,152,134	831	809	787	765	743	721	699	677	655	633	611					
	55 Estate allocation 29	27,226	£1,983,964	1,030	964	897	829	760	690	619	543	473	399	330					

LEWISHAM CIL

Sales value £7,717 psm

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

BLV 1	Description	Floor areas	Residual land values															
			BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1	Very small residential (house)	89	£171,861	1,731	1,617	1,501	1,384	1,264	1,143	1,020	894	767	639	508				
2	Small res dev (houses)	446	£286,435	3,015	2,901	2,785	2,667	2,548	2,427	2,303	2,178	2,051	1,922	1,792				
3	Small res dev (flats)	446	£286,435	1,817	1,541	1,341	1,143	1,040	935	829	722	615	508	401				
4	Small res dev (houses)	982	£572,869	3,004	2,892	2,776	2,663	2,545	2,426	2,304	2,181	2,058	1,929	1,801				
5	Small res dev (flats)	982	£572,869	1,648	1,554	1,459	1,361	1,263	1,163	1,061	958	854	746	640				
6	Small residential developments	2,231	£669,699	1,811	1,718	1,617	1,519	1,426	1,332	1,239	1,139	1,040	940	839				
7	Residential development	4,462	£1,432,733	1,700	1,701	1,611	1,511	1,419	1,322	1,230	1,136	1,040	940	839				
8	Small scale mixed use, local centres	496	£114,574	2,118	2,033	1,947	1,860	1,771	1,681	1,590	1,497	1,403	1,308	1,211				
9	Small scale mixed use, local centres	496	£114,574	1,731	1,646	1,560	1,473	1,385	1,295	1,203	1,111	1,017	921	825				
10	Small mixed use	2,431	£669,304	1,297	1,214	1,129	1,043	957	872	786	699	614	529	445				
11	Small mixed use	2,977	£1,145,738	916	834	751	666	581	494	406	316	226	134	41				
12	Mixed use	7,047	£1,718,607	1,024	946	867	787	706	624	541	456	370	283	195				
13	Mixed use	14,387	£4,010,084	768	695	622	547	472	395	317	236	158	77	7				
14	Mixed use and community facility	12,181	£3,208,067	504	435	366	296	224	152	78	4	-	-	-				
15	Mixed use and health facility	6,155	£2,291,476	1,079	1,006	931	855	778	700	620	540	458	375	291				
16	Mixed use and leisure facility	15,187	£4,010,084	891	821	751	680	610	539	468	395	309	231	153				
17	Mixed use	8,454	£2,406,050	1,117	1,039	961	881	800	717	634	550	464	377	289				
18	Large mixed use (employment led)	31,775	£4,582,953	1,014	947	879	810	741	670	598	525	451	376	301				
19	Estate regen (small infill - houses)	1,885	£1,145,738	2,263	2,168	2,072	1,974	1,874	1,773	1,671	1,567	1,461	1,354	1,245				
20	Estate regen (small infill - flats)	892	£1,145,738	948	854	758	661	563	463	361	259	154	48	8				
21	Estate regeneration (large)	18,200	£22,914,765	238	156	73	-	-	-	-	-	-	-	-				
22	Student housing	3,550	£1,718,607	1,532	1,445	1,357	1,269	1,182	1,094	1,006	918	831	743	655				
23	Holes	4,260	£1,145,738	672	623	574	526	477	428	380	331	282	233	183				
24	Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-				
25	Storage	2,500	£1,145,738	9	9	9	9	9	9	9	9	9	9	9				
26	Residential care home (7 units)	875	£1,145,738	268	276	284	292	301	309	317	325	334	342	350				
27	Site allocation 1	27,358	£1,145,738	790	733	676	617	558	497	436	374	312	248	184				
28	Site allocation 2	52,708	£22,914,765	670	598	526	452	378	302	226	148	69	-	-				
29	Site allocation 3	419,145	£1,718,607	441	419	395	371	346	322	298	274	250	226	202				
30	Site allocation 4	150,078	£1,145,738	920	855	788	721	652	582	511	439	368	291	215				
31	Site allocation 5	359,471	£3,437,215	565	513	461	408	354	299	243	185	125	62	2				
32	Site allocation 6	77,102	£1,145,738	1,039	963	888	812	736	659	582	505	428	351	274				
33	Site allocation 7	40,305	£11,861	1,262	1,182	1,101	1,019	937	851	769	679	591	501	412				
34	Site allocation 8	44,562	£1,604,034	723	666	609	550	491	431	370	308	245	181	116				
35	Site allocation 9	37,112	£5,530,708	759	700	640	579	517	454	391	326	261	194	127				
36	Site allocation 10	59,441	£15,197,112	-	-	-	-	-	-	-	-	-	-	-				
37	Site allocation 11	42,628	£26,351,979	908	830	751	671	591	511	431	351	271	191	111				
38	Site allocation 12	108,877	£60,494,979	525	471	416	360	304	247	189	130	70	10	-				
39	Site allocation 13	23,405	£11,622,375	980	907	827	747	667	587	507	427	347	267	187				
40	Site allocation 14	30,423	£34,715,869	325	248	167	86	4	-	-	-	-	-	-				
41	Site allocation 15	69,173	£4,411,062	933	895	855	815	775	735	692	649	606	562	518				
42	Site allocation 16	115,289	£1,718,607	966	912	857	802	747	692	637	582	527	472	417				
43	Site allocation 17	93,370	£3,437,215	833	776	719	661	602	543	482	420	358	295	230				
44	Site allocation 18	44,825	£9,624,201	504	461	417	372	327	281	234	187	139	90	41				
45	Site allocation 19	1,915	£20,566,001	875	806	735	663	590	516	442	364	287	209	130				
46	Site allocation 20	193,852	£3,434,002	1,305	1,226	1,146	1,066	986	906	826	746	666	586	506				
47	Site allocation 21	28,130	£5,785,978	1,350	1,278	1,204	1,129	1,053	976	898	819	739	657	575				
48	Site allocation 22	104,548	£12,774,981	1,232	1,169	1,106	1,041	976	910	842	774	705	635	564				
49	Site allocation 23	43,786	£15,534,637	487	429	369	309	249	189	129	69	-	-	-				
50	Site allocation 24	29,574	£11,801,104	927	859	791	722	652	580	508	435	360	285	208				
51	Site allocation 25	225,448	£10,941,800	965	912	858	803	747	690	633	575	516	456	396				
52	Site allocation 26	194,069	£4,640,240	1,123	1,059	995	930	864	797	730	662	594	526	458				
53	Site allocation 27	35,028	£36,491,763	-	-	-	-	-	-	-	-	-	-	-				
54	Site allocation 28	30,321	£5,327,683	815	755	693	631	568	504	440	374	307	239	171				
55	Site allocation 29	27,226	£14,062,980	1,002	932	862	790	717	643	568	491	414	336	257				

BLV2	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values									
									16% AH	18% AH	20% AH	25% AH	30% AH	40% AH	45% AH	50% AH		
1	Very small residential (house)	89	£133,940	2,156	2,042	1,926	1,809	1,689	1,568	1,444	1,319	1,192	1,063	933				
2	Small res dev (houses)	446	£223,233	3,126	3,042	2,927	2,809	2,689	2,568	2,445	2,320	2,193	2,064	1,933				
3	Small res dev (flats)	446	£223,233	1,778	1,683	1,585	1,487	1,387	1,285	1,182	1,077	971	863	754				
4	Small res dev (houses)	982	£446,466	3,133	3,021	2,907	2,791	2,674	2,554	2,433	2,310	2,185	2,058	1,930				
5	Small res dev (flats)	982	£446,466	1,777	1,683	1,587	1,490	1,392	1,290	1,187	1,084	981	873	765				
6	Small residential developments	2,231	£669,699	1,896	1,803	1,709	1,614	1,517	1,418	1,318	1,217	1,114	1,010	904				
7	Residential development	4,462	£1,116,165	1,861	1,772	1,682	1,590	1,497	1,403	1,307	1,210	1,111	1,011	909				
8	Small scale mixed use, local centres	496	£89,293	2,168	2,084	1,996	1,912	1,822	1,732	1,644	1,548	1,454	1,359	1,262				
9	Small scale mixed use, local centres	496	£89,293	1,782	1,697	1,611	1,524	1,436	1,346	1,254	1,162	1,069	972	878				
10	Small mixed use	2,431	£669,699	1,375	1,292	1,207	1,121	1,034	945	855	764	672	578	483				
11	Small mixed use	2,977	£892,932	1,007	919	838	757	676	595	514	433	352	271	189				
12	Mixed use	7,047	£1,339,398	1,078	1,000	921	841	761	680	598	504	424	337	249				
13	Mixed use	14,587	£3,125,262	829	757	683	609	533	456	379	300	220	139	56				
14	Mixed use and community facility	12,181	£2,500,210	849	784	714	644	574	504	424	343	262	181	98				
15	Mixed use and health facility	16,155	£1,785,864	1,062	1,088	1,013	937	860	782	702	622	540	457	373				
16	Mixed use and leisure facility	16,157	£3,125,262	945	876	806	735	662	589	515	439	363	285	207				
17	Mixed use	8,454	£1,875,197	1,180	1,022	1,024	944	863	780	697	612	527	440	352				
18	Small mixed use (employment land)	31,775	£3,571,725	1,046	972	911	837	764	691	617	543	469	395	322				
19	Estate region (small infill - houses)	1,885	£892,932	2,397	2,302	2,206	2,108	2,009	1,908	1,805	1,701	1,595	1,488	1,380				
20	Estate region (small infill - flats)	982	£892,932	1,231	1,137	1,042	945	846	746	644	541	437	331	224				
21	Estate region (large)	18,200	£1,854,641	910	834	758	683	607	531	456	381	306	231	156				
22	Student housing	3,550	£1,339,398	1,639	1,552	1,464	1,376	1,288	1,201	1,113	1,025	938	850	762				
23	Hotels	4,462	£892,932	731	683	634	585	536	488	439	390	342	293	244				
24	Commercial	5,000	£2,670,798															
25	Storage	2,500	£892,932	111	111	111	111	111	111	111	111	111	111	111				
26	Residential care home (7 units)	875	£892,932	557	569	573	581	590	598	606	614	623	631	639				
27	Site allocation 1	27,458	£892,932	800	743	685	626	567	507	445	384	321	257	183				
28	Site allocation 2	52,708	£1,858,641	786	684	622	568	510	452	397	342	287	232	174				
29	Site allocation 3	41,145	£1,339,398	462	419	376	332	288	243	197	151	104	57	8				
30	Site allocation 4	77,078	£892,932	922	856	790	722	654	584	513	441	369	293	217				
31	Site allocation 5	15,017	£2,670,798	567	516	467	418	369	319	269	219	169	119	69				
32	Site allocation 6	10,102	£892,932	943	986	929	871	812	753	692	631	569	506	444				
33	Site allocation 7	40,315	£1,339,400	1,263	1,183	1,102	1,020	937	852	767	680	592	502	412				
34	Site allocation 8	44,562	£1,256,100	1,015	935	854	773	692	611	530	449	368	287	206				
35	Site allocation 9	77,132	£5,089,713	798	739	679	618	559	493	429	365	300	233	166				
36	Site allocation 10	59,441	£105,365,980															
37	Site allocation 11	42,628	£2,537,437	1,135	1,067	996	926	856	784	711	637	562	485	408				
38	Site allocation 12	108,877	£41,146,811	947	863	780	696	613	529	445	361	277	193	132				
39	Site allocation 13	20,405	£2,644,924	488	405	321	236	149	61	-	-	-	-	-				
40	Site allocation 14	33,423	£27,065,941	577	498	419	338	256	172	88	2	-	-	-				
41	Site allocation 15	89,113	£3,437,789	948	909	869	829	789	747	705	663	620	576	532				
42	Site allocation 16	115,289	£1,339,398	969	915	860	804	748	691	633	574	514	453	392				
43	Site allocation 17	93,370	£2,678,796	841	784	727	669	610	551	490	428	368	303	239				
44	Site allocation 18	44,829	£1,500,629	689	629	569	509	449	389	329	269	209	149	89				
45	Site allocation 19	31,915	£1,628,120	1,018	948	877	805	732	658	583	507	429	351	272				
46	Site allocation 20	188,852	£2,723,443	1,010	1,271	1,232	1,192	1,151	1,110	1,069	1,027	984	941	897				
47	Site allocation 21	28,130	£4,508,307	1,396	1,323	1,249	1,174	1,099	1,022	943	864	784	702	620				
48	Site allocation 22	104,548	£9,965,192	1,258	1,186	1,113	1,040	967	894	821	748	675	601	528				
49	Site allocation 23	43,786	£1,224,491	586	527	467	407	348	283	220	156	91	26	-				
50	Site allocation 24	29,974	£9,197,200	1,015	947	879	810	740	668	596	523	448	373	296				
51	Site allocation 25	225,448	£8,527,521	875	822	769	716	663	610	557	504	451	398	346				
52	Site allocation 26	194,059	£3,616,375	1,018	1,055	1,000	945	889	833	775	717	658	598	537				
53	Site allocation 27	35,028	£28,439,885	193	132	70	8	-	-	-	-	-	-	-				
54	Site allocation 28	30,321	£4,152,134	854	793	732	670	607	543	478	413	346	278	210				
55	Site allocation 29	27,226	£10,983,064	1,047	980	903	831	756	681	606	529	452	376	301				

LEWISHAM CIL

Sales value £7,965 ps/m

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

BLV1	Description	Floor areas	Residual land values													
			BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1	Very small residential (house)	89	£171,861	1,873	1,753	1,631	1,507	1,381	1,253	1,123	991	857	722	584		
2	Small res dev (houses)	446	£286,435	3,157	3,037	2,915	2,791	2,665	2,537	2,407	2,275	2,141	2,005	1,868		
3	Small res dev (flats)	446	£286,435	1,754	1,653	1,553	1,453	1,353	1,254	1,155	1,055	955	855	755		
4	Small res dev (houses)	982	£572,869	3,144	3,026	2,906	2,784	2,660	2,534	2,406	2,277	2,145	2,011	1,876		
5	Small res dev (flats)	982	£572,869	1,763	1,664	1,564	1,461	1,358	1,252	1,145	1,037	927	815	702		
6	Small residential developments	2,231	£669,699	2,009	1,927	1,847	1,765	1,683	1,601	1,519	1,437	1,355	1,273	1,191		
7	Residential development	4,462	£1,432,173	1,900	1,807	1,711	1,615	1,517	1,417	1,316	1,214	1,110	1,004	897		
8	Small scale mixed use, local centres	496	£114,574	2,221	2,132	2,041	1,949	1,856	1,761	1,665	1,568	1,469	1,368	1,267		
9	Small scale mixed use, local centres	496	£114,574	1,835	1,746	1,655	1,563	1,470	1,375	1,279	1,181	1,082	982	880		
10	Small mixed use	2,431	£669,304	1,386	1,308	1,228	1,148	1,068	983	898	813	728	643	558		
11	Small mixed use	2,977	£1,145,738	1,013	927	839	750	660	569	476	382	287	190	93		
12	Mixed use	7,047	£1,718,607	1,117	1,035	952	868	783	696	608	519	429	338	245		
13	Mixed use	14,387	£4,010,084	857	781	703	624	544	464	382	299	214	129	42		
14	Mixed use and community facility	12,181	£3,208,067	586	514	441	367	292	215	138	60	-	-	-		
15	Mixed use and health facility	6,155	£2,291,476	1,170	1,092	1,013	933	852	770	686	602	516	428	340		
16	Mixed use and leisure facility	15,187	£4,010,084	977	906	836	765	693	620	546	471	395	319	241		
17	Mixed use	8,454	£2,406,050	1,210	1,128	1,045	961	876	789	701	612	522	431	338		
18	Large mixed use (employment led)	31,775	£4,582,953	1,099	1,029	957	885	811	736	660	583	505	426	346		
19	Estate regen (small infill - houses)	1,885	£1,145,738	2,382	2,282	2,180	2,077	1,972	1,865	1,757	1,646	1,536	1,423	1,309		
20	Estate regen (small infill - flats)	892	£1,145,738	1,963	1,863	1,761	1,657	1,552	1,445	1,337	1,227	1,115	1,004	894		
21	Estate regeneration (large)	18,200	£22,914,765	341	254	166	77	-	-	-	-	-	-	-		
22	Student housing	3,550	£1,718,607	1,532	1,445	1,357	1,269	1,182	1,094	1,006	918	831	743	655		
23	Hotels	4,260	£1,145,738	724	673	622	570	519	468	416	365	314	262	213		
24	Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-		
25	Storage	2,500	£1,145,738	9	9	9	9	9	9	9	9	9	9	9		
26	Residential care home (7 units)	194,875	£1,145,738	340	340	340	340	340	340	340	340	340	340	340		
27	Site allocation 1	27,358	£1,145,738	859	799	738	676	614	550	486	421	355	288	220		
28	Site allocation 2	52,708	£22,914,765	752	677	601	524	446	366	286	204	121	37	-		
29	Site allocation 3	419,145	£1,718,607	512	476	439	402	365	328	291	254	217	180	143		
30	Site allocation 4	150,078	£1,145,738	996	928	858	787	715	642	567	492	415	337	257		
31	Site allocation 5	359,471	£3,437,215	622	568	514	458	401	344	285	226	164	99	32		
32	Site allocation 6	77,102	£1,145,738	1,106	1,047	987	926	865	802	738	674	608	542	475		
33	Site allocation 7	40,305	£1,718,607	1,399	1,275	1,150	1,026	901	776	651	526	401	276	151		
34	Site allocation 8	44,562	£1,604,034	795	736	675	613	551	487	423	357	291	224	156		
35	Site allocation 9	37,112	£5,530,708	833	771	707	643	578	511	444	376	307	237	167		
36	Site allocation 10	59,441	£15,197,112	-	-	-	-	-	-	-	-	-	-	-		
37	Site allocation 11	42,628	£26,351,979	1,083	1,011	938	864	789	713	636	558	478	398	316		
38	Site allocation 12	108,877	£60,494,979	591	534	476	418	358	298	237	175	112	48	-		
39	Site allocation 13	23,405	£11,622,375	294	267	239	211	183	155	127	99	71	43	15		
40	Site allocation 14	30,423	£34,715,869	423	340	256	171	84	-	-	-	-	-	-		
41	Site allocation 15	69,173	£4,411,062	990	949	907	864	821	777	733	687	641	595	548		
42	Site allocation 16	115,289	£1,718,607	1,037	975	912	850	788	726	664	602	540	478	416		
43	Site allocation 17	93,370	£3,437,215	903	843	783	722	660	597	533	469	403	336	268		
44	Site allocation 18	44,825	£9,624,201	556	510	464	417	369	321	272	222	172	120	69		
45	Site allocation 19	13,915	£20,566,001	962	889	814	738	661	583	504	424	342	260	176		
46	Site allocation 20	133,852	£3,437,215	1,348	1,268	1,188	1,108	1,028	948	868	788	708	628	548		
47	Site allocation 21	28,130	£5,785,978	1,440	1,364	1,286	1,207	1,127	1,046	964	880	796	710	623		
48	Site allocation 22	104,548	£12,774,981	1,310	1,244	1,177	1,109	1,040	970	899	827	755	681	606		
49	Site allocation 23	43,786	£15,534,637	563	498	436	374	312	250	188	126	60	24	8		
50	Site allocation 24	29,574	£11,801,104	1,008	938	866	793	719	644	568	490	412	333	252		
51	Site allocation 25	225,448	£10,941,800	1,028	972	915	858	799	740	679	618	556	494	430		
52	Site allocation 26	194,069	£4,640,240	1,867	1,785	1,703	1,621	1,539	1,457	1,375	1,293	1,211	1,129	1,047		
53	Site allocation 27	35,028	£36,491,763	39	-	-	-	-	-	-	-	-	-	-		
54	Site allocation 28	30,321	£5,327,683	890	827	762	697	630	563	495	425	355	284	211		
55	Site allocation 29	27,226	£14,062,980	1,089	1,015	941	865	788	710	631	551	469	387	303		

BLV2	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Very small residential (house)	89	£133,940	2,298	2,178	2,056	1,932	1,806	1,678	1,548	1,416	1,282	1,146	1,009	872
2	Small res dev (houses)	446	£223,233	3,298	3,178	3,056	2,932	2,806	2,678	2,547	2,417	2,283	2,147	2,009	1,872
3	Small res dev (flats)	446	£223,233	1,895	1,795	1,692	1,588	1,483	1,376	1,267	1,157	1,045	932	817	703
4	Small res dev (houses)	982	£446,466	3,273	3,155	3,035	2,913	2,789	2,663	2,535	2,405	2,274	2,140	2,004	1,868
5	Small res dev (flats)	982	£446,466	1,892	1,793	1,692	1,590	1,486	1,381	1,274	1,166	1,056	944	831	717
6	Small residential developments	2,231	£669,699	2,009	1,912	1,813	1,712	1,610	1,506	1,401	1,294	1,188	1,076	965	853
7	Residential development	4,462	£1,116,165	1,871	1,767	1,662	1,558	1,453	1,348	1,243	1,138	1,032	927	821	716
8	Small scale mixed use, local centres	496	£89,293	2,272	2,183	2,092	2,000	1,907	1,812	1,716	1,619	1,520	1,419	1,317	1,217
9	Small scale mixed use, local centres	496	£89,293	1,867	1,766	1,664	1,561	1,458	1,354	1,250	1,146	1,042	938	834	730
10	Small mixed use	2,431	£669,699	1,473	1,386	1,296	1,206	1,114	1,021	927	831	734	636	536	436
11	Small mixed use	2,977	£892,932	1,098	1,012	924	835	745	654	561	467	372	275	177	77
12	Mixed use	7,047	£1,339,398	1,170	1,089	1,006	922	836	750	662	573	483	391	299	209
13	Mixed use	14,387	£3,125,262	918	842	765	686	606	525	443	360	276	191	104	14
14	Mixed use and community facility	12,181	£2,500,210	644	572	499	425	350	274	196	118	38	-	-	-
15	Mixed use and health facility	6,155	£1,785,864	1,252	1,174	1,096	1,016	934	852	769	684	598	511	422	334
16	Mixed use and leisure facility	16,187	£3,125,262	1,032	959	885	810	734	656	578	498	418	336	253	173
17	Mixed use	8,454	£1,875,157	1,272	1,191	1,108	1,024	939	852	764	675	585	494	401	308
18	Large mixed use (employment led)	31,775	£3,571,726	1,131	1,049	966	882	798	713	626	539	451	363	275	187
19	Estate regen (small infill - houses)	1,885	£892,932	2,516	2,416	2,314	2,211	2,106	2,000	1,891	1,782	1,670	1,557	1,443	1,329
20	Estate regen (small infill - flats)	892	£892,932	1,346	1,247	1,147	1,044	941	835	728	620	510	396	285	173
21	Estate regeneration (large)	18,200	£1,856,841	616	552	488	424	356	288	220	152	84	-	-	-
22	Student housing	3,550	£1,339,398	1,639	1,552	1,464	1,376	1,288	1,201	1,113	1,025	938	850	762	670
23	Hotels	4,260	£892,932	784	732	681	630	578	527	476	424	373	322	270	218
24	Commercial	500	£2,678,796	-	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£892,932	111	111	111	111	111	111	111	111	111	111	111	111
26	Residential care home (7 units)	8,852	£892,932	629	638	647	655	664	673	682	690	699	708	717	726
27	Residential care home (14 units)	17,705	£892,932	629	638	647	655	664	673	682	690	699	708	717	726
28	Estate allocation 1	52,708	£17,858,641	848	773	697	620	542	462	382	300	217	133	47	20
29	Estate allocation 2	419,145	£1,339,398	513	468	422	376	330	282	234	186	136	86	36	28
30	Estate allocation 4	150,878	£892,932	998	929	860	789	716	643	569	494	417	339	259	179
31	Estate allocation 5	59,917	£434,786	624	576	516	457	404	346	288	230	172	114	56	34
32	Estate allocation 6	77,102	£892,932	1,100	1,051	991	930	868	805	742	677	612	545	478	410
33	Estate allocation 7	40,305	£133,940	3,860	3,276	2,691	2,104	1,516	927	837	746	653	559	463	369
34	Estate allocation 8	44,362	£1,250,109	803	744	683	623	562	501	440	379	318	257	196	135
35	Estate allocation 9	37,112	£5,080,713	872	809	746	682	616	550	483	415	346	276	206	136
36	Estate allocation 10	59,441	£105,365,880	-	-	-	-	-	-	-	-	-	-	-	-
37	Estate allocation 11	42,828	£20,537,437	1,219	1,147	1,075	1,001	928	850	772	694	615	534	453	373
38	Estate allocation 12	108,877	£47,146,811	174	657	599	540	481	421	359	297	235	171	106	40
39	Estate allocation 13	23,405	£24,644,924	952	505	416	328	235	142	48	-	-	-	-	-
40	Estate allocation 14	30,423	£27,085,841	674	586	506	423	336	249	159	79	-	-	-	-
41	Estate allocation 15	68,713	£3,437,786	1,004	963	917	871	825	779	747	701	656	609	562	515
42	Estate allocation 16	115,289	£1,339,398	1,035	978	920	862	802	742	681	619	556	492	427	362
43	Estate allocation 17	93,370	£2,678,796	911	862	791	732	668	605	541	477	411	344	276	209
44	Estate allocation 18	44,825	£1,250,620	910	855	793	731	669	607	545	483	420	357	294	231
45	Estate allocation 19	31,915	£16,208,130	1,104	1,031	956	880	803	725	646	566	484	402	318	230
46	Estate allocation 20	188,852	£2,723,443	1,352	1,312	1,271	1,229	1,186	1,143	1,100	1,056	1,011	966	920	875
47	Estate allocation 21	28,330	£4,509,501	1,486	1,459	1,431	1,403	1,375	1,347	1,319	1,290	1,261	1,232	1,203	1,174
48	Estate allocation 22	104,548	£9,956,192	1,327	1,271	1,220	1,168	1,116	1,067	997	929	854	782	708	633
49	Estate allocation 23	43,786	£15,224,491	659	597	534	470	406	340	274	206	138	68	-	-
50	Estate allocation 24	29,374	£9,956,192	1,096	1,029	961	893	825	757	689	621	553	485	417	349
51	Estate allocation 25	225,448	£8,527,501	1,039	983	926	868	810	750	690	629	567	504	441	378
52	Estate allocation 26	194,069	£3,616,375	1,172	1,116	1,059	1,001	942	882	822	760	698	636	571	504
53	Estate allocation 27	35,028	£29,439,895	269	204	139	73	-	-	-	-	-	-	-	-
54	Estate allocation 28	30,321	£4,152,134	920	865	801	736	669	602	533	464	394	322	250	178
55	Estate allocation 29	27,226	£10,983,064	1,203	1,130	1,055	979	902	824	745	665	583	501	417	340