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London Borough of Lewisham:
Community Infrastructure Levy Viability Review

Prepared for

London Borough of Lewisham

October 2024

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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 Extension[2], 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 though 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 requirements[4] 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.

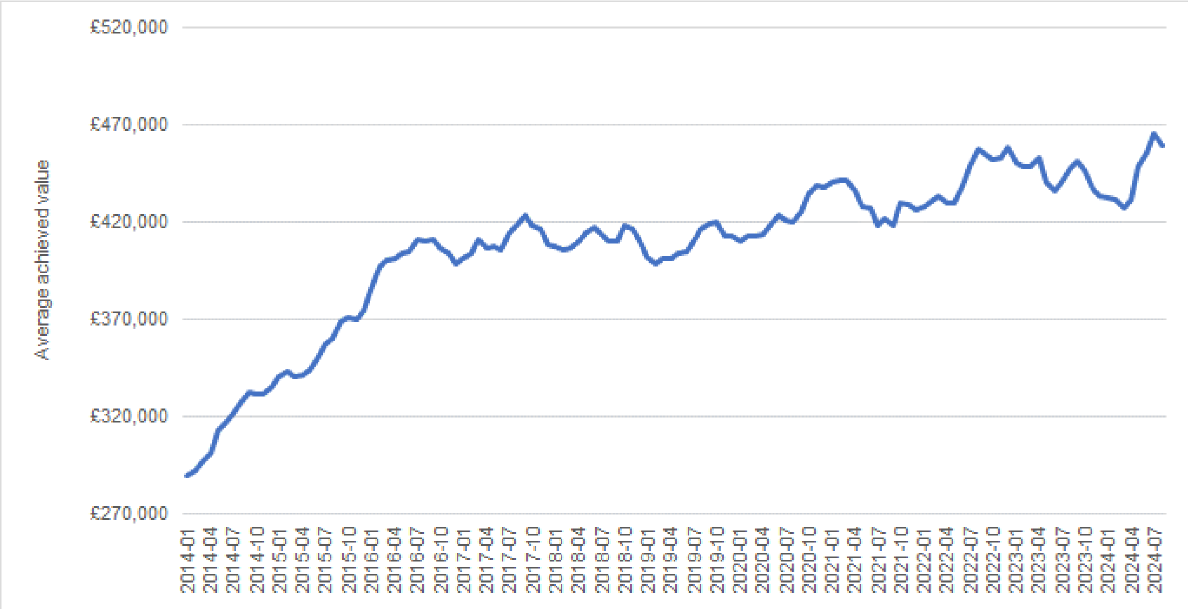
2.14 Savills note that "*while we have seen higher levels of market activity than the same period last year, the past three months have moved more in line with a "normal" market (pre-pandemic) than earlier in 2024*". Savills now expect that UK house prices will increase by 2.5% in 2024.

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

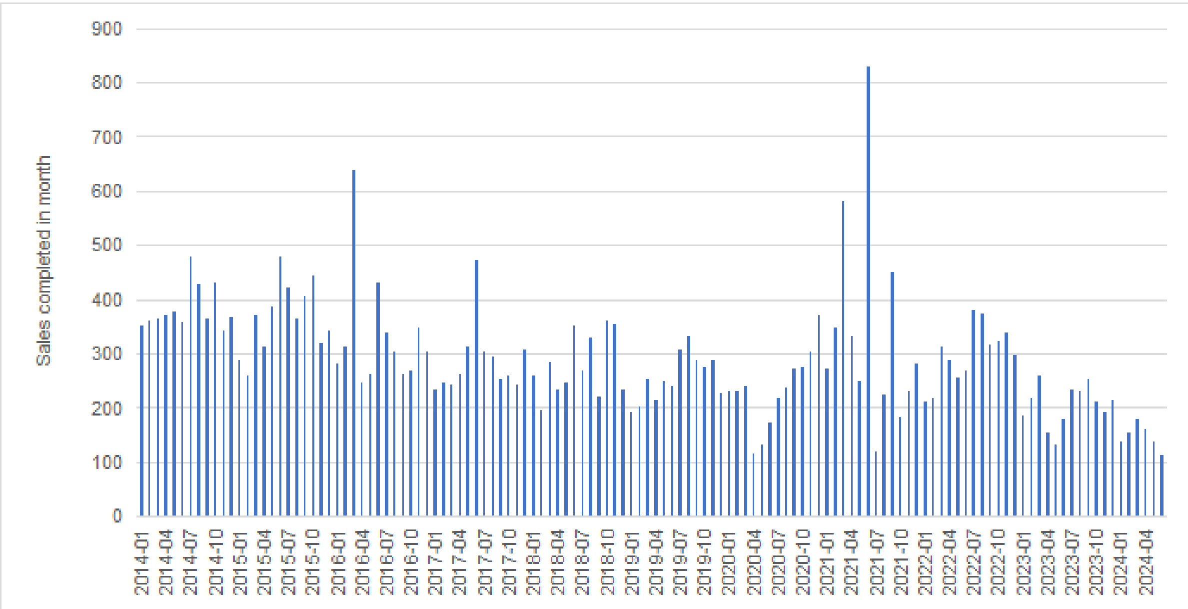
2.16 House prices in the London Borough of Lewisham have followed recent national trends, with values increasing sharply between 2014 and 2016; remaining flat between 2017 and 2021 and increasing in the period to July 2024 (the latest data available), as shown in Figure 2.16.1. Sales volumes fell below 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

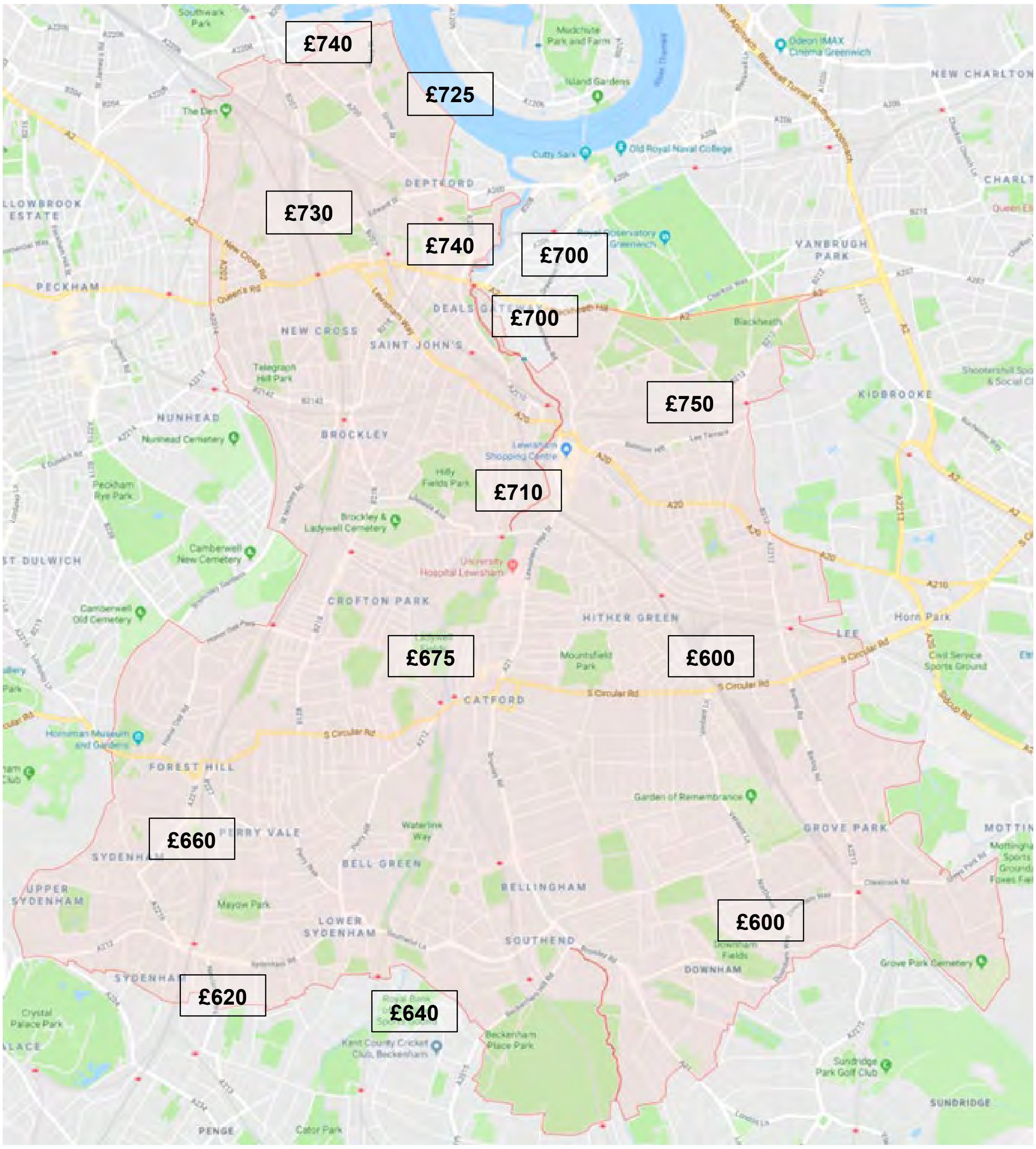
2.17 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in August 2024 is that values in 'mainstream' London markets are expected to increase by 2% in 2024; 2% in 2025; 2.5% in 2026; 3.5% in 2027 and 3.0% in 2028, equating to cumulative 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 2.18.1[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 sector[6]. 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 adopted[7], 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.

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[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 indexation[9] 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 in £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 respectively[12].

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.

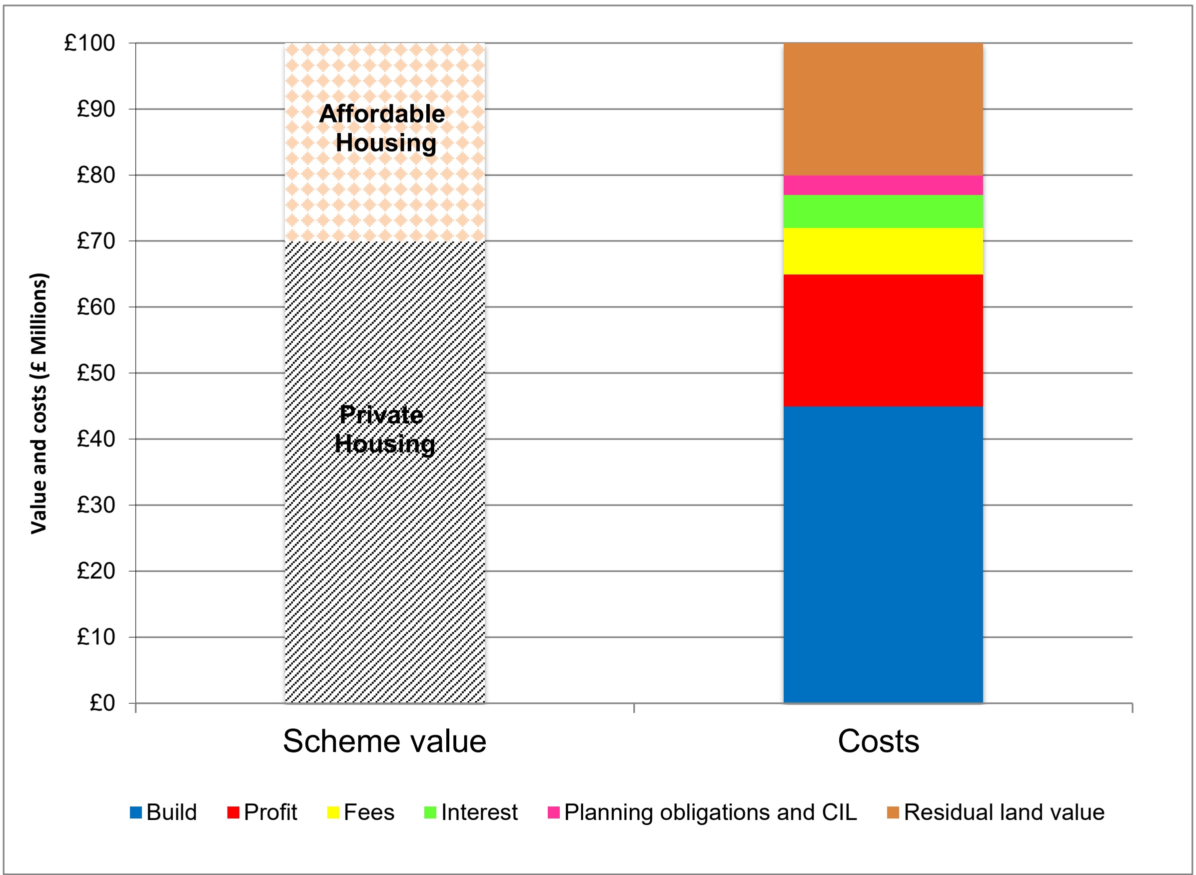
3 Methodology and appraisal approach

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 guidance[14] 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.

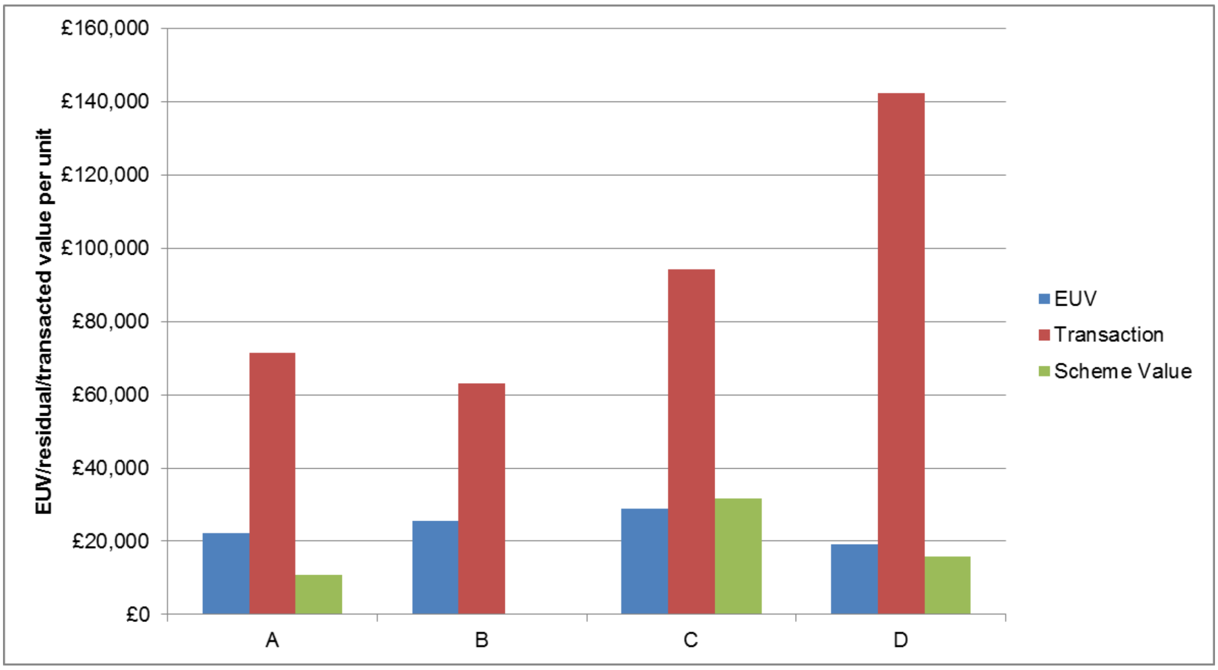
- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.

- 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 Rest of Borough	 £811 £644	 7.00% 7.50%	12 12 12
Office North Rest of Borough	 £417 £381	 6.50% 6.75%	24 24 24
Industrial and warehousing North Rest of Borough	 £238 £214	 5.0% 5.0%	12 12 12
Hotel Whole Borough	 £303	 5.00%	 -
Student Whole Borough – market[15] Whole Borough - affordable[16]	 £688 £263	 4.75% 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 indexation[17] 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 in £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.

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[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. Studies[20] 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 Index[21], 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 costs[22]. 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). Cleary 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 decision[23] 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

	Zone 1				Zone 2				Zone 3			
Use	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 6.9.16[24], 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)

EWISHAM CIL   Sales value £6,458 psm   AH tenure   Rented 70%   SO 30%   Frst Hms 0%

LV 1								Residual land values						
	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	£171,861	261	201	139	77	13	-	-	-	-	-	-
2	Small res devs (houses)	446	£286,435	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)	446	£286,435	512	460	408	354	300	246	190	134	76	18	-
4	Small res devs (houses)	982	£572,869	1,558	1,499	1,438	1,377	1,314	1,250	1,186	1,120	1,054	986	918
5	Small res dev (flats)	982	£572,869	541	491	439	387	333	280	225	169	113	56	-
6	Small residential developments	2,231	£859,304	719	669	619	567	515	462	409	354	299	243	186
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	£114,574	996	950	904	857	809	760	711	661	611	559	507
9	Small scale mixed use, local centres	496	£114,574	737	692	645	598	550	502	453	403	352	301	249
10	Small mixed use	2,431	£859,304	309	262	216	168	120	71	22	-	-	-	-
11	Small mixed use	2,977	£1,145,738	49	3	-	-	-	-	-	-	-	-	-
12	Mixed use	7,047	£1,718,607	177	135	92	48	4	-	-	-	-	-	-
13	Mixed use	14,387	£4,010,084	-	-	-	-	-	-	-	-	-	-	-
14	Mixed use incl community facility	12,181	£3,208,067	-	-	-	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£2,291,476	266	226	186	145	104	62	19	-	-	-	-
16	Mixed use incl leisure facility	16,187	£4,010,084	133	96	58	20	-	-	-	-	-	-	-
17	Mixed use	8,454	£2,406,050	211	168	125	81	38	-	-	-	-	-	-
18	Large mixed use (employment led)	31,775	£4,582,953	237	202	166	130	93	56	18	-	-	-	-
19	Estate regen (small infill - houses)	1,885	£1,145,738	1,011	961	910	858	805	751	696	641	585	528	470
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	1,738	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	342	316	290	265	239	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	116	84	52	20	-	-	-	-	-	-	-
28	Site allocation 2	52,708	£22,914,765	-	-	-	-	-	-	-	-	-	-	-
29	Site allocation 3	419,145	£1,718,607	34	10	-	-	-	-	-	-	-	-	-
30	Site allocation 4	150,078	£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	352	321	289	257	224	191	158	124	89	54
33	Site allocation 7	40,305	£171,861	404	361	317	272	226	180	134	86	38	-	-
34	Site allocation 8	44,562	£1,604,034	119	89	58	27	-	-	-	-	-	-	-
35	Site allocation 9	37,112	£6,538,708	35	3	-	-	-	-	-	-	-	-	-
36	Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£26,351,979	88	52	15	-	-	-	-	-	-	-	-
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	£4,411,092	295	277	259	241	222	204	184	165	146	126	106
42	Site allocation 16	115,289	£1,718,607	283	253	224	193	162	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	£9,624,201	-	-	-	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£20,566,001	-	-	-	-	-	-	-	-	-	-	-
46	Site allocation 20	188,852	£3,494,562	635	614	593	571	548	525	501	477	453	428	403
47	Site allocation 21	28,130	£5,785,978	435	397	357	318	277	236	195	152	110	66	23
48	Site allocation 22	104,548	£12,774,981	431	398	364	330	295	260	225	189	152	115	77
49	Site allocation 23	43,786	£19,534,837	-	-	-	-	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£11,801,104	93	56	19	-	-	-	-	-	-	-	-
51	Site allocation 25	225,448	£10,941,800	321	292	262	231	200	169	138	105	73	39	6
52	Site allocation 26	194,069	£4,640,240	412	383	354	324	294	263	232	200	168	136	103
53	Site allocation 27	35,028	£36,491,763	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£5,327,683	132	99	67	34	-	-	-	-	-	-	-
55	Site allocation 29	27,226	£14,092,580	109	72	34	-	-	-	-	-	-	-	-

LV2								Residual land values						
	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	£133,940	686	626	564	502	438	373	308	241	174	105	35
2	Small res devs (houses)	446	£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)	446	£223,233	653	602	549	496	442	387	332	275	218	160	101
4	Small res devs (houses)	982	£446,466	1,687	1,627	1,567	1,506	1,443	1,379	1,315	1,249	1,183	1,115	1,046
5	Small res dev (flats)	982	£446,466	670	619	566	515	462	408	354	298	242	185	127
6	Small residential developments	2,231	£669,699	804	754	704	652	600	547	494	439	384	328	271
7	Residential development	4,462	£1,116,165	801	754	706	657	607	557	506	454	402	348	294
8	Small scale mixed use, local centres	496	£89,293	1,047	1,001	955	908	860	811	762	712	662	610	558
9	Small scale mixed use, local centres	496	£89,293	788	742	696	649	601	553	504	454	403	352	300
10	Small mixed use	2,431	£669,699	387	340	294	246	198	149	100	49	-	-	-
11	Small mixed use	2,977	£892,932	133	88	42	-	-	-	-	-	-	-	-
12	Mixed use	7,047	£1,339,398	231	189	146	102	57	12	-	-	-	-	-
13	Mixed use	14,387	£3,125,262	45	6	-	-	-	-	-	-	-	-	-
14	Mixed use incl community facility	12,181	£2,500,210	-	-	-	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,785,864	348	308	268	227	186	144	102	58	15	-	-
16	Mixed use incl leisure facility	16,187	£3,125,262	188	151	113	75	36	-	-	-	-	-	-
17	Mixed use	8,454	£1,875,157	274	231	188	144	99	54	8	-	-	-	-
18	Large mixed use (employment led)	31,775	£3,571,728	269	234	198	162	125	88	50	11	-	-	-
19	Estate regen (small infill - houses)	1,885	£892,932	1,145	1,095	1,044	992	939	885	830	775	719	662	604
20	Estate regen (small infill - flats)	892	£892,932	124	74	22	-	-	-	-	-	-	-	-
21	Estate regeneration (large)	18,200	£17,858,641	-	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,339,398	1,845	1,757	1,669	1,582	1,494	1,406	1,319	1,231	1,143	1,056	968
23	Hotels	4,260	£892,932	402	376	350	324	298	272	246	221	195	169	143
24	Commercial	500	£2,678,796	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£892,932	60	60	60	60	60	60	60	60	60	60	60
26	Residential care home (7 units)	875	£892,932	-	-	-	-	-	-	-	-	-	3	7
27	Site allocation 1	27,358	£892,932	125	94	62	29	-	-	-	-	-	-	-
28	Site allocation 2	52,708	£17,858,641	-	-	-	-	-	-	-	-	-	-	-
29	Site allocation 3	419,145	£1,339,398	35	11	-	-	-	-	-	-	-	-	-
30	Site allocation 4	150,078	£892,932	233	195	157	118	78	38	-	-	-	-	-
31	Site allocation 5	359,471	£2,678,796	63	31	-	-	-	-	-	-	-	-	-
32	Site allocation 6	77,102	£892,932	387	356	324	292	260	228	194	161	127	92	58
33	Site allocation 7	40,305	£133,940	405	362	318	273	227	181	135	87	39	-	-
34	Site allocation 8	44,562	£1,250,105	127	97	66	34	3	-	-	-	-	-	-
35	Site allocation 9	37,112	£5,089,713	74	42	9	-	-	-	-	-	-	-	-
36	Site allocation 10	59,441	£105,365,980	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£20,537,437	225	188	152	114	76	38	-	-	-	-	-
38	Site allocation 12	108,877	£47,146,011	-	-	-	-	-	-	-	-	-	-	-
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	309	291	273	255	236	218	199	179	160	140	120
42	Site allocation 16	115,289	£1,339,398	286	257	227	197	166	134	103	71	38	5	-
43	Site allocation 17	93,370	£2,678,796	179	148	117	86	54	21	-	-	-	-	-
44	Site allocation 18	44,825	£7,500,629	-	-	-	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£16,028,130	125	88	50	11	-	-	-	-	-	-	-
46	Site allocation 20	188,852	£2,723,443	639	618	597	575	553	529	505	481	457	432	407
47	Site allocation 21	28,130	£4,509,307	481	442	403	363	322	282	240	198	155	112	68
48	Site allocation 22	104,548	£9,956,192	458	424	391	357	322	287	252	216	179	142	104
49	Site allocation 23	43,786	£15,224,491	-	-	-	-	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£9,197,200	181	144	107	70	32	-	-	-	-	-	-
51	Site allocation 25	225,448	£8,527,501	332	302	272	242	211	180	148	116	83	50	16
52	Site allocation 26	194,069	£3,616,375	418	389	359	329	299	268	237	206	174	141	108
53	Site allocation 27	35,028	£28,439,885	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£4,152,134	170	138	105	72	39	4	-	-	-	-	-
55	Site allocation 29	27,226	£10,983,064	224	186	149	110	71	32	-	-	-	-	-

LV3								Residual land values						
	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	£105,763	1,002	941	880	817	754	689	624	557	489	421	351
2	Small res devs (houses)	446	£176,272	1,792	1,731	1,670	1,607	1,544	1,479	1,414	1,347	1,279	1,211	1,141
3	Small res dev (flats)	446	£176,272	758	707	654	601	547	492	437	380	323	265	206
4	Small res devs (houses)	982	£352,544	1,783	1,723	1,663	1,601	1,538	1,475	1,410	1,345	1,278	1,211	1,142
5	Small res dev (flats)	982	£352,544	766	715	663	611	558	504	449	394	337	280	222
6	Small residential developments	2,231	£528,816	867	817	767	715	663	610	557	502	447	391	334
7	Residential development	4,462	£881,360	854	806	758	709	660	610	559	507	454	401	347
8	Small scale mixed use, local centres	496	£70,509	1,085	1,039	993	945	898	849	800	750	699	648	596
9	Small scale mixed use, local centres	496	£70,509	826	780	734	687	639	591	541	491	441	389	337
10	Small mixed use	2,431	£528,816	444	398	352	304	256	207	158	107	57	5	-
11	Small mixed use	2,977	£705,088	197	151	105	59	12	-	-	-	-	-	-
12	Mixed use	7,047	£1,057,632	271	229	186	142	97	52	7	-	-	-	-
13	Mixed use	14,387	£2,467,808	91	51	11	-	-	-	-	-	-	-	-
14	Mixed use incl community facility	12,181	£1,974,247	-	-	-	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,410,176	409	369	329	288	247	205	163	120	76	31	-
16	Mixed use incl leisure facility	16,187	£2,467,808	228	191	154	116	77	38	-	-	-	-	-
17	Mixed use	8,454	£1,480,685	320	278	234	190	146	101	55	8	-	-	-
18	Large mixed use (employment led)	31,775	£2,820,352	293	258	222	185	149	111	73	35	-	-	-
19	Estate regen (small infill - houses)	1,885	£705,088	1,245	1,195	1,143	1,091	1,038	985	930	875	819	762	704
20	Estate regen (small infill - flats)	892	£705,088	335	284	232	180	127	73	18	-	-	-	-
21	Estate regeneration (large)	18,200	£14,101,762	-	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,057,632	1,924	1,837	1,749	1,661	1,573	1,486	1,398	1,310	1,223	1,135	1,047
23	Hotels	4,260	£705,088	446	420	394	368	342	316	290	265	239	213	187
24	Commercial	500	£2,115,264	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£705,088	136	136	136	136	136	136	136	136	136	136	136
26	Residential care home (7 units)	875	£705,088	185	189	192	196	200	203	207	211	214	218	222
27	Site allocation 1	27,358	£705,088	132	100	69	36	4	-	-	-	-	-	-
28	Site allocation 2	52,708	£14,101,762	68	28	-	-	-	-	-	-	-	-	-
29	Site allocation 3	419,145	£1,057,632	35	11	-	-	-	-	-	-	-	-	-
30	Site allocation 4	150,078	£705,088	234	197	158	119	79	39	-	-	-	-	-
31	Site allocation 5	359,471	£2,115,264	65	33	-	-	-	-	-	-	-	-	-
32	Site allocation 6	77,102	£705,088	389	358	327	295	263	230	197	163	129	95	60
33	Site allocation 7	40,305	£105,763	406	363	318	274	228	182	135	88	40	-	-
34	Site allocation 8	44,562	£987,123	133	103	72	40	9	-	-	-	-	-	-
35	Site allocation 9	37,112	£4,019,002	103	71	38	5	-	-	-	-	-	-	-
36	Site allocation 10	59,441	£83,200,398	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£16,217,027	326	290	253	216	178	139	100	61	21	-	-
38	Site allocation 12	108,877	£37,228,653	23	-	-	-	-	-	-	-	-	-	-
39	Site allocation 13	23,405	£19,460,432	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£21,364,170	-	-	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£2,714,589	320	302	284	266	247	228	209	190	170	150	130
42	Site allocation 16	115,289	£1,057,632	288	259	229	199	168	137	105	73	41	7	-
43	Site allocation 17	93,370	£2,115,264	185	154	123	92	60	27	-	-	-	-	-
44	Site allocation 18	44,825	£5,922,740	21	-	-	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£12,656,332	230	193	155	117	78	39	-	-	-	-	-
46	Site allocation 20	188,852	£2,150,519	642	621	600	578	556	532	509	484	460	435	410
47	Site allocation 21	28,130	£3,560,695	514	476	436	397	356	315	274	232	189	146	102
48	Site allocation 22	104,548	£7,861,733	478	445	411	377	342	307	272	236	199	162	124
49	Site allocation 23	43,786	£12,021,752	-	-	-	-	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£7,262,408	246	210	173	135	97	59	19	-	-	-	-
51	Site allocation 25	225,448	£6,733,592	340	310	280	250	219	188	156	124	91	58	24
52	Site allocation 26	194,069	£2,855,607	422	393	363	333	303	272	241	210	177	145	112
53	Site allocation 27	35,028	£22,457,057	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£3,278,660	199	167	134	101	67	33	-	-	-	-	-
55	Site allocation 29	27,226	£8,672,584	309	271	234	196	156	117	77	38	-	-	-

LV4								Residual land values						
	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	£30,000	1,851	1,790	1,729	1,666	1,603	1,538	1,472	1,406	1,338	1,269	1,200
2	Small res devs (houses)	446	£50,000	2,075	2,014	1,953	1,890	1,827	1,762	1,697	1,630	1,562	1,494	1,424
3	Small res dev (flats)	446	£50,000	1,041	990	937	884	830	775	720	663	606	548	489
4	Small res devs (houses)	982	£100,000	2,040	1,980	1,920	1,858	1,796	1,732	1,668	1,602	1,535	1,468	1,399
5	Small res dev (flats)	982	£100,000	1,023	972	921	868	815	761	706	651	595	538	480
6	Small residential developments	2,231	£150,000	1,037	987	937	885	833	780	727	672	617	561	504
7	Residential development	4,462	£250,000	995	948	900	851	801	751	700	648	596	543	489
8	Small scale mixed use, local centres	496	£20,000	1,188	1,141	1,094	1,047	999	951	902	852	801	750	698
9	Small scale mixed use, local centres	496	£20,000	928	882	836	789	741	692	643	593	543	491	439
10	Small mixed use	2,431	£150,000	600	554	507	460	412	363	313	263	212	161	109
11	Small mixed use	2,977	£200,000	366	321	275	229	181	133	85	36	-	-	-
12	Mixed use	7,047	£300,000	379	336	293	249	205	160	114	68	21	-	-
13	Mixed use	14,387	£700,000	214	174	134	94	53	11	-	-	-	-	-
14	Mixed use incl community facility	12,181	£560,000	51	13	-	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£400,000	573	533	493	453	411	369	327	284	240	196	151
16	Mixed use incl leisure facility	16,187	£700,000	337	300	263	225	186	147	107	67	26	-	-
17	Mixed use	8,454	£420,000	446	403	360	316	271	226	180	134	87	39	-
18	Large mixed use (employment led)	31,775	£800,000	356	321	285	249	212	175	137	99	60	20	-
19	Estate regen (small infill - houses)	1,885	£200,000	1,513	1,463	1,411	1,359	1,306	1,253	1,198	1,143	1,087	1,029	972
20	Estate regen (small infill - flats)	892	£200,000	901	850	798	746	693	639	584	529	472	415	357
21	Estate regeneration (large)	18,200	£4,000,000	345	301	256	211	165	119	72	24	-	-	-
22	Student housing	3,550	£300,000	2,138	2,050	1,962	1,875	1,787	1,699	1,611	1,524	1,436	1,348	1,261
23	Hotels	4,260	£200,000	564	538	512	487	461	435	409	383	357	331	306
24	Commercial	500	£600,000	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£200,000	338	338	338	338	338	338	338	338	338	338	338
26	Residential care home (7 units)	875	£200,000	762	766	770	773	777	781	784	788	792	796	799
27	Site allocation 1	27,358	£200,000	150	119	87	55	22	-	-	-	-	-	-
28	Site allocation 2	52,708	£4,000,000	260	220	179	137	96	53	10	-	-	-	-
29	Site allocation 3	419,145	£300,000	37	13	-	-	-	-	-	-	-	-	-
30	Site allocation 4	150,078	£200,000	238	200	162	123	83	43	2	-	-	-	-
31	Site allocation 5	359,471	£600,000	69	37	4	-	-	-	-	-	-	-	-
32	Site allocation 6	77,102	£200,000	396	365	333	301	269	237	203	170	136	101	67
33	Site allocation 7	40,305	£30,000	408	364	320	275	230	184	137	90	42	-	-
34	Site allocation 8	44,562	£280,000	149	118	88	56	25	-	-	-	-	-	-
35	Site allocation 9	37,112	£1,140,000	181	148	116	82	49	15	-	-	-	-	-
36	Site allocation 10	59,441	£23,600,000	38	4	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£4,600,000	599	562	525	488	450	412	373	333	293	252	211
38	Site allocation 12	108,877	£10,560,000	268	239	209	179	148	117	85	54	21	-	-
39	Site allocation 13	23,405	£5,520,000	354	310	265	219	173	126	78	30	-	-	-
40	Site allocation 14	30,423	£6,060,000	363	321	278	235	191	147	102	56	10	-	-
41	Site allocation 15	69,173	£770,000	348	330	312	294	275	256	237	218	198	178	158
42	Site allocation 16	115,289	£300,000	295	266	236	206	175	143	112	80	47	14	-
43	Site allocation 17	93,370	£600,000	201	171	140	108	76	43	10	-	-	-	-
44	Site allocation 18	44,825	£1,600,000	116	91	67	42	17	-	-	-	-	-	-
45	Site allocation 19	31,915	£3,590,000	514	477	439	401	362	323	283	242	201	160	117
46	Site allocation 20	188,852	£610,000	650	630	608	586	564	540	517	493	468	444	419
47	Site allocation 21	28,130	£1,010,000	605	566	527	487	447	406	364	322	279	236	192
48	Site allocation 22	104,548	£2,230,000	532	498	465	431	396	361	325	289	253	216	178
49	Site allocation 23	43,786	£3,410,000	196	164	132	100	67	34	-	-	-	-	-
50	Site allocation 24	29,574	£2,060,000	422	386	349	311	273	235	195	156	115	74	33
51	Site allocation 25	225,448	£1,910,000	361	332	302	271	241	209	178	145	113	80	46
52	Site allocation 26	194,069	£610,000	432	403	374	344	314	283	252	220	188	156	123
53	Site allocation 27	35,028	£6,370,000	139	106	73	39	5	-	-	-	-	-	-
54	Site allocation 28	30,321	£930,000	277	245	212	179	145	111	76	41	5	-	-
55	Site allocation 29	27,226	£2,460,000	537	499	462	423	385	345	305	265	224	182	140

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

WISHAM CIL   Sales value £6,647 psm   AH tenure   Rented 70%   SO 30%   Frst Hms 0%

V1								Residual land values						
	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	£171,861	261	201	139	77	13	-	-	-	-	-	-
2	Small res devs (houses)	446	£286,435	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)	446	£286,435	512	460	408	354	300	246	190	134	76	18	-
4	Small res devs (houses)	982	£572,869	1,558	1,499	1,438	1,377	1,314	1,250	1,186	1,120	1,054	986	918
5	Small res dev (flats)	982	£572,869	541	491	439	387	333	280	225	169	113	56	-
6	Small residential developments	2,231	£859,304	719	669	619	567	515	462	409	354	299	243	186
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	£114,574	996	950	904	857	809	760	711	661	611	559	507
9	Small scale mixed use, local centres	496	£114,574	737	692	645	598	550	502	453	403	352	301	249
10	Small mixed use	2,431	£859,304	309	262	216	168	120	71	22	-	-	-	-
11	Small mixed use	2,977	£1,145,738	49	3	-	-	-	-	-	-	-	-	-
12	Mixed use	7,047	£1,718,607	177	135	92	48	4	-	-	-	-	-	-
13	Mixed use	14,387	£4,010,084	-	-	-	-	-	-	-	-	-	-	-
14	Mixed use incl community facility	12,181	£3,208,067	-	-	-	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£2,291,476	266	226	186	145	104	62	19	-	-	-	-
16	Mixed use incl leisure facility	16,187	£4,010,084	133	96	58	20	-	-	-	-	-	-	-
17	Mixed use	8,454	£2,406,050	211	168	125	81	36	-	-	-	-	-	-
18	Large mixed use (employment led)	31,775	£4,582,953	237	202	166	130	93	56	18	-	-	-	-
19	Estate regen (small infill - houses)	1,885	£1,145,738	1,011	961	910	858	805	751	696	641	585	528	470
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	1,738	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	342	316	290	265	239	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	116	84	52	20	-	-	-	-	-	-	-
28	Site allocation 2	52,708	£22,914,765	-	-	-	-	-	-	-	-	-	-	-
29	Site allocation 3	419,145	£1,718,607	34	10	-	-	-	-	-	-	-	-	-
30	Site allocation 4	150,078	£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	352	321	289	257	224	191	158	124	89	54
33	Site allocation 7	40,305	£171,861	404	361	317	272	226	180	134	86	38	-	-
34	Site allocation 8	44,562	£1,604,034	119	89	58	27	-	-	-	-	-	-	-
35	Site allocation 9	37,112	£8,536,708	35	3	-	-	-	-	-	-	-	-	-
36	Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£26,351,979	88	52	15	-	-	-	-	-	-	-	-
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	£4,411,092	295	277	259	241	222	204	184	165	146	126	106
42	Site allocation 16	115,289	£1,718,607	283	253	224	193	162	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	£9,624,201	-	-	-	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£20,566,001	-	-	-	-	-	-	-	-	-	-	-
46	Site allocation 20	188,852	£3,494,502	635	614	593	571	548	525	501	477	453	428	403
47	Site allocation 21	28,130	£5,705,978	435	397	357	318	277	236	195	152	110	66	23
48	Site allocation 22	104,548	£12,774,981	431	398	364	330	295	260	225	189	152	115	77
49	Site allocation 23	43,786	£19,534,837	-	-	-	-	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£11,801,104	93	56	19	-	-	-	-	-	-	-	-
51	Site allocation 25	225,448	£10,941,800	321	292	262	231	200	169	138	105	73	39	6
52	Site allocation 26	194,069	£4,640,240	412	383	354	324	294	263	232	200	168	136	103
53	Site allocation 27	35,028	£36,491,763	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£5,327,663	132	99	67	34	-	-	-	-	-	-	-
55	Site allocation 29	27,226	£14,092,580	109	72	34	-	-	-	-	-	-	-	-

V2								Residual land values						
	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	£133,940	686	626	564	502	438	373	308	241	174	105	35
2	Small res devs (houses)	446	£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)	446	£223,233	653	602	549	496	442	387	332	275	218	160	101
4	Small res devs (houses)	982	£446,466	1,687	1,627	1,567	1,506	1,443	1,379	1,315	1,249	1,183	1,115	1,046
5	Small res dev (flats)	982	£446,466	670	619	568	515	462	408	354	298	242	185	127
6	Small residential developments	2,231	£669,699	804	754	704	652	600	547	494	439	384	328	271
7	Residential development	4,462	£1,116,165	801	754	706	657	607	557	506	454	402	348	294
8	Small scale mixed use, local centres	496	£89,293	1,047	1,001	955	908	860	811	762	712	662	610	558
9	Small scale mixed use, local centres	496	£89,293	788	742	696	649	601	553	504	454	403	352	300
10	Small mixed use	2,431	£669,699	387	340	294	246	198	149	100	49	-	-	-
11	Small mixed use	2,977	£892,932	133	88	42	-	-	-	-	-	-	-	-
12	Mixed use	7,047	£1,339,398	231	189	146	102	57	12	-	-	-	-	-
13	Mixed use	14,387	£3,125,262	45	6	-	-	-	-	-	-	-	-	-
14	Mixed use incl community facility	12,181	£2,500,210	-	-	-	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,785,864	348	308	268	227	186	144	102	58	15	-	-
16	Mixed use incl leisure facility	16,187	£3,125,262	188	151	113	75	36	-	-	-	-	-	-
17	Mixed use	8,454	£1,875,157	274	231	188	144	99	54	8	-	-	-	-
18	Large mixed use (employment led)	31,775	£3,571,728	269	234	198	162	125	88	50	11	-	-	-
19	Estate regen (small infill - houses)	1,885	£892,932	1,145	1,095	1,044	992	939	885	830	775	719	662	604
20	Estate regen (small infill - flats)	892	£892,932	124	74	22	-	-	-	-	-	-	-	-
21	Estate regeneration (large)	18,200	£17,858,641	-	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,339,398	1,845	1,757	1,669	1,582	1,494	1,406	1,319	1,231	1,143	1,056	968
23	Hotels	4,260	£892,932	402	376	350	324	298	272	246	221	195	169	143
24	Commercial	500	£2,678,796	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£892,932	60	60	60	60	60	60	60	60	60	60	60
26	Residential care home (7 units)	875	£892,932	-	-	-	-	-	-	-	-	-	3	7
27	Site allocation 1	27,358	£892,932	125	94	62	29	-	-	-	-	-	-	-
28	Site allocation 2	52,708	£17,858,641	-	-	-	-	-	-	-	-	-	-	-
29	Site allocation 3	419,145	£1,339,398	35	11	-	-	-	-	-	-	-	-	-
30	Site allocation 4	150,078	£892,932	233	195	157	118	78	38	-	-	-	-	-
31	Site allocation 5	359,471	£2,678,796	63	31	-	-	-	-	-	-	-	-	-
32	Site allocation 6	77,102	£892,932	387	356	324	292	260	228	194	161	127	92	58
33	Site allocation 7	40,305	£133,940	405	362	318	273	227	181	135	87	39	-	-
34	Site allocation 8	44,562	£1,250,105	127	97	66	34	3	-	-	-	-	-	-
35	Site allocation 9	37,112	£6,089,713	74	42	9	-	-	-	-	-	-	-	-
36	Site allocation 10	59,441	£105,365,980	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£20,537,437	225	188	152	114	76	38	-	-	-	-	-
38	Site allocation 12	108,877	£47,146,011	-	-	-	-	-	-	-	-	-	-	-
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	309	291	273	255	236	218	199	179	160	140	120
42	Site allocation 16	115,289	£1,339,398	286	257	227	197	166	134	103	71	38	5	-
43	Site allocation 17	93,370	£2,678,796	179	148	117	86	54	21	-	-	-	-	-
44	Site allocation 18	44,825	£7,500,629	-	-	-	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£16,028,130	125	88	50	11	-	-	-	-	-	-	-
46	Site allocation 20	188,852	£2,723,443	639	618	597	575	553	529	505	481	457	432	407
47	Site allocation 21	28,130	£4,509,307	481	442	403	363	322	282	240	198	155	112	68
48	Site allocation 22	104,548	£9,956,192	458	424	391	357	322	287	252	216	179	142	104
49	Site allocation 23	43,786	£15,224,491	-	-	-	-	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£9,197,200	181	144	107	70	32	-	-	-	-	-	-
51	Site allocation 25	225,448	£8,527,501	332	302	272	242	211	180	148	116	83	50	16
52	Site allocation 26	194,069	£3,616,375	418	389	359	329	299	268	237	206	174	141	108
53	Site allocation 27	35,028	£28,439,885	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£4,152,134	170	138	105	72	39	4	-	-	-	-	-
55	Site allocation 29	27,226	£10,983,064	224	186	149	110	71	32	-	-	-	-	-

V3								Residual land values						
	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	£105,763	1,002	941	880	817	754	689	624	557	489	421	351
2	Small res devs (houses)	446	£176,272	1,792	1,731	1,670	1,607	1,544	1,479	1,414	1,347	1,279	1,211	1,141
3	Small res dev (flats)	446	£176,272	758	707	654	601	547	492	437	380	323	265	206
4	Small res devs (houses)	982	£352,544	1,783	1,723	1,663	1,601	1,538	1,475	1,410	1,345	1,278	1,211	1,142
5	Small res dev (flats)	982	£352,544	766	715	663	611	558	504	449	394	337	280	222
6	Small residential developments	2,231	£528,816	867	817	767	715	663	610	557	502	447	391	334
7	Residential development	4,462	£881,360	854	806	758	709	660	610	559	507	454	401	347
8	Small scale mixed use, local centres	496	£70,509	1,085	1,039	993	945	898	849	800	750	699	648	596
9	Small scale mixed use, local centres	496	£70,509	826	780	734	687	639	591	541	491	441	389	337
10	Small mixed use	2,431	£528,816	444	398	352	304	256	207	158	107	57	5	-
11	Small mixed use	2,977	£705,088	197	151	105	59	12	-	-	-	-	-	-
12	Mixed use	7,047	£1,057,632	271	229	185	142	97	52	7	-	-	-	-
13	Mixed use	14,387	£2,467,808	91	51	11	-	-	-	-	-	-	-	-
14	Mixed use incl community facility	12,181	£1,974,247	-	-	-	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,410,176	409	369	329	288	247	205	163	120	76	31	-
16	Mixed use incl leisure facility	16,187	£2,467,808	228	191	154	116	77	38	-	-	-	-	-
17	Mixed use	8,454	£1,480,685	320	278	234	190	146	101	55	8	-	-	-
18	Large mixed use (employment led)	31,775	£2,820,352	293	258	222	185	149	111	73	35	-	-	-
19	Estate regen (small infill - houses)	1,885	£705,088	1,245	1,195	1,143	1,091	1,038	985	930	875	819	762	704
20	Estate regen (small infill - flats)	892	£705,088	335	284	232	180	127	73	18	-	-	-	-
21	Estate regeneration (large)	18,200	£14,101,762	-	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,057,632	1,924	1,837	1,749	1,661	1,573	1,486	1,398	1,310	1,223	1,135	1,047
23	Hotels	4,260	£705,088	446	420	394	368	342	316	290	265	239	213	187
24	Commercial	500	£2,115,264	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£705,088	136	136	136	136	136	136	136	136	136	136	136
26	Residential care home (7 units)	875	£705,088	185	189	192	196	200	203	207	211	214	218	222
27	Site allocation 1	27,358	£705,088	132	100	69	36	4	-	-	-	-	-	-
28	Site allocation 2	52,708	£14,101,762	68	28	-	-	-	-	-	-	-	-	-
29	Site allocation 3	419,145	£1,057,632	35	11	-	-	-	-	-	-	-	-	-
30	Site allocation 4	150,078	£705,088	234	197	158	119	79	39	-	-	-	-	-
31	Site allocation 5	359,471	£2,115,264	65	33	-	-	-	-	-	-	-	-	-
32	Site allocation 6	77,102	£705,088	389	358	327	295	263	230	197	163	129	95	60
33	Site allocation 7	40,305	£105,763	406	363	318	274	228	182	135	88	40	-	-
34	Site allocation 8	44,562	£987,123	133	103	72	40	9	-	-	-	-	-	-
35	Site allocation 9	37,112	£4,019,002	103	71	38	5	-	-	-	-	-	-	-
36	Site allocation 10	59,441	£83,200,398	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£16,217,027	326	290	253	216	178	139	100	61	21	-	-
38	Site allocation 12	108,877	£37,228,653	23	-	-	-	-	-	-	-	-	-	-
39	Site allocation 13	23,405	£19,460,432	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£21,364,170	-	-	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£2,714,589	320	302	284	266	247	228	209	190	170	150	130
42	Site allocation 16	115,289	£1,057,632	288	259	229	199	168	137	105	73	41	7	-
43	Site allocation 17	93,370	£2,115,264	185	154	123	92	60	27	-	-	-	-	-
44	Site allocation 18	44,825	£5,922,740	21	-	-	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£12,656,332	230	193	155	117	78	39	-	-	-	-	-
46	Site allocation 20	188,852	£2,150,519	642	621	600	578	556	532	509	484	460	435	410
47	Site allocation 21	28,130	£3,560,695	514	476	436	397	356	315	274	232	189	146	102
48	Site allocation 22	104,548	£7,861,733	478	445	411	377	342	307	272	236	199	162	124
49	Site allocation 23	43,786	£12,021,752	-	-	-	-	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£7,262,408	246	210	173	135	97	59	19	-	-	-	-
51	Site allocation 25	225,448	£6,733,592	340	310	280	250	219	188	156	124	91	58	24
52	Site allocation 26	194,069	£2,855,607	422	393	363	333	303	272	241	210	177	145	112
53	Site allocation 27	35,028	£22,457,057	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£3,278,660	199	167	134	101	67	33	-	-	-	-	-
55	Site allocation 29	27,226	£8,672,584	309	271	234	196	156	117	77	38	-	-	-

V4								Residual land values						
	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	£30,000	1,851	1,790	1,729	1,666	1,603	1,538	1,472	1,406	1,338	1,269	1,200
2	Small res devs (houses)	446	£50,000	2,075	2,014	1,953	1,890	1,827	1,762	1,697	1,630	1,562	1,494	1,424
3	Small res dev (flats)	446	£50,000	1,041	990	937	884	830	775	720	663	606	548	489
4	Small res devs (houses)	982	£100,000	2,040	1,980	1,920	1,858	1,796	1,732	1,668	1,602	1,535	1,468	1,399
5	Small res dev (flats)	982	£100,000	1,023	972	921	868	815	761	706	651	595	538	480
6	Small residential developments	2,231	£150,000	1,037	987	937	885	833	780	727	672	617	561	504
7	Residential development	4,462	£250,000	995	948	900	851	801	751	700	648	596	543	489
8	Small scale mixed use, local centres	496	£20,000	1,186	1,141	1,094	1,047	999	951	902	852	801	750	698
9	Small scale mixed use, local centres	496	£20,000	928	882	836	789	741	692	643	593	543	491	439
10	Small mixed use	2,431	£150,000	600	554	507	460	412	363	313	263	212	161	109
11	Small mixed use	2,977	£200,000	366	321	275	229	181	133	85	36	-	-	-
12	Mixed use	7,047	£300,000	379	336	293	249	205	160	114	68	21	-	-
13	Mixed use	14,387	£700,000	214	174	134	94	53	11	-	-	-	-	-
14	Mixed use incl community facility	12,181	£560,000	51	13	-	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£400,000	573	533	493	453	411	369	327	284	240	196	151
16	Mixed use incl leisure facility	16,187	£700,000	337	300	263	225	186	147	107	67	26	-	-
17	Mixed use	8,454	£420,000	446	403	360	316	271	226	180	134	87	39	-
18	Large mixed use (employment led)	31,775	£800,000	356	321	285	249	212	175	137	99	60	20	-
19	Estate regen (small infill - houses)	1,885	£200,000	1,513	1,463	1,411	1,359	1,306	1,253	1,198	1,143	1,087	1,029	972
20	Estate regen (small infill - flats)	892	£200,000	901	850	798	746	693	639	584	529	472	415	357
21	Estate regeneration (large)	18,200	£4,000,000	345	301	256	211	165	119	72	24	-	-	-
22	Student housing	3,550	£300,000	2,138	2,050	1,962	1,875	1,787	1,699	1,611	1,524	1,436	1,348	1,261
23	Hotels	4,260	£200,000	564	538	512	487	461	435	409	383	357	331	306
24	Commercial	500	£600,000	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£200,000	338	338	338	338	338	338	338	338	338	338	338
26	Residential care home (7 units)	875	£200,000	762	766	770	773	777	781	784	788	792	796	799
27	Site allocation 1	27,358	£200,000	150	119	87	55	22	-	-	-	-	-	-
28	Site allocation 2	52,708	£4,000,000	260	220	179	137	96	53	10	-	-	-	-
29	Site allocation 3	419,145	£300,000	37	13	-	-	-	-	-	-	-	-	-
30	Site allocation 4	150,078	£200,000	238	200	162	123	83	43	2	-	-	-	-
31	Site allocation 5	359,471	£600,000	69	37	4	-	-	-	-	-	-	-	-
32	Site allocation 6	77,102	£200,000	396	365	333	301	269	237	203	170	136	101	67
33	Site allocation 7	40,305	£30,000	408	364	320	275	230	184	137	90	42	-	-
34	Site allocation 8	44,562	£280,000	149	118	88	56	25	-	-	-	-	-	-
35	Site allocation 9	37,112	£1,140,000	181	148	116	82	49	15	-	-	-	-	-
36	Site allocation 10	59,441	£23,600,000	38	4	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£4,600,000	599	562	525	488	450	412	373	333	293	252	211
38	Site allocation 12	108,877	£10,560,000	268	239	209	179	148	117	85	54	21	-	-
39	Site allocation 13	23,405	£5,520,000	354	310	265	219	173	126	78	30	-	-	-
40	Site allocation 14	30,423	£6,060,000	363	321	278	235	191	147	102	56	10	-	-
41	Site allocation 15	69,173	£770,000	348	330	312	294	275	256	237	218	198	178	158
42	Site allocation 16	115,289	£300,000	295	266	236	206	175	143	112	80	47	14	-
43	Site allocation 17	93,370	£600,000	201	171	140	108	76	43	10	-	-	-	-
44	Site allocation 18	44,825	£1,600,000	116	91	67	42	17	-	-	-	-	-	-
45	Site allocation 19	31,915	£3,590,000	514	477	439	401	362	323	283	242	201	160	117
46	Site allocation 20	188,852	£610,000	650	630	608	586	564	540	517	493	468	444	419
47	Site allocation 21	28,130	£1,010,000	605	566	527	487	447	406	364	322	279	236	192
48	Site allocation 22	104,548	£2,230,000	532	498	465	431	396	361	325	289	253	216	178
49	Site allocation 23	43,786	£3,410,000	196	164	132	100	67	34	-	-	-	-	-
50	Site allocation 24	29,574	£2,060,000	422	386	349	311	273	235	195	156	115	74	33
51	Site allocation 25	225,448	£1,910,000	361	332	302	271	241	209	178	145	113	80	46
52	Site allocation 26	194,069	£810,000	432	403	374	344	314	283	252	220	188	156	123
53	Site allocation 27	35,028	£6,370,000	139	106	73	39	5	-	-	-	-	-	-
54	Site allocation 28	30,321	£930,000	277	245	212	179	145	111	78	41	5	-	-
55	Site allocation 29	27,226	£2,460,000	537	499	462	423	385	345	305	265	224	182	140

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

WISHAM CIL Sales value £6,835 psm AH tenure Rented 70% SO 30% Frst Hms 0%

V1

				Residual land values										
	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	503	432	360	286	212	136	59	-	-	-	-
2	Small res devs (houses)	446	£286,435	1,787	1,716	1,644	1,570	1,496	1,420	1,343	1,265	1,185	1,105	1,023
3	Small res dev (flats)	446	£286,435	711	650	589	527	464	400	335	269	202	134	66
4	Small res devs (houses)	982	£572,869	1,796	1,726	1,655	1,583	1,510	1,435	1,359	1,282	1,204	1,125	1,045
5	Small res dev (flats)	982	£572,869	737	678	618	557	494	431	368	303	237	170	103
6	Small residential developments	2,231	£859,304	913	855	796	736	675	613	550	487	422	357	290
7	Residential development	4,462	£1,432,173	919	864	807	750	692	633	573	512	451	388	325
8	Small scale mixed use, local centres	496	£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	£114,574	913	860	806	751	695	638	581	523	463	403	343
10	Small mixed use	2,431	£859,304	477	423	369	314	258	201	144	86	27	-	-
11	Small mixed use	2,977	£1,145,738	213	161	108	54	-	-	-	-	-	-	-
12	Mixed use	7,047	£1,718,607	335	286	236	185	133	81	28	-	-	-	-
13	Mixed use	14,387	£4,010,084	137	91	44	-	-	-	-	-	-	-	-
14	Mixed use incl community facility	12,181	£3,208,067	-	-	-	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£2,291,476	421	374	327	280	231	182	132	82	31	-	-
16	Mixed use incl leisure facility	16,187	£4,010,084	282	238	195	150	104	58	12	-	-	-	-
17	Mixed use	8,454	£2,406,050	370	320	270	219	167	114	61	7	-	-	-
18	Large mixed use (employment led)	31,775	£4,582,953	384	343	300	258	214	170	125	80	34	-	-
19	Estate regen (small infill - houses)	1,885	£1,145,738	1,213	1,154	1,094	1,033	971	907	843	778	712	646	578
20	Estate regen (small infill - flats)	892	£1,145,738	37	-	-	-	-	-	-	-	-	-	-
21	Estate regeneration (large)	18,200	£22,914,765	-	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,718,607	1,738	1,650	1,563	1,475	1,387	1,300	1,212	1,124	1,036	949	861
23	Hotels	4,200	£1,145,738	431	401	371	340	310	280	249	219	189	158	128
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	233	197	159	122	84	45	6	-	-	-	-
28	Site allocation 2	52,708	£22,914,765	44	-	-	-	-	-	-	-	-	-	-
29	Site allocation 3	419,145	£1,718,607	120	93	66	37	8	-	-	-	-	-	-
30	Site allocation 4	150,078	£1,145,738	366	323	280	235	190	144	96	48	-	-	-
31	Site allocation 5	359,471	£3,437,215	166	131	95	57	19	-	-	-	-	-	-
32	Site allocation 6	77,102	£1,145,738	499	463	427	390	353	314	276	237	197	157	118
33	Site allocation 7	40,305	£171,881	571	520	469	416	363	310	255	200	144	87	29
34	Site allocation 8	44,562	£1,604,034	244	208	172	136	99	61	22	-	-	-	-
35	Site allocation 9	37,112	£8,538,708	162	125	87	48	9	-	-	-	-	-	-
36	Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£26,351,979	233	190	147	103	59	13	-	-	-	-	-
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	£4,411,092	398	376	353	330	307	283	259	235	210	185	160
42	Site allocation 16	115,289	£1,718,607	399	365	330	294	258	222	185	148	109	71	31
43	Site allocation 17	93,370	£3,437,215	294	258	222	185	147	109	71	32	-	-	-
44	Site allocation 18	44,825	£9,624,201	27	-	-	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£20,568,001	132	88	44	-	-	-	-	-	-	-	-
46	Site allocation 20	188,852	£3,494,502	708	684	659	634	608	581	554	527	499	471	442
47	Site allocation 21	28,130	£5,705,978	590	545	499	452	404	356	307	258	208	157	105
48	Site allocation 22	104,548	£12,774,981	567	528	489	448	408	366	324	282	239	195	151
49	Site allocation 23	43,786	£19,534,837	-	-	-	-	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£11,801,104	233	190	147	104	59	14	-	-	-	-	-
51	Site allocation 25	225,448	£10,941,800	437	402	368	332	296	260	223	185	147	109	69
52	Site allocation 26	194,069	£4,640,240	527	493	459	424	389	353	316	279	242	204	165
53	Site allocation 27	35,028	£56,491,763	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£5,327,683	262	224	185	146	107	67	26	-	-	-	-
55	Site allocation 29	27,226	£14,092,580	256	215	170	125	80	33	-	-	-	-	-

V2

				Residual land values										
	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	£133,940	928	857	785	711	637	561	484	406	327	246	164
2	Small res devs (houses)	446	£223,233	1,929	1,857	1,785	1,712	1,637	1,561	1,485	1,406	1,327	1,247	1,165
3	Small res dev (flats)	446	£223,233	852	792	731	669	606	542	477	411	344	276	207
4	Small res devs (houses)	982	£446,466	1,925	1,855	1,784	1,712	1,638	1,564	1,488	1,411	1,333	1,254	1,173
5	Small res dev (flats)	982	£446,466	866	807	746	685	623	560	496	431	366	299	231
6	Small residential developments	2,231	£669,699	998	940	881	821	760	698	635	572	507	442	375
7	Residential development	4,462	£1,116,165	990	935	878	821	763	704	644	583	521	459	395
8	Small scale mixed use, local centres	496	£89,293	1,223	1,170	1,115	1,060	1,005	948	890	832	773	713	652
9	Small scale mixed use, local centres	496	£89,293	964	911	857	802	746	689	632	574	514	454	394
10	Small mixed use	2,431	£669,699	555	501	447	392	336	279	222	164	105	45	-
11	Small mixed use	2,977	£892,932	298	246	193	139	84	28	-	-	-	-	-
12	Mixed use	7,047	£1,339,398	389	340	290	239	187	135	82	28	-	-	-
13	Mixed use	14,387	£3,125,262	198	152	105	58	10	-	-	-	-	-	-
14	Mixed use incl community facility	12,181	£2,500,210	33	-	-	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,785,864	503	457	410	362	313	264	215	164	113	61	8
16	Mixed use incl leisure facility	16,187	£3,125,262	336	293	249	204	159	113	66	19	-	-	-
17	Mixed use	8,454	£1,875,157	433	383	333	282	230	177	124	70	15	-	-
18	Large mixed use (employment led)	31,775	£3,571,728	416	374	332	290	246	202	157	112	66	19	-
19	Estate regen (small infill - houses)	1,885	£892,932	1,347	1,288	1,228	1,167	1,105	1,042	978	913	847	780	712
20	Estate regen (small infill - flats)	892	£892,932	320	261	201	140	77	14	-	-	-	-	-
21	Estate regeneration (large)	18,200	£17,858,641	-	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,339,398	1,845	1,757	1,669	1,582	1,494	1,406	1,319	1,231	1,143	1,056	968
23	Hotels	4,260	£892,932	490	460	430	400	369	339	309	278	248	218	187
24	Commercial	500	£2,678,796	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£892,932	60	60	60	60	60	60	60	60	60	60	60
26	Residential care home (7 units)	875	£892,932	94	98	103	107	112	116	121	125	130	134	139
27	Site allocation 1	27,358	£892,932	242	206	169	131	93	54	15	-	-	-	-
28	Site allocation 2	52,708	£17,858,641	140	94	47	-	-	-	-	-	-	-	-
29	Site allocation 3	419,145	£1,339,398	121	94	66	38	9	-	-	-	-	-	-
30	Site allocation 4	150,078	£892,932	368	325	281	237	191	145	98	50	1	-	-
31	Site allocation 5	359,471	£2,678,796	168	133	97	59	21	-	-	-	-	-	-
32	Site allocation 6	77,102	£892,932	502	467	430	393	356	318	279	240	200	160	120
33	Site allocation 7	40,305	£133,940	572	521	470	417	364	310	256	201	145	88	30
34	Site allocation 8	44,562	£1,250,105	252	216	180	144	106	69	30	-	-	-	-
35	Site allocation 9	37,112	£6,809,713	201	164	126	87	48	8	-	-	-	-	-
36	Site allocation 10	59,441	£105,365,980	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£20,537,437	369	327	283	239	195	150	104	58	11	-	-
38	Site allocation 12	108,877	£47,146,811	47	13	-	-	-	-	-	-	-	-	-
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	412	390	367	344	321	297	273	249	224	199	174
42	Site allocation 16	115,289	£1,339,398	402	368	333	298	262	225	188	151	113	74	35
43	Site allocation 17	93,370	£2,678,796	302	266	230	193	156	118	79	40	-	-	-
44	Site allocation 18	44,825	£7,500,629	75	47	18	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£16,028,130	274	230	186	141	95	49	2	-	-	-	-
46	Site allocation 20	188,852	£2,723,443	712	688	663	638	612	585	558	531	503	475	446
47	Site allocation 21	28,130	£4,509,307	636	590	544	497	450	402	353	303	253	202	151
48	Site allocation 22	104,548	£9,958,192	594	555	515	475	435	393	351	309	266	222	178
49	Site allocation 23	43,786	£15,224,491	52	15	-	-	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£9,197,200	321	278	235	192	147	102	57	10	-	-	-
51	Site allocation 25	225,448	£8,527,501	447	413	378	343	307	270	234	196	158	119	80
52	Site allocation 26	194,069	£3,616,375	533	499	464	429	394	358	321	284	247	209	170
53	Site allocation 27	35,028	£28,439,885	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£4,152,134	301	263	224	185	146	105	65	23	-	-	-
55	Site allocation 29	27,226	£10,983,064	373	329	285	240	194	148	101	53	5	-	-

V3

				Residual land values										
	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	£105,763	1,244	1,173	1,100	1,027	952	877	800	722	642	562	480
2	Small res devs (houses)	446	£176,272	2,034	1,963	1,890	1,817	1,743	1,667	1,590	1,512	1,432	1,352	1,270
3	Small res dev (flats)	446	£176,272	958	897	836	774	711	647	582	516	449	381	313
4	Small res devs (houses)	982	£352,544	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)	982	£352,544	962	902	842	781	719	656	592	527	461	395	327
6	Small residential developments	2,231	£528,816	1,062	1,003	944	884	823	761	699	635	570	505	438
7	Residential development	4,462	£881,360	1,043	987	931	874	815	756	696	636	574	512	448
8	Small scale mixed use, local centres	496	£70,509	1,261	1,207	1,153	1,098	1,042	986	928	870	811	751	690
9	Small scale mixed use, local centres	496	£70,509	1,002	949	895	840	784	727	670	611	552	492	431
10	Small mixed use	2,431	£528,816	613	559	505	450	394	337	280	222	163	103	43
11	Small mixed use	2,977	£705,088	361	309	256	202	147	92	35	-	-	-	-
12	Mixed use	7,047	£1,057,632	429	380	330	279	227	175	122	68	14	-	-
13	Mixed use	14,387	£2,467,808	244	198	151	104	56	7	-	-	-	-	-
14	Mixed use incl community facility	12,181	£1,974,247	76	33	-	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,410,176	564	518	471	423	374	325	276	225	174	122	69
16	Mixed use incl leisure facility	16,187	£2,467,808	377	334	290	245	200	154	107	59	11	-	-
17	Mixed use	8,454	£1,480,685	479	430	379	328	276	224	171	117	62	7	-
18	Large mixed use (employment led)	31,775	£2,820,352	439	398	356	313	270	225	181	135	89	43	-
19	Estate regen (small infill - houses)	1,885	£705,088	1,447	1,388	1,328	1,266	1,204	1,141	1,077	1,012	946	879	811
20	Estate regen (small infill - flats)	892	£705,088	531	471	411	350	288	225	161	96	30	-	-
21	Estate regeneration (large)	18,200	£14,101,762	-	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,057,632	1,924	1,837	1,749	1,661	1,573	1,486	1,398	1,310	1,223	1,135	1,047
23	Hotels	4,260	£705,088	535	504	474	444	413	383	353	322	292	262	231
24	Commercial	500	£2,115,264	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£705,088	136	136	136	136	136	136	136	136	136	136	136
26	Residential care home (7 units)	875	£705,088	308	313	317	322	326	331	336	340	345	349	354
27	Site allocation 1	27,358	£705,088	249	213	176	138	100	61	22	-	-	-	-
28	Site allocation 2	52,708	£14,101,762	211	165	118	70	22	-	-	-	-	-	-
29	Site allocation 3	419,145	£1,057,632	122	95	67	39	10	-	-	-	-	-	-
30	Site allocation 4	150,078	£705,088	369	326	282	238	193	147	99	51	3	-	-
31	Site allocation 5	359,471	£2,115,264	170	134	98	61	22	-	-	-	-	-	-
32	Site allocation 6	77,102	£705,088	505	469	433	396	358	320	282	243	203	163	122
33	Site allocation 7	40,305	£105,763	572	522	470	418	365	311	257	201	145	89	31
34	Site allocation 8	44,562	£987,123	258	222	186	149	112	74	36	-	-	-	-
35	Site allocation 9	37,112	£4,019,002	230	193	155	116	77	37	-	-	-	-	-
36	Site allocation 10	59,441	£83,209,398	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£16,217,027	471	428	385	341	296	251	205	159	112	64	16
38	Site allocation 12	108,877	£37,228,653	138	104	69	34	-	-	-	-	-	-	-
39	Site allocation 13	23,405	£19,460,432	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£21,364,170	28	-	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£2,714,589	422	400	377	355	331	308	284	259	235	210	185
42	Site allocation 16	115,289	£1,057,632	405	370	335	300	264	228	191	153	115	76	37
43	Site allocation 17	93,370	£2,115,264	308	272	236	199	162	124	85	46	6	-	-
44	Site allocation 18	44,825	£5,922,740	110	82	53	25	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£12,658,332	379	336	291	246	201	154	107	60	11	-	-
46	Site allocation 20	188,852	£2,150,519	715	691	666	641	615	588	561	534	506	478	449
47	Site allocation 21	28,130	£3,560,695	669	624	578	531	484	435	387	337	287	236	184
48	Site allocation 22	104,548	£7,861,733	614	575	535	495	455	413	371	329	286	242	198
49	Site allocation 23	43,786	£12,021,752	125	88	50	12	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£7,262,408	386	344	301	257	213	168	122	76	29	-	-
51	Site allocation 25	225,448	£6,733,592	455	421	386	351	315	278	242	204	166	127	88
52	Site allocation 26	194,069	£2,855,607	537	503	468	433	398	362	325	288	251	213	174
53	Site allocation 27	35,028	£22,457,057	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£3,278,660	329	292	253	214	174	134	93	52	10	-	-
55	Site allocation 29	27,226	£8,672,584	458	414	369	324	279	232	186	138	90	41	-

V4

				Residual land values										
	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	£30,000	2,093	2,022	1,949	1,876	1,801	1,726	1,649	1,570	1,491	1,411	1,329
2	Small res devs (houses)	446	£50,000	2,317	2,246	2,173	2,100	2,025	1,950	1,873	1,795	1,715	1,635	1,553
3	Small res dev (flats)	446	£50,000	1,240	1,180	1,119	1,057	994	930	865	799	732	664	596
4	Small res devs (houses)	982	£100,000	2,278	2,208	2,137	2,065	1,991	1,917	1,841	1,764	1,686	1,607	1,526
5	Small res dev (flats)	982	£100,000	1,219	1,160	1,099	1,038	976	913	849	784	719	652	584
6	Small residential developments	2,231	£150,000	1,231	1,173	1,114	1,054	993	931	868	805	740	674	608
7	Residential development	4,462	£250,000	1,184	1,129	1,072	1,015	957	898	838	777	716	653	590
8	Small scale mixed use, local centres	496	£20,000	1,362	1,309	1,255	1,200	1,144	1,088	1,030	972	913	853	792
9	Small scale mixed use, local centres	496	£20,000	1,104	1,051	996	941	886	829	771	713	654	594	533
10	Small mixed use	2,431	£150,000	768	715	661	606	550	493	436	378	319	259	198
11	Small mixed use	2,977	£200,000	531	478	425	371	317	261	205	148	90	32	-
12	Mixed use	7,047	£300,000	537	487	437	386	335	282	229	176	121	66	10
13	Mixed use	14,387	£700,000	367	321	274	227	179	130	81	31	-	-	-
14	Mixed use incl community facility	12,181	£586,000	192	149	104	59	13	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£400,000	728	682	635	587	539	490	440	389	338	286	233
16	Mixed use incl leisure facility	16,187	£700,000	486	443	399	354	309	263	216	169	121	72	23
17	Mixed use	8,454	£420,000	605	555	505	454	402	349	296	242	188	132	76
18	Large mixed use (employment led)	31,775	£800,000	503	462	420	377	333	289	244	199	153	106	59
19	Estate regen (small infill - houses)	1,885	£200,000	1,715	1,656	1,596	1,534	1,472	1,409	1,345	1,280	1,214	1,147	1,079
20	Estate regen (small infill - flats)	892	£200,000	1,097	1,037	977	916	854	791	727	662	596	530	462
21	Estate regeneration (large)	18,200	£4,600,000	519	468	416	363	310	255	200	144	88	30	-
22	Student housing	3,550	£300,000	2,136	2,050	1,962	1,875	1,787	1,699	1,611	1,524	1,436	1,348	1,261
23	Hotels	4,260	£200,000	653	623	593	562	532	502	471	441	411	380	350
24	Commercial	500	£600,000	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£200,000	338	338	338	338	338	338	338	338	338	338	338
26	Residential care home (7 units)	875	£200,000	886	890	895	899	904	908	913	917	922	927	931
27	Site allocation 1	27,358	£200,000	268	231	194	156	118	80	41	1	-	-	-
28	Site allocation 2	52,708	£4,600,000	403	357	310	262	214	164	115	64	13	-	-
29	Site allocation 3	419,145	£300,000	124	97	69	41	12	-	-	-	-	-	-
30	Site allocation 4	150,078	£200,000	373	330	286	241	196	150	103	55	6	-	-
31	Site allocation 5	359,471	£600,000	174	139	102	65	26	-	-	-	-	-	-
32	Site allocation 6	77,102	£200,000	511	476	439	402	365	327	288	249	209	169	129
33	Site allocation 7	40,305	£30,000	574	524	472	420	367	313	259	203	147	90	33
34	Site allocation 8	44,562	£200,000	274	238	202	165	128	90	52	13	-	-	-
35	Site allocation 9	37,112	£1,140,000	308	270	232	194	154	114	74	33	-	-	-
36	Site allocation 10	59,441	£23,600,000	175	136	96	55	14	-	-	-	-	-	-
37	Site allocation 11	42,628	£4,600,000	743	700	657	613	569	524	478	432	384	337	288
38	Site allocation 12	108,877	£10,560,000	383	349	314	279	243	207	170	133	95	56	18
39	Site allocation 13	23,405	£5,526,000	531	479	426	373	319	264	208	152	94	36	-
40	Site allocation 14	30,423	£6,060,000	531	481	431	381	329	277	224	170	116	61	5
41	Site allocation 15	69,173	£770,000	451	428	406	383	359	336	312	288	263	238	213
42	Site allocation 16	115,289	£300,000	411	377	342	307	271	234	197	160	122	83	44
43	Site allocation 17	93,370	£600,000	324	288	252	215	178	140	101	62	22	-	-
44	Site allocation 18	44,825	£1,680,000	204	176	148	119	90	61	31	0	-	-	-
45	Site allocation 19	31,915	£3,590,000	664	620	575	530	485	438	391	344	296	247	197
46	Site allocation 20	188,852	£610,000	724	699	675	649	623	597	569	542	514	486	457
47	Site allocation 21	28,130	£1,010,000	760	715	669	622	574	526	477	428	378	327	275
48	Site allocation 22	104,548	£2,230,000	668	629	589	549	508	467	425	383	339	296	251
49	Site allocation 23	43,786	£3,410,000	322	285	247	209	171	131	92	52	11	-	-
50	Site allocation 24	29,574	£2,060,000	562	520	477	433	389	344	298	252	205	157	109
51	Site allocation 25	225,448	£1,910,000	477	442	408	372	336	300	263	225	187	149	109
52	Site allocation 26	194,069	£810,000	547	513	479	444	408	372	336	299	261	223	185
53	Site allocation 27	35,028	£6,370,000	268	230	191	152	112	71	30	-	-	-	-
54	Site allocation 28	30,321	£930,000	407	369	331	291	252	212	171	130	88	45	2
55	Site allocation 29	27,226	£2,460,000	686	642	598	553	507	461	414	366	318	269	219

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

WISHAM CIL | Sales value £7,024 psm | AH tenure | Rented 70% | SO 30% | First Hms 0%

V 1									Residual land values					
	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	£171,861	624	548	470	391	311	230	147	63	-	-	-
2	Small res devs (houses)	446	£286,435	1,908	1,832	1,754	1,675	1,595	1,514	1,431	1,347	1,262	1,176	1,088
3	Small res dev (flats)	446	£286,435	810	746	680	613	546	477	408	337	265	193	119
4	Small res devs (houses)	982	£572,869	1,915	1,840	1,764	1,686	1,607	1,527	1,446	1,363	1,280	1,195	1,108
5	Small res dev (flats)	982	£572,869	835	772	707	641	575	507	439	369	299	227	155
6	Small residential developments	2,231	£859,304	1,011	948	885	820	755	688	621	553	483	413	341
7	Residential development	4,462	£1,432,173	1,014	954	894	832	770	706	642	576	510	443	375
8	Small scale mixed use, local centres	496	£114,574	1,260	1,203	1,145	1,086	1,026	965	904	841	778	713	648
9	Small scale mixed use, local centres	496	£114,574	1,001	944	886	827	767	707	645	583	519	455	390
10	Small mixed use	2,431	£859,304	561	504	446	387	327	267	205	143	80	16	-
11	Small mixed use	2,977	£1,145,738	295	240	183	125	67	7	-	-	-	-	-
12	Mixed use	7,047	£1,718,607	414	361	308	253	198	142	86	28	-	-	-
13	Mixed use	14,387	£4,010,084	213	164	114	63	11	-	-	-	-	-	-
14	Mixed use incl community facility	12,181	£3,208,067	45	-	-	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£2,291,476	498	448	398	347	295	242	189	135	80	24	-
16	Mixed use incl leisure facility	16,187	£4,010,084	355	309	262	214	165	116	66	15	-	-	-
17	Mixed use	8,454	£2,406,050	449	396	342	288	232	176	119	61	3	-	-
18	Large mixed use (employment led)	31,775	£4,582,953	457	412	367	321	274	227	179	130	80	30	-
19	Estate regen (small infill - houses)	1,885	£1,145,738	1,314	1,251	1,186	1,120	1,053	986	917	847	776	704	632
20	Estate regen (small infill - flats)	892	£1,145,738	135	71	7	-	-	-	-	-	-	-	-
21	Estate regeneration (large)	18,200	£22,914,765	-	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,718,607	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	476	443	411	378	345	313	280	248	215	183	150
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	292	253	213	173	132	91	49	6	-	-	-
28	Site allocation 2	52,708	£22,914,765	118	66	16	-	-	-	-	-	-	-	-
29	Site allocation 3	419,145	£1,718,607	163	134	105	75	44	13	-	-	-	-	-
30	Site allocation 4	150,078	£1,145,738	433	387	341	294	246	197	147	96	44	-	-
31	Site allocation 5	359,471	£3,437,215	217	180	142	103	63	21	-	-	-	-	-
32	Site allocation 6	77,102	£1,145,738	557	518	479	440	400	359	318	276	234	191	147
33	Site allocation 7	40,305	£171,861	653	599	544	488	432	374	316	256	196	136	74
34	Site allocation 8	44,562	£1,604,034	306	268	229	190	150	109	68	26	-	-	-
35	Site allocation 9	37,112	£6,538,708	226	186	145	103	61	15	-	-	-	-	-
36	Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£26,351,979	305	259	213	166	118	69	20	-	-	-	-
38	Site allocation 12	108,077	£60,494,979	-	-	-	-	-	-	-	-	-	-	-
39	Site allocation 13	23,405	£31,622,375	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£34,715,069	-	-	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£4,411,092	449	424	399	374	348	323	298	269	242	215	187
42	Site allocation 16	115,289	£1,718,607	457	420	382	345	306	267	227	187	146	105	63
43	Site allocation 17	93,370	£3,437,215	355	317	278	238	198	157	116	74	31	-	-
44	Site allocation 18	44,825	£9,624,201	72	42	11	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£20,566,001	206	159	112	63	14	-	-	-	-	-	-
46	Site allocation 20	188,852	£3,494,502	745	719	693	665	638	609	581	551	522	492	461
47	Site allocation 21	28,130	£5,785,978	668	619	569	519	468	416	364	311	257	202	147
48	Site allocation 22	104,548	£12,774,981	635	593	550	507	463	419	374	328	282	235	187
49	Site allocation 23	43,786	£19,534,837	16	-	-	-	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£11,801,104	303	258	211	164	117	69	20	-	-	-	-
51	Site allocation 25	225,448	£10,941,800	494	457	420	382	344	305	265	225	184	143	101
52	Site allocation 26	194,069	£4,640,240	584	548	511	474	436	397	358	318	278	237	196
53	Site allocation 27	35,028	£56,491,763	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£5,327,683	326	286	244	203	160	117	73	29	-	-	-
55	Site allocation 29	27,226	£14,092,580	333	286	238	190	141	91	41	-	-	-	-

V2									Residual land values					
	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	£133,940	1,049	973	895	816	736	655	572	488	403	317	229
2	Small res devs (houses)	446	£223,233	2,049	1,973	1,896	1,817	1,737	1,655	1,573	1,489	1,404	1,317	1,229
3	Small res dev (flats)	446	£223,233	952	887	822	755	687	619	549	479	407	334	261
4	Small res devs (houses)	982	£446,466	2,044	1,969	1,893	1,815	1,736	1,656	1,575	1,492	1,408	1,323	1,237
5	Small res dev (flats)	982	£446,466	964	900	836	770	704	636	568	498	428	356	284
6	Small residential developments	2,231	£669,699	1,096	1,033	970	905	840	773	706	638	568	498	426
7	Residential development	4,462	£1,116,165	1,085	1,025	965	903	841	777	713	647	581	514	445
8	Small scale mixed use, local centres	496	£89,293	1,311	1,254	1,196	1,137	1,077	1,016	955	892	829	764	699
9	Small scale mixed use, local centres	496	£89,293	1,052	995	937	878	818	758	696	634	570	506	441
10	Small mixed use	2,431	£669,699	639	581	524	465	405	345	283	221	158	94	29
11	Small mixed use	2,977	£892,932	380	324	268	210	152	92	32	-	-	-	-
12	Mixed use	7,047	£1,339,398	468	415	362	307	252	196	139	82	24	-	-
13	Mixed use	14,387	£3,125,262	275	225	175	124	73	21	-	-	-	-	-
14	Mixed use incl community facility	12,181	£2,500,210	103	57	9	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,785,864	580	531	480	429	377	324	271	217	162	106	50
16	Mixed use incl leisure facility	16,187	£3,125,262	410	364	316	269	220	171	121	70	18	-	-
17	Mixed use	8,454	£1,875,157	512	459	405	351	295	239	182	124	66	6	-
18	Large mixed use (employment led)	31,775	£3,571,728	489	444	399	353	306	259	211	162	112	62	11
19	Estate regen (small infill - houses)	1,885	£892,932	1,448	1,385	1,320	1,254	1,188	1,120	1,051	981	910	839	766
20	Estate regen (small infill - flats)	892	£892,932	418	355	290	225	158	90	22	-	-	-	-
21	Estate regeneration (large)	18,200	£17,858,641	-	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,339,398	1,845	1,757	1,669	1,582	1,494	1,406	1,319	1,231	1,143	1,056	968
23	Hotels	4,260	£892,932	535	502	470	437	405	372	340	307	275	242	210
24	Commercial	500	£2,678,796	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£892,932	60	60	60	60	60	60	60	60	60	60	60
26	Residential care home (7 units)	875	£892,932	155	160	165	170	175	180	185	190	195	200	205
27	Site allocation 1	27,358	£892,932	301	262	222	182	141	100	58	16	-	-	-
28	Site allocation 2	52,708	£17,858,641	211	162	112	61	10	-	-	-	-	-	-
29	Site allocation 3	419,145	£1,339,398	164	135	106	76	45	14	-	-	-	-	-
30	Site allocation 4	150,078	£892,932	434	389	343	295	247	198	148	97	45	-	-
31	Site allocation 5	359,471	£2,678,796	219	182	144	105	65	24	-	-	-	-	-
32	Site allocation 6	77,102	£892,932	560	522	483	443	403	363	322	280	237	194	151
33	Site allocation 7	40,305	£133,940	654	600	545	489	433	375	317	257	197	136	75
34	Site allocation 8	44,562	£1,250,105	314	276	237	198	158	117	76	34	-	-	-
35	Site allocation 9	37,112	£5,089,713	265	224	184	142	100	58	14	-	-	-	-
36	Site allocation 10	59,441	£105,365,980	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£20,537,437	441	395	349	302	254	206	157	107	56	5	-
38	Site allocation 12	108,077	£47,146,811	105	68	31	-	-	-	-	-	-	-	-
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	463	438	413	388	362	336	310	283	256	229	201
42	Site allocation 16	115,289	£1,339,398	460	423	386	348	309	270	231	190	150	108	66
43	Site allocation 17	93,370	£2,678,796	363	325	286	246	206	165	124	82	39	-	-
44	Site allocation 18	44,825	£7,500,629	119	89	59	28	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£16,028,130	348	301	254	205	156	107	56	5	-	-	-
46	Site allocation 20	188,852	£2,723,443	749	723	697	670	642	613	585	555	526	496	466
47	Site allocation 21	28,130	£4,509,307	713	664	615	565	514	462	409	356	302	247	192
48	Site allocation 22	104,548	£9,956,192	662	620	577	534	490	446	401	355	309	262	214
49	Site allocation 23	43,786	£15,224,491	115	75	35	-	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£9,197,200	391	346	299	252	205	157	108	58	8	-	-
51	Site allocation 25	225,448	£8,527,501	504	468	431	393	354	315	276	236	195	153	111
52	Site allocation 26	194,069	£3,616,375	590	553	516	479	441	402	363	324	283	243	201
53	Site allocation 27	35,028	£28,439,885	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£4,152,134	365	324	283	241	199	156	112	68	23	-	-
55	Site allocation 29	27,226	£10,983,064	447	400	353	304	255	205	155	104	52	-	-

V3									Residual land values					
	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	£105,763	1,365	1,288	1,211	1,132	1,052	971	888	804	719	632	545
2	Small res devs (houses)	446	£176,272	2,155	2,078	2,001	1,922	1,842	1,761	1,678	1,594	1,509	1,422	1,335
3	Small res dev (flats)	446	£176,272	1,057	992	927	860	793	724	654	584	512	439	366
4	Small res devs (houses)	982	£352,544	2,140	2,065	1,988	1,911	1,832	1,752	1,670	1,588	1,504	1,419	1,333
5	Small res dev (flats)	982	£352,544	1,060	996	931	866	799	732	663	594	523	452	379
6	Small residential developments	2,231	£528,816	1,159	1,096	1,033	968	903	836	769	701	631	561	490
7	Residential development	4,462	£881,360	1,138	1,078	1,017	956	893	830	765	700	634	566	498
8	Small scale mixed use, local centres	496	£70,509	1,349	1,292	1,234	1,175	1,115	1,054	992	930	867	802	737
9	Small scale mixed use, local centres	496	£70,509	1,090	1,033	975	916	856	796	734	671	608	544	479
10	Small mixed use	2,431	£528,816	697	639	581	523	463	403	341	279	216	152	87
11	Small mixed use	2,977	£705,088	443	388	331	273	215	155	95	34	-	-	-
12	Mixed use	7,047	£1,057,632	508	455	402	347	292	236	179	122	64	5	-
13	Mixed use	14,387	£2,467,808	320	271	221	170	119	66	14	-	-	-	-
14	Mixed use incl community facility	12,181	£1,974,247	146	100	52	4	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,410,176	641	592	541	490	438	385	332	278	223	167	111
16	Mixed use incl leisure facility	16,187	£2,467,808	451	404	357	309	261	211	161	110	59	6	-
17	Mixed use	8,454	£1,480,835	559	506	452	397	342	286	229	171	112	53	-
18	Large mixed use (employment led)	31,775	£2,820,352	512	466	422	376	330	282	234	185	136	86	20
19	Estate regen (small infill - houses)	1,885	£705,088	1,548	1,484	1,420	1,354	1,287	1,220	1,151	1,081	1,010	938	865
20	Estate regen (small infill - flats)	892	£705,088	629	565	501	435	368	301	232	163	92	21	-
21	Estate regeneration (large)	18,200	£14,101,762	52	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,057,632	1,924	1,837	1,749	1,661	1,573	1,486	1,398	1,310	1,223	1,135	1,047
23	Hotels	4,260	£705,088	579	547	514	481	449	416	384	351	319	286	254
24	Commercial	500	£2,115,264	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£705,088	136	136	136	136	136	136	136	136	136	136	136
26	Residential care home (7 units)	875	£705,088	370	375	380	385	390	395	400	405	410	415	420
27	Site allocation 1	27,358	£705,088	308	269	229	189	148	107	65	23	-	-	-
28	Site allocation 2	52,708	£14,101,762	282	233	183	133	81	28	-	-	-	-	-
29	Site allocation 3	419,145	£1,057,632	165	136	106	77	46	15	-	-	-	-	-
30	Site allocation 4	150,078	£705,088	436	390	344	296	248	200	150	99	47	-	-
31	Site allocation 5	359,471	£2,115,264	220	184	146	107	67	25	-	-	-	-	-
32	Site allocation 6	77,102	£705,088	562	524	485	446	405	365	324	282	240	197	153
33	Site allocation 7	40,305	£105,763	655	601	546	490	433	376	317	258	198	137	75
34	Site allocation 8	44,562	£987,123	320	282	243	203	164	123	82	40	-	-	-
35	Site allocation 9	37,112	£4,019,002	294	253	212	171	129	86	43	-	-	-	-
36	Site allocation 10	59,441	£83,206,396	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£16,217,027	543	497	450	403	355	307	258	208	158	106	54
38	Site allocation 12	108,077	£37,226,653	196	159	122	84	46	7	-	-	-	-	-
39	Site allocation 13	23,405	£19,460,432	23	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£21,364,170	112	59	5	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£2,714,589	473	449	424	398	373	347	321	294	267	239	212
42	Site allocation 16	115,289	£1,057,632	462	426	388	350	312	273	233	193	152	111	69
43	Site allocation 17	93,370	£2,115,264	369	331	292	252	212	172	130	88	45	2	-
44	Site allocation 18	44,825	£5,922,740	154	124	94	63	32	0	-	-	-	-	-
45	Site allocation 19	31,915	£12,695,332	454	407	359	311	262	212	162	111	59	6	-
46	Site allocation 20	188,852	£2,150,519	752	726	700	673	645	617	588	559	529	499	469
47	Site allocation 21	28,130	£3,560,695	747	698	649	598	547	496	443	390	336	281	226
48	Site allocation 22	104,548	£7,861,733	682	640	597	554	510	466	421	375	329	282	234
49	Site allocation 23	43,786	£12,021,752	185	148	108	67	26	-	-	-	-	-	-
50	Site allocation 24	29,574	£7,262,450	457	411	365	318	270	222	173	124	73	22	-
51	Site allocation 25	225,448	£6,733,592	512	476	439	401	362	323	284	244	203	161	119
52	Site allocation 26	194,069	£2,855,607	593	557	520	483	445	406	367	328	287	246	205
53	Site allocation 27	35,028	£22,457,057	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£3,276,669	394	353	312	270	228	185	141	96	51	6	-
55	Site allocation 29	27,226	£8,672,584	532	485	437	389	340	290	240	189	137	84	31

V4									Residual land values					
	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	£30,000	2,214	2,137	2,060	1,981	1,901	1,819	1,737	1,653	1,568	1,481	1,394
2	Small res devs (houses)	446	£50,000	2,438	2,361	2,284	2,205	2,125	2,043	1,961	1,877	1,792	1,705	1,618
3	Small res dev (flats)	446	£50,000	1,340	1,275	1,210	1,143	1,076	1,007	937	867	795	722	648
4	Small res devs (houses)	982	£100,000	2,397	2,322	2,246	2,168	2,089	2,009	1,928	1,845	1,761	1,676	1,590
5	Small res dev (flats)	982	£100,000	1,317	1,253	1,189	1,123	1,057	989	921	851	781	709	637
6	Small residential developments	2,231	£150,000	1,329	1,266	1,203	1,138	1,073	1,006	939	870	801	731	659
7	Residential development	4,462	£250,000	1,279	1,219	1,159	1,097	1,035	971	907	841	775	708	640
8	Small scale mixed use, local centres	496	£20,000	1,451	1,393	1,335	1,276	1,217	1,156	1,094	1,032	969	904	839
9	Small scale mixed use, local centres	496	£20,000	1,192	1,135	1,077	1,018	958	897	836	773	710	645	580
10	Small mixed use	2,431	£150,000	852	795	737	678	619	558	497	435	372	308	243
11	Small mixed use	2,977	£200,000	613	557	500	443	384	325	265	204	142	80	16
12	Mixed use	7,047	£300,000	615	563	509	455	400	344	287	229	171	112	52
13	Mixed use	14,387	£700,000	443	394	344	293	242	189	136	83	28	-	-
14	Mixed use incl community facility	12,181	£500,000	262	216	169	121	71	22	-	-	-	-	-
15	Mixed use incl health facility	6,155	£400,000	805	756	705	654	602	550	496	442	387	331	275
16	Mixed use incl leisure facility	16,187	£700,000	560	513	466	418	370	321	270	219	168	115	62
17	Mixed use	8,454	£420,000	684	631	577	523	467	411	354	296	238	178	118
18	Large mixed use (employment led)	31,775	£800,000	576	531	486	440	393	346	298	249	199	149	98
19	Estate regen (small infill - houses)	1,885	£200,000	1,816	1,752	1,688	1,622	1,555	1,487	1,419	1,349	1,278	1,206	1,133
20	Estate regen (small infill - flats)	892	£200,000	1,195	1,131	1,066	1,001	934	867	798	729	658	587	514
21	Estate regeneration (large)	18,200	£4,000,000	607	552	496	439	382	323	264	204	143	81	19
22	Student housing	3,550	£300,000	2,136	2,050	1,962	1,875	1,787	1,699	1,611	1,524	1,436	1,348	1,261
23	Hotels	4,260	£200,000	698	665	633	600	567	535	502	470	437	405	372
24	Commercial	500	£600,000	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£200,000	336	336	336	336	336	336	336	336	336	336	336
26	Residential care home (7 units)	875	£200,000	947	952	957	962	967	972	977	982	987	992	997
27	Site allocation 1	27,358	£200,000	326	287	248	207	167	125	83	41	-	-	-
28	Site allocation 2	52,708	£4,000,000	474	425	375	324	273	220	167	113	58	3	-
29	Site allocation 3	419,145	£300,000	167	138	108	78	48	17	-	-	-	-	-
30	Site allocation 4	150,078	£200,000	439	393	347	300	252	203	153	102	50	-	-
31	Site allocation 5	359,471	£600,000	224	188	150	111	71	29	-	-	-	-	-
32	Site allocation 6	77,102	£200,000	569	531	492	452	412	372	331	289	246	203	160
33	Site allocation 7	40,305	£30,000	657	602	546	492	435	378	319	260	200	139	77
34	Site allocation 8	44,562	£280,000	336	298	259	219	179	139	98	56	13	-	-
35	Site allocation 9	37,112	£1,140,000	371	331	290	249	207	164	121	77	32	-	-
36	Site allocation 10	59,441	£23,600,000	244	201	158	114	70	25	-	-	-	-	-
37	Site allocation 11	42,628	£4,600,000	815	769	723	676	628	580	530	481	430	379	327
38	Site allocation 12	108,077	£10,560,000	441	404	367	329	291	252	212	172	132	90	49
39	Site allocation 13	23,405	£5,520,000	619	563	507	449	391	332	272	212	150	88	25
40	Site allocation 14	30,423	£6,060,000	615	562	508	454	399	342	285	228	169	110	50
41	Site allocation 15	69,173	£770,000	501	477	452	427	401	375	349	322	295	268	240
42	Site allocation 16	115,289	£300,000	466	432	395	357	318	279	240	199	158	117	75
43	Site allocation 17	93,370	£600,000	385	347	308	269	229	188	146	104	62	18	-
44	Site allocation 18	44,825	£1,680,000	249	219	189	158	127	95	63	30	-	-	-
45	Site allocation 19	31,915	£3,600,000	736	691	643	595	546	496	446	395	343	290	237
46	Site allocation 20	188,852	£610,000	760	734	708	681	653	625	596	567	537	507	477
47	Site allocation 21	28,130	£1,010,000	838	789	739	689	638	586	534	480	427	372	316
48	Site allocation 22	104,548	£2,230,000	736	694	651	608	564	520	475	429	383	336	288
49	Site allocation 23	43,786	£3,410,000	384	345	305	264	222	180	138	94	51	6	-
50	Site allocation 24	29,574	£2,060,000	632	587	541	494	446	398	349	299	249	198	147
51	Site allocation 25	225,448	£1,910,000	534	497	460	422	384	345	305	265	224	183	141
52	Site allocation 26	194,069	£810,000	604	568	531	493	455	417	378	338	298	257	216
53	Site allocation 27	35,028	£6,370,000	333	292	250	208	165	121	77	32	-	-	-
54	Site allocation 28	30,321	£930,000	471	431	389	348	305	262	218	174	129	83	37
55	Site allocation 29	27,226	£2,460,000	760	713	666	617	568	518	468	417	365	312	259

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

NISHAM CIL   Sales value £7,212 psm   AH tenure   Rented 70%   SO 30%   Frst Hms 0%

V1								Residual land values						
	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	£171,861	745	663	581	496	411	324	235	146	55	-	-
2	Small res devs (houses)	446	£286,435	2,029	1,947	1,864	1,780	1,694	1,607	1,519	1,429	1,338	1,246	1,152
3	Small res dev (flats)	446	£286,435	910	841	771	700	628	554	480	405	328	251	172
4	Small res devs (houses)	982	£572,869	2,034	1,954	1,872	1,789	1,705	1,620	1,533	1,444	1,355	1,264	1,172
5	Small res dev (flats)	982	£572,869	933	865	796	726	655	583	510	436	361	285	207
6	Small residential developments	2,231	£859,304	1,107	1,040	973	904	834	763	691	618	544	469	393
7	Residential development	4,462	£1,432,173	1,108	1,044	979	914	847	779	710	640	569	498	425
8	Small scale mixed use, local centres	496	£114,574	1,348	1,287	1,225	1,162	1,098	1,034	968	901	833	765	695
9	Small scale mixed use, local centres	496	£114,574	1,089	1,028	967	904	840	775	709	643	575	506	437
10	Small mixed use	2,431	£859,304	645	584	522	460	396	332	266	200	133	65	-
11	Small mixed use	2,977	£1,145,738	378	318	258	197	134	71	7	-	-	-	-
12	Mixed use	7,047	£1,718,607	493	437	380	322	263	204	143	82	20	-	-
13	Mixed use	14,387	£4,010,084	289	237	184	129	74	19	-	-	-	-	-
14	Mixed use incl community facility	12,181	£3,208,067	115	65	15	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£2,291,476	576	523	469	414	359	302	245	187	129	69	9
16	Mixed use incl leisure facility	16,187	£4,010,084	429	379	329	278	226	173	120	66	11	-	-
17	Mixed use	8,454	£2,406,050	526	472	415	357	298	238	177	116	53	-	-
18	Large mixed use (employment led)	31,775	£4,582,953	529	482	433	384	334	283	232	180	127	73	18
19	Estate regen (small infill - houses)	1,885	£1,145,738	1,415	1,347	1,278	1,208	1,136	1,064	991	916	840	763	686
20	Estate regen (small infill - flats)	892	£1,145,738	233	165	96	26	-	-	-	-	-	-	-
21	Estate regeneration (large)	18,200	£22,914,765	-	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,718,607	1,738	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	520	485	451	416	381	346	312	277	242	207	173
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	350	309	267	224	180	136	92	46	1	-	-
28	Site allocation 2	52,708	£22,914,765	188	134	81	27	-	-	-	-	-	-	-
29	Site allocation 3	419,145	£1,718,607	206	175	144	112	80	47	14	-	-	-	-
30	Site allocation 4	150,078	£1,145,738	499	451	402	352	301	249	196	143	87	31	-
31	Site allocation 5	359,471	£3,437,215	266	228	189	149	107	63	19	-	-	-	-
32	Site allocation 6	77,102	£1,145,738	614	573	532	490	447	404	360	316	271	225	179
33	Site allocation 7	40,305	£171,861	735	678	619	560	500	438	376	313	249	184	118
34	Site allocation 8	44,562	£1,604,034	368	327	286	244	201	157	113	69	23	-	-
35	Site allocation 9	37,112	£8,530,788	289	246	203	158	113	68	22	-	-	-	-
36	Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£26,351,979	377	328	278	228	177	125	73	19	-	-	-
38	Site allocation 12	108,877	£60,494,979	39	0	-	-	-	-	-	-	-	-	-
39	Site allocation 13	23,405	£31,622,375	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£34,715,869	-	-	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£4,411,092	499	472	445	418	390	361	333	304	274	244	214
42	Site allocation 16	115,289	£1,718,607	514	475	435	395	354	312	270	227	183	139	94
43	Site allocation 17	93,370	£3,437,215	416	375	333	291	248	205	161	116	70	24	-
44	Site allocation 18	44,825	£9,624,201	116	84	52	19	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£20,568,001	281	230	180	128	75	22	-	-	-	-	-
46	Site allocation 20	188,852	£3,494,502	781	754	726	697	668	638	607	576	545	513	481
47	Site allocation 21	28,130	£5,705,976	745	693	640	586	532	476	420	363	306	247	186
48	Site allocation 22	104,548	£12,774,981	702	658	612	566	519	471	423	374	325	274	223
49	Site allocation 23	43,786	£19,534,837	79	37	-	-	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£11,801,104	373	325	275	225	174	123	71	18	-	-	-
51	Site allocation 25	225,448	£10,941,800	550	511	471	431	390	349	307	264	221	177	132
52	Site allocation 26	194,069	£4,640,240	641	602	563	523	482	441	399	357	314	271	227
53	Site allocation 27	35,028	£38,491,763	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£5,327,683	390	347	303	258	213	167	121	73	25	-	-
55	Site allocation 29	27,226	£14,092,580	407	357	306	255	202	149	95	40	-	-	-

V2								Residual land values						
	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	£133,940	1,170	1,088	1,005	921	836	749	660	571	480	387	294
2	Small res devs (houses)	446	£223,233	2,170	2,089	2,006	1,922	1,836	1,749	1,661	1,571	1,480	1,388	1,294
3	Small res dev (flats)	446	£223,233	1,051	982	912	841	769	696	622	546	470	392	314
4	Small res devs (houses)	982	£446,466	2,163	2,083	2,001	1,918	1,834	1,748	1,661	1,573	1,484	1,393	1,301
5	Small res dev (flats)	982	£446,466	1,062	994	925	855	784	712	639	565	490	413	336
6	Small residential developments	2,231	£669,699	1,192	1,125	1,058	989	919	848	776	703	629	554	478
7	Residential development	4,462	£1,116,165	1,179	1,115	1,050	984	918	850	781	711	640	568	496
8	Small scale mixed use, local centres	496	£89,293	1,399	1,338	1,276	1,213	1,149	1,085	1,019	952	884	816	746
9	Small scale mixed use, local centres	496	£89,293	1,140	1,079	1,017	955	891	826	760	694	626	557	488
10	Small mixed use	2,431	£669,699	723	662	600	538	474	410	344	278	211	143	74
11	Small mixed use	2,977	£892,932	463	403	343	281	219	156	92	27	-	-	-
12	Mixed use	7,047	£1,339,398	547	491	434	376	317	257	197	136	74	11	-
13	Mixed use	14,387	£3,125,262	351	298	245	191	136	80	24	-	-	-	-
14	Mixed use incl community facility	12,181	£2,500,210	173	123	73	22	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,785,864	658	605	551	496	441	385	327	270	211	151	91
16	Mixed use incl leisure facility	16,187	£3,125,262	484	434	384	333	281	228	175	120	65	9	-
17	Mixed use	8,454	£1,875,157	592	535	478	420	361	301	240	178	116	53	-
18	Large mixed use (employment led)	31,775	£3,571,728	561	514	465	416	366	315	264	212	159	105	50
19	Estate regen (small infill - houses)	1,885	£892,932	1,549	1,481	1,412	1,342	1,271	1,198	1,125	1,050	974	898	820
20	Estate regen (small infill - flats)	892	£892,932	516	448	379	309	238	166	93	19	-	-	-
21	Estate regeneration (large)	18,200	£17,858,641	-	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,339,398	1,845	1,757	1,669	1,582	1,494	1,406	1,319	1,231	1,143	1,056	968
23	Hotels	4,260	£892,932	579	545	510	475	440	406	371	336	301	267	232
24	Commercial	500	£2,678,796	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£892,932	60	60	60	60	60	60	60	60	60	60	60
26	Residential care home (7 units)	875	£892,932	217	222	228	233	239	244	249	255	260	265	271
27	Site allocation 1	27,358	£892,932	360	318	276	233	190	145	101	56	10	-	-
28	Site allocation 2	52,708	£17,858,641	282	230	177	123	68	13	-	-	-	-	-
29	Site allocation 3	419,145	£1,339,398	207	176	145	113	81	48	15	-	-	-	-
30	Site allocation 4	150,078	£892,932	501	452	403	353	303	251	198	144	89	33	-
31	Site allocation 5	359,471	£2,678,796	269	230	191	151	109	65	21	-	-	-	-
32	Site allocation 6	77,102	£892,932	617	577	535	493	451	407	364	319	274	228	182
33	Site allocation 7	40,305	£133,940	738	679	620	561	500	439	377	314	250	185	119
34	Site allocation 8	44,562	£1,250,105	376	335	294	252	209	165	121	77	31	-	-
35	Site allocation 9	37,112	£5,009,713	328	285	241	197	152	107	61	14	-	-	-
36	Site allocation 10	59,441	£105,365,980	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£20,537,437	513	464	415	364	313	261	209	156	102	47	-
38	Site allocation 12	108,877	£47,146,811	162	123	83	43	2	-	-	-	-	-	-
39	Site allocation 13	23,405	£24,644,924	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£27,055,841	9	-	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£3,437,788	513	486	459	432	404	375	347	318	288	258	228
42	Site allocation 16	115,289	£1,339,398	517	478	438	398	357	315	273	230	187	142	98
43	Site allocation 17	93,370	£2,678,796	424	383	341	299	256	213	169	124	79	32	-
44	Site allocation 18	44,825	£7,500,629	183	131	99	66	33	-	-	-	-	-	-
45	Site allocation 19	31,915	£16,028,130	423	373	322	270	218	164	110	56	0	-	-
46	Site allocation 20	188,852	£2,723,443	785	758	730	701	672	642	611	580	549	517	485
47	Site allocation 21	28,130	£4,509,307	791	739	686	632	577	522	466	409	351	293	233
48	Site allocation 22	104,548	£9,956,192	729	684	639	593	546	498	450	401	351	301	250
49	Site allocation 23	43,786	£15,224,491	178	135	92	48	4	-	-	-	-	-	-
50	Site allocation 24	29,574	£9,197,200	461	413	363	313	262	211	159	106	52	-	-
51	Site allocation 25	225,448	£8,527,501	561	522	482	442	401	360	318	275	231	187	143
52	Site allocation 26	194,069	£3,616,375	646	608	568	528	488	446	405	362	320	276	232
53	Site allocation 27	35,028	£28,439,885	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£4,152,134	429	386	342	297	252	206	159	112	64	15	-
55	Site allocation 29	27,226	£10,983,064	522	471	421	369	316	263	209	155	99	43	-

V3								Residual land values						
	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	£105,763	1,486	1,404	1,321	1,237	1,151	1,064	976	886	795	703	609
2	Small res devs (houses)	446	£176,272	2,276	2,194	2,111	2,027	1,941	1,854	1,766	1,676	1,585	1,493	1,399
3	Small res dev (flats)	446	£176,272	1,157	1,088	1,018	947	874	801	727	652	575	498	419
4	Small res devs (houses)	982	£352,544	2,259	2,178	2,097	2,014	1,930	1,844	1,757	1,669	1,579	1,488	1,396
5	Small res dev (flats)	982	£352,544	1,157	1,090	1,021	951	880	808	735	661	585	509	432
6	Small residential developments	2,231	£528,816	1,255	1,189	1,121	1,052	982	911	839	766	692	617	541
7	Residential development	4,462	£881,360	1,232	1,168	1,103	1,037	970	902	834	764	693	621	548
8	Small scale mixed use, local centres	496	£70,509	1,437	1,376	1,314	1,251	1,187	1,122	1,057	990	922	854	784
9	Small scale mixed use, local centres	496	£70,509	1,178	1,117	1,055	992	929	864	798	731	664	595	526
10	Small mixed use	2,431	£528,816	781	720	658	596	532	468	402	336	269	201	132
11	Small mixed use	2,977	£705,088	526	466	406	345	282	219	155	90	25	-	-
12	Mixed use	7,047	£1,057,632	587	531	474	416	357	297	237	176	114	51	-
13	Mixed use	14,387	£2,467,808	396	344	291	237	182	126	69	12	-	-	-
14	Mixed use incl community facility	12,181	£1,974,247	216	167	116	65	13	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,410,176	719	666	612	557	502	446	388	331	272	212	152
16	Mixed use incl leisure facility	16,187	£2,467,808	524	475	424	373	321	269	215	161	106	50	-
17	Mixed use	8,454	£1,480,685	638	582	524	466	407	347	287	225	163	100	35
18	Large mixed use (employment led)	31,775	£2,820,352	585	537	489	439	389	339	287	235	182	129	74
19	Estate regen (small infill - houses)	1,885	£705,088	1,649	1,581	1,512	1,442	1,370	1,298	1,224	1,150	1,074	997	919
20	Estate regen (small infill - flats)	892	£705,088	727	659	590	520	449	377	304	230	154	78	1
21	Estate regeneration (large)	18,200	£14,101,762	139	80	21	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,057,632	1,924	1,837	1,749	1,661	1,573	1,486	1,398	1,310	1,223	1,135	1,047
23	Hotels	4,260	£705,088	624	589	554	519	484	450	415	380	345	311	276
24	Commercial	500	£2,115,264	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£705,088	136	136	136	136	136	136	136	136	136	136	136
26	Residential care home (7 units)	875	£705,088	432	437	443	448	453	459	464	469	475	480	485
27	Site allocation 1	27,358	£705,088	367	325	283	240	196	152	108	63	17	-	-
28	Site allocation 2	52,708	£14,101,762	353	301	248	194	139	84	28	-	-	-	-
29	Site allocation 3	419,145	£1,057,632	208	177	146	114	82	49	15	-	-	-	-
30	Site allocation 4	150,078	£705,088	502	454	404	355	304	252	199	145	90	34	-
31	Site allocation 5	359,471	£2,115,264	270	232	193	152	110	67	22	-	-	-	-
32	Site allocation 6	77,102	£705,088	620	579	538	496	453	410	366	322	276	231	184
33	Site allocation 7	40,305	£105,763	737	679	621	561	501	440	378	315	251	188	120
34	Site allocation 8	44,562	£987,123	382	341	300	257	215	171	127	83	37	-	-
35	Site allocation 9	37,112	£4,019,002	357	314	270	226	181	136	90	43	-	-	-
36	Site allocation 10	59,441	£83,200,398	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£16,217,027	615	566	516	466	415	363	310	257	203	148	93
38	Site allocation 12	108,877	£37,228,653	253	214	174	134	93	51	9	-	-	-	-
39	Site allocation 13	23,405	£19,460,432	112	52	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£21,364,170	196	139	82	23	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£2,714,589	523	497	470	442	414	386	357	328	299	269	238
42	Site allocation 16	115,289	£1,057,632	520	480	441	400	359	318	275	233	189	145	100
43	Site allocation 17	93,370	£2,115,264	430	389	347	305	262	219	175	130	85	38	-
44	Site allocation 18	44,825	£5,922,740	198	167	134	102	68	35	1	-	-	-	-
45	Site allocation 19	31,915	£12,656,332	529	478	427	376	323	270	216	161	106	50	-
46	Site allocation 20	188,852	£2,150,519	788	761	733	704	675	645	614	583	552	520	488
47	Site allocation 21	28,130	£3,560,695	824	772	719	665	611	556	499	443	385	326	267
48	Site allocation 22	104,548	£7,861,733	749	705	659	613	566	518	470	421	372	321	270
49	Site allocation 23	43,786	£12,021,752	251	208	165	122	77	32	-	-	-	-	-
50	Site allocation 24	29,574	£7,262,408	527	478	429	379	328	276	224	171	118	63	8
51	Site allocation 25	225,448	£6,733,592	568	530	490	450	409	368	326	283	239	195	151
52	Site allocation 26	194,069	£2,855,607	650	612	572	532	492	450	409	366	324	280	236
53	Site allocation 27	35,028	£22,457,057	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£3,278,660	458	415	371	326	281	235	188	141	93	44	-
55	Site allocation 29	27,226	£8,672,584	607	556	505	454	401	348	294	239	184	128	71

V4								Residual land values						
	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	£30,000	2,335	2,253	2,170	2,086	2,000	1,913	1,825	1,735	1,644	1,552	1,458
2	Small res devs (houses)	446	£50,000	2,559	2,477	2,394	2,310	2,224	2,137	2,049	1,959	1,868	1,776	1,682
3	Small res dev (flats)	446	£58,000	1,440	1,371	1,301	1,230	1,157	1,084	1,010	935	858	781	702
4	Small res devs (houses)	982	£100,000	2,516	2,436	2,354	2,271	2,187	2,101	2,014	1,926	1,837	1,746	1,653
5	Small res dev (flats)	982	£100,000	1,415	1,347	1,278	1,208	1,137	1,065	992	918	843	766	689
6	Small residential developments	2,231	£150,000	1,425	1,358	1,291	1,222	1,152	1,081	1,009	936	862	787	711
7	Residential development	4,462	£250,000	1,373	1,309	1,244	1,179	1,112	1,044	975	905	834	762	690
8	Small scale mixed use, local centres	496	£20,000	1,539	1,478	1,416	1,353	1,289	1,224	1,158	1,092	1,024	955	886
9	Small scale mixed use, local centres	496	£20,000	1,280	1,219	1,157	1,094	1,030	966	900	833	765	697	627
10	Small mixed use	2,431	£150,000	938	876	814	751	688	625	558	492	425	357	286
11	Small mixed use	2,977	£200,000	696	636	575	514	452	389	325	260	194	126	60
12	Mixed use	7,047	£300,000	694	638	581	523	464	405	344	283	221	158	95
13	Mixed use	14,387	£700,000	519	467	414	359	304	249	192	135	77	18	-
14	Mixed use incl community facility	12,181	£500,000	332	283	232	181	129	77	23	-	-	-	-
15	Mixed use incl health facility	6,155	£400,000	883	830	776	721	666	610	553	495	436	376	316
16	Mixed use incl leisure facility	16,187	£700,000	634	584	534	482	431	378	324	270	215	159	102
17	Mixed use	8,454	£420,000	764	707	650	592	533	473	412	351	288	225	161
18	Large mixed use (employment led)	31,775	£600,000	649	601	552	503	453	402	351	299	246	192	138
19	Estate regen (small infill - houses)	1,885	£200,000	1,917	1,849	1,780	1,709	1,638	1,566	1,492	1,416	1,342	1,266	1,187
20	Estate regen (small infill - flats)	892	£200,000	1,293	1,225	1,156	1,086	1,015	943	870	796	720	644	567
21	Estate regeneration (large)	18,200	£4,500,000	694	635	576	515	453	391	328	263	198	132	66
22	Student housing	3,550	£300,000	2,130	2,050	1,962	1,875	1,787	1,699	1,611	1,524	1,436	1,348	1,261
23	Hotels	4,260	£200,000	742	707	672	638	603	568	534	499	464	429	395
24	Commercial	500	£600,000	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£200,000	338	338	338	338	338	338	338	338	338	338	338
26	Residential care home (7 units)	875	£200,000	1,009	1,015	1,020	1,025	1,031	1,036	1,041	1,047	1,052	1,058	1,063
27	Site allocation 1	27,358	£200,000	385	343	301	258	215	171	126	81	35	-	-
28	Site allocation 2	52,708	£4,800,000	545	493	439	386	331	276	219	162	104	45	-
29	Site allocation 3	419,145	£300,000	210	179	147	116	83	51	17	-	-	-	-
30	Site allocation 4	150,078	£200,000	505	457	408	358	307	255	203	149	94	38	-
31	Site allocation 5	359,471	£800,000	274	236	197	156	115	71	27	-	-	-	-
32	Site allocation 6	77,102	£200,000	626	586	544	502	460	416	373	328	283	237	191
33	Site allocation 7	40,305	£30,000	739	681	623	563	503	442	380	317	253	188	122
34	Site allocation 8	44,562	£200,000	398	357	316	273	231	187	143	99	53	7	-
35	Site allocation 9	37,112	£1,140,000	435	391	346	304	259	213	167	120	73	24	-
36	Site allocation 10	59,441	£23,600,000	312	267	221	174	127	78	30	-	-	-	-
37	Site allocation 11	42,628	£4,600,000	887	838	789	738	687	635	583	530	476	421	365
38	Site allocation 12	108,877	£10,560,000	498	459	419	379	338	296	254	211	168	124	80
39	Site allocation 13	23,405	£5,520,000	707	648	587	526	464	401	337	272	206	139	72
40	Site allocation 14	30,423	£6,060,000	699	642	585	526	467	407	346	285	222	159	95
41	Site allocation 15	69,173	£770,000	552	525	498	470	442	414	385	356	327	297	267
42	Site allocation 16	115,289	£300,000	528	487	447	407	366	324	282	239	196	151	107
43	Site allocation 17	93,370	£500,000	446	405	364	321	279	235	191	146	101	55	8
44	Site allocation 18	44,825	£1,650,000	293	261	229	196	163	129	95	61	26	-	-
45	Site allocation 19	31,915	£3,540,000	813	762	711	660	607	554	500	445	390	334	277
46	Site allocation 20	188,852	£615,000	797	769	741	712	683	653	622	591	560	528	496
47	Site allocation 21	28,130	£1,010,000	915	863	810	756	702	646	590	533	476	417	358
48	Site allocation 22	104,548	£2,230,000	863	758	713	667	620	572	524	475	425	375	324
49	Site allocation 23	43,786	£3,410,000	447	405	362	318	274	229	183	137	90	43	-
50	Site allocation 24	29,574	£2,060,000	703	654	605	555	504	452	400	347	294	239	184
51	Site allocation 25	225,448	£1,910,000	590	551	511	471	431	389	347	304	261	217	172
52	Site allocation 26	194,069	£610,000	661	622	583	543	502	461	419	377	334	291	246
53	Site allocation 27	35,028	£8,370,000	397	353	309	264	218	171	124	76	28	-	-
54	Site allocation 28	30,321	£930,000	536	492	448	403	358	312	266	218	170	121	72
55	Site allocation 29	27,226	£2,460,000	835	785	734	682	629	576	522	468	412	356	299

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

SHAM CIL | Sales value £7,400 psm | AH tenure | Rented 70% | SO 30% | First time 0%

1	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
				Residual land values										
1	Very small residential (house)	89	£171,861	866	779	691	601	510	417	323	228	131	33	-
2	Small res devs (houses)	446	£286,435	2,150	2,063	1,975	1,885	1,794	1,701	1,607	1,512	1,415	1,317	1,217
3	Small res dev (flats)	446	£286,435	1,009	936	862	786	709	632	553	472	391	309	225
4	Small res devs (houses)	982	£572,869	2,153	2,068	1,981	1,893	1,803	1,712	1,619	1,526	1,430	1,333	1,235
5	Small res dev (flats)	982	£572,869	1,031	959	886	811	736	659	582	503	423	342	260
6	Small residential developments	2,231	£859,304	1,204	1,133	1,061	987	913	838	761	684	605	525	444
7	Residential development	4,462	£1,432,173	1,202	1,134	1,065	995	924	852	778	704	629	552	475
8	Small scale mixed use, local centres	496	£114,574	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	£114,574	1,178	1,113	1,047	980	912	843	773	703	631	558	484
10	Small mixed use	2,431	£859,304	729	664	599	532	465	397	328	258	186	114	41
11	Small mixed use	2,977	£1,145,738	460	397	333	268	202	135	67	-	-	-	-
12	Mixed use	7,047	£1,718,607	572	512	452	390	328	265	201	136	70	3	-
13	Mixed use	14,387	£4,010,084	365	309	253	196	137	78	18	-	-	-	-
14	Mixed use incl community facility	12,181	£3,208,067	185	132	79	24	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£2,291,476	653	597	539	481	422	362	302	240	178	114	50
16	Mixed use incl leisure facility	16,187	£4,010,084	503	450	396	342	287	231	174	116	58	-	-
17	Mixed use	8,454	£2,406,050	607	548	487	426	363	300	235	170	104	38	-
18	Large mixed use (employment led)	31,775	£4,582,953	602	551	500	447	394	340	285	229	173	116	58
19	Estate regen (small infill - houses)	1,885	£1,145,738	1,516	1,444	1,370	1,296	1,219	1,142	1,064	985	904	822	739
20	Estate regen (small infill - flats)	892	£1,145,738	331	259	185	111	36	-	-	-	-	-	-
21	Estate regeneration (large)	18,200	£22,914,765	-	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,718,607	1,738	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	565	528	491	454	417	380	343	306	269	232	195
24	Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£1,145,738	-	-	-	-	-	-	-	-	-	-	-
26	Residential care home (7 units)	875	£1,145,738	-	-	1	7	13	19	24	30	36	42	48
27	Site allocation 1	27,358	£1,145,738	409	365	320	275	228	182	134	86	38	-	-
28	Site allocation 2	52,708	£22,914,765	257	201	145	88	30	-	-	-	-	-	-
29	Site allocation 3	419,145	£1,718,607	249	217	183	150	115	81	45	9	-	-	-
30	Site allocation 4	150,078	£1,145,738	565	514	462	409	356	301	246	189	131	72	12
31	Site allocation 5	359,471	£3,437,215	318	276	235	193	150	105	58	10	-	-	-
32	Site allocation 6	77,102	£1,145,738	672	628	584	540	494	449	402	355	307	259	210
33	Site allocation 7	40,305	£171,861	818	756	694	631	567	502	436	370	302	233	163
34	Site allocation 8	44,562	£1,604,034	430	387	343	298	252	206	159	111	63	14	-
35	Site allocation 9	37,112	£8,538,708	353	307	260	213	166	117	68	18	-	-	-
36	Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£26,351,979	449	397	344	290	236	181	125	68	11	-	-
38	Site allocation 12	108,877	£60,494,979	96	55	12	-	-	-	-	-	-	-	-
39	Site allocation 13	23,405	£31,822,375	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£34,715,869	-	-	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£4,411,092	549	520	491	461	431	400	369	338	306	273	241
42	Site allocation 16	115,289	£1,718,607	571	530	487	444	401	357	312	266	220	173	126
43	Site allocation 17	93,370	£3,437,215	476	433	389	344	298	252	205	158	110	60	11
44	Site allocation 18	44,825	£9,624,201	159	126	92	57	22	-	-	-	-	-	-
45	Site allocation 19	31,915	£20,566,001	355	302	248	192	137	80	22	-	-	-	-
46	Site allocation 20	188,852	£3,494,502	818	789	759	728	697	666	633	601	568	534	500
47	Site allocation 21	28,130	£5,705,970	823	767	711	654	596	537	477	416	355	293	229
48	Site allocation 22	104,548	£12,774,981	770	722	674	624	574	524	472	420	367	314	259
49	Site allocation 23	43,786	£19,534,837	142	97	51	5	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£11,801,104	443	392	339	286	232	177	122	66	9	-	-
51	Site allocation 25	225,448	£10,941,800	605	564	522	480	437	393	348	303	257	210	163
52	Site allocation 26	194,069	£4,640,240	698	657	615	572	529	485	441	396	350	304	257
53	Site allocation 27	35,028	£38,491,765	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£5,327,683	455	408	362	314	266	217	168	117	66	14	-
55	Site allocation 29	27,226	£14,092,580	482	429	374	319	263	207	149	91	32	-	-

2	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
				Residual land values										
1	Very small residential (house)	89	£133,940	1,291	1,204	1,116	1,026	935	842	748	653	556	458	358
2	Small res devs (houses)	446	£223,233	2,291	2,205	2,116	2,027	1,935	1,843	1,749	1,653	1,557	1,458	1,359
3	Small res dev (flats)	446	£223,233	1,151	1,078	1,003	928	851	773	694	614	533	450	367
4	Small res devs (houses)	982	£446,466	2,282	2,197	2,110	2,021	1,932	1,841	1,748	1,654	1,559	1,462	1,364
5	Small res dev (flats)	982	£446,466	1,160	1,088	1,014	940	865	788	710	632	552	470	388
6	Small residential developments	2,231	£669,699	1,289	1,218	1,146	1,072	998	923	846	769	690	610	529
7	Residential development	4,462	£1,116,165	1,273	1,205	1,136	1,066	995	922	849	775	700	623	546
8	Small scale mixed use, local centres	496	£89,293	1,487	1,422	1,356	1,290	1,222	1,153	1,083	1,012	940	867	793
9	Small scale mixed use, local centres	496	£89,293	1,228	1,164	1,098	1,031	963	894	824	753	682	609	535
10	Small mixed use	2,431	£669,699	807	742	677	610	543	475	406	335	264	192	119
11	Small mixed use	2,977	£892,932	545	482	418	353	287	220	152	83	14	-	-
12	Mixed use	7,047	£1,339,398	626	566	506	444	382	319	254	190	124	57	-
13	Mixed use	14,387	£3,125,262	426	371	314	257	199	140	79	18	-	-	-
14	Mixed use incl community facility	12,181	£2,500,210	243	190	137	83	28	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,785,864	735	679	622	563	504	445	384	322	260	197	132
16	Mixed use incl leisure facility	16,187	£3,125,262	558	505	451	397	341	285	228	171	112	53	-
17	Mixed use	8,454	£1,875,157	670	610	550	488	426	362	298	233	166	99	31
18	Large mixed use (employment led)	31,775	£3,571,728	634	583	531	479	426	372	317	261	205	148	90
19	Estate regen (small infill - houses)	1,885	£892,932	1,650	1,578	1,504	1,429	1,353	1,276	1,198	1,119	1,038	956	874
20	Estate regen (small infill - flats)	892	£892,932	614	542	469	394	319	242	165	86	6	-	-
21	Estate regeneration (large)	18,200	£17,858,641	20	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,339,398	1,845	1,757	1,669	1,582	1,494	1,406	1,319	1,231	1,143	1,056	968
23	Hotels	4,260	£892,932	624	587	550	513	476	439	402	365	328	291	254
24	Commercial	500	£2,678,796	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£892,932	60	60	60	60	60	60	60	60	60	60	60
26	Residential care home (7 units)	875	£892,932	279	285	290	296	302	308	314	319	325	331	337
27	Site allocation 1	27,358	£892,932	418	374	329	284	238	191	144	96	47	-	-
28	Site allocation 2	52,708	£17,858,641	353	297	241	184	126	68	8	-	-	-	-
29	Site allocation 3	419,145	£1,339,398	250	218	184	150	116	82	46	10	-	-	-
30	Site allocation 4	150,078	£892,932	566	515	464	411	357	303	247	191	133	73	13
31	Site allocation 5	359,471	£2,678,796	318	278	237	196	152	107	60	13	-	-	-
32	Site allocation 6	77,102	£892,932	675	632	588	543	498	452	405	358	311	262	213
33	Site allocation 7	40,305	£133,940	819	757	695	632	568	503	437	371	303	234	164
34	Site allocation 8	44,562	£1,250,105	438	395	351	306	260	214	167	119	71	22	-
35	Site allocation 9	37,112	£5,809,713	391	346	299	252	204	156	107	57	7	-	-
36	Site allocation 10	59,441	£105,365,980	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£20,537,437	585	533	480	427	372	317	261	205	147	89	30
38	Site allocation 12	108,877	£47,146,811	219	177	135	92	49	5	-	-	-	-	-
39	Site allocation 13	23,405	£24,644,924	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£27,055,841	93	32	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£3,437,788	563	534	505	475	445	414	383	352	320	287	255
42	Site allocation 16	115,289	£1,339,398	575	533	491	448	404	360	315	270	223	176	129
43	Site allocation 17	93,370	£2,678,796	484	441	397	352	307	260	214	168	118	69	19
44	Site allocation 18	44,825	£7,500,629	207	173	139	105	70	34	-	-	-	-	-
45	Site allocation 19	31,915	£16,028,130	497	444	390	335	279	222	165	106	47	-	-
46	Site allocation 20	188,852	£2,723,443	822	793	763	732	701	670	637	605	572	538	504
47	Site allocation 21	28,130	£4,509,307	868	813	756	699	641	582	522	462	400	338	275
48	Site allocation 22	104,548	£9,956,192	797	749	701	651	601	551	499	447	394	341	288
49	Site allocation 23	43,786	£15,224,491	240	195	150	103	56	8	-	-	-	-	-
50	Site allocation 24	29,574	£9,197,200	531	480	427	374	320	265	210	154	97	39	-
51	Site allocation 25	225,448	£8,527,501	616	575	533	491	447	404	359	314	268	221	174
52	Site allocation 26	194,069	£3,616,375	703	662	620	578	534	491	446	401	356	309	263
53	Site allocation 27	35,028	£28,439,885	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£4,152,134	493	447	400	353	305	256	206	156	105	53	0
55	Site allocation 29	27,226	£10,903,064	596	543	489	433	378	321	264	205	146	86	26

3	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
				Residual land values										
1	Very small residential (house)	89	£105,763	1,607	1,520	1,431	1,342	1,251	1,158	1,064	969	872	774	674
2	Small res devs (houses)	446	£176,272	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)	446	£176,272	1,256	1,183	1,108	1,033	956	878	799	719	638	556	472
4	Small res devs (houses)	982	£352,544	2,378	2,292	2,205	2,117	2,027	1,936	1,844	1,750	1,655	1,558	1,460
5	Small res dev (flats)	982	£352,544	1,255	1,183	1,110	1,036	960	884	806	727	647	566	484
6	Small residential developments	2,231	£528,816	1,352	1,281	1,209	1,136	1,061	986	910	832	753	673	593
7	Residential development	4,462	£881,360	1,325	1,257	1,188	1,118	1,047	975	902	828	752	676	598
8	Small scale mixed use, local centres	496	£70,509	1,525	1,460	1,394	1,327	1,260	1,191	1,121	1,050	978	905	831
9	Small scale mixed use, local centres	496	£70,509	1,266	1,202	1,136	1,069	1,001	932	862	791	719	647	573
10	Small mixed use	2,431	£528,816	865	800	735	668	601	533	464	393	322	250	177
11	Small mixed use	2,977	£705,088	608	545	481	416	350	283	215	146	77	6	-
12	Mixed use	7,047	£1,057,632	666	606	546	484	422	359	294	229	164	97	29
13	Mixed use	14,387	£2,467,808	472	416	360	303	245	185	125	64	2	-	-
14	Mixed use incl community facility	12,181	£1,974,247	290	237	183	128	71	15	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,410,176	796	740	683	625	566	506	445	383	321	258	193
16	Mixed use incl leisure facility	16,187	£2,467,808	598	545	492	437	382	326	269	211	153	93	33
17	Mixed use	8,454	£1,480,685	717	657	597	535	473	409	345	279	213	146	78
18	Large mixed use (employment led)	31,775	£2,820,352	658	607	555	502	449	395	340	285	229	171	113
19	Estate regen (small infill - houses)	1,885	£705,088	1,750	1,677	1,604	1,529	1,453	1,376	1,298	1,218	1,138	1,056	973
20	Estate regen (small infill - flats)	892	£705,088	825	752	679	605	529	453	375	296	216	135	53
21	Estate regeneration (large)	18,200	£14,101,762	227	164	100	36	-	-	-	-	-	-	-
22	Student housing	3,550	£1,057,632	1,924	1,837	1,749	1,661	1,573	1,486	1,398	1,310	1,223	1,135	1,047
23	Hotels	4,260	£705,088	668	631	594	557	520	483	446	409	372	335	298
24	Commercial	500	£2,115,264	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£705,088	136	136	136	136	136	136	136	136	136	136	136
26	Residential care home (7 units)	875	£705,088	494	499	505	511	517	522	528	534	540	546	551
27	Site allocation 1	27,358	£705,088	425	381	336	291	245	198	150	102	54	5	-
28	Site allocation 2	52,708	£14,101,762	424	369	312	255	196	139	80	19	-	-	-
29	Site allocation 3	419,145	£1,057,632	251	218	185	151	117	82	47	11	-	-	-
30	Site allocation 4	150,078	£705,088	568	517	465	412	359	304	249	192	134	75	15
31	Site allocation 5	359,471	£2,115,264	320	279	238	196	153	108	62	14	-	-	-
32	Site allocation 6	77,102	£705,088	677	634	590	546	500	454	408	361	313	265	215
33	Site allocation 7	40,305	£105,763	819	758	696	633	569	504	438	371	303	234	164
34	Site allocation 8	44,562	£987,125	444	401	356	311	266	220	173	125	77	28	-
35	Site allocation 9	37,112	£4,619,002	420	375	328	281	233	185	136	86	36	-	-
36	Site allocation 10	59,441	£83,200,398	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£16,217,027	687	634	582	528	474	419	363	306	249	190	131
38	Site allocation 12	108,877	£37,228,653	310	268	226	183	140	96	51	6	-	-	-
39	Site allocation 13	23,405	£19,460,432	200	137	72	7	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£21,364,170	280	219	158	96	33	-	-	-	-	-	-
41	Site allocation 15	69,173	£2,714,589	573	545	515	485	455	425	394	362	330	298	265
42	Site allocation 16	115,289	£1,057,632	577	535	493	450	406	362	317	272	226	179	131
43	Site allocation 17	93,370	£2,115,264	490	447	403	358	313	266	220	172	124	75	25
44	Site allocation 18	44,825	£5,922,740	243	209	174	140	105	69	33	-	-	-	-
45	Site allocation 19	31,915	£12,656,332	603	550	495	440	384	328	270	212	153	93	32
46	Site allocation 20	188,852	£2,150,519	825	796	766	735	704	673	641	608	575	541	507
47	Site allocation 21	28,130	£3,560,695	902	846	790	733	675	616	556	495	434	372	309
48	Site allocation 22	104,548	£7,861,733	817	769	721	671	621	571	519	467	414	361	306
49	Site allocation 23	43,786	£12,021,752	313	268	223	176	129	81	33	-	-	-	-
50	Site allocation 24	29,574	£7,262,400	597	545	493	440	386	331	275	219	162	104	46
51	Site allocation 25	225,448	£6,733,592	624	583	541	499	455	412	367	322	276	229	182
52	Site allocation 26	194,069	£2,855,607	707	666	624	581	538	495	450	405	360	313	267
53	Site allocation 27	35,028	£22,457,057	2	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£3,278,660	522	476	429	382	334	285	235	185	134	82	29
55	Site allocation 29	27,226	£8,672,584	681	628	573	518	462	406	348	290	231	171	111

1	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
				Residual land values										
1	Very small residential (house)	89	£30,000	2,455	2,369	2,280	2,191	2,100	2,007	1,913	1,818	1,721	1,622	1,523
2	Small res devs (houses)	446	£50,000	2,680	2,593	2,504	2,415	2,324	2,231	2,137	2,042	1,945	1,847	1,747
3	Small res dev (flats)	446	£50,000	1,539	1,466	1,391	1,316	1,239	1,161	1,082	1,002	921	839	755
4	Small res devs (houses)	982	£100,000	2,635	2,549	2,463	2,374	2,285	2,194	2,101	2,007	1,912	1,815	1,717
5	Small res dev (flats)	982	£100,000	1,513	1,441	1,367	1,293	1,218	1,141	1,063	984	904	823	741
6	Small residential developments	2,231	£150,000	1,521	1,451	1,379	1,305	1,231	1,156	1,079	1,002	923	843	762
7	Residential development	4,462	£250,000	1,467	1,399	1,330	1,260	1,189	1,117	1,043	969	894	817	740
8	Small scale mixed use, local centres	496	£20,000	1,627	1,562	1,496	1,429	1,361	1,292	1,223	1,152	1,080	1,007	933
9	Small scale mixed use, local centres	496	£20,000	1,368	1,303	1,237	1,171	1,103	1,034	964	893	821	748	674
10	Small mixed use	2,431	£150,000	1,020	956	891	824	757	689	619	549	478	406	333
11	Small mixed use	2,977	£200,000	778	715	651	586	520	453	385	316	246	176	104
12	Mixed use	7,047	£300,000	773	714	653	592	529	466	402	337	271	204	137
13	Mixed use	14,387	£700,000	595	539	483	426	367	308	248	187	125	63	-
14	Mixed use incl community facility	12,181	£580,000	402	349	296	242	187	131	74	17	-	-	-
15	Mixed use incl health facility	6,155	£400,000	960	904	847	789	730	670	609	547	485	422	357
16	Mixed use incl leisure facility	16,187	£700,000	707	654	601	546	491	435	378	321	262	203	142
17	Mixed use	8,454	£420,000	842	783	722	660	598	534	470	405	338	271	203
18	Large mixed use (employment led)	31,775	£800,000	721	670	619	566	513	459	404	348	292	235	177
19	Estate regen (small infill - houses)	1,885	£200,000	2,018	1,945	1,872	1,797	1,721	1,644	1,566	1,486	1,406	1,324	1,241
20	Estate regen (small infill - flats)	892	£200,000	1,390	1,318	1,245	1,171	1,095	1,019	941	862	782	701	619
21	Estate regeneration (large)	18,200	£4,800,000	782	719	655	591	525	459	391	323	254	183	112
22	Student housing	3,550	£300,000	2,138	2,050	1,962	1,875	1,787	1,699	1,611	1,524	1,436	1,348	1,261
23	Hotels	4,260	£200,000	787	750	713	676	639	602	565	528	491	454	417
24	Commercial	500	£600,000	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£200,000	338	338	338	338	338	338	338	338	338	338	338
26	Residential care home (7 units)	875	£200,000	1,071	1,077	1,082	1,088	1,094	1,100	1,106	1,111	1,117	1,123	1,129
27	Site allocation 1	27,358	£200,000	443	399	355	309	263	216	169	121	72	23	-
28	Site allocation 2	52,708	£4,800,000	616	560	504	447	389	331	271	211	149	87	24
29	Site allocation 3	419,145	£300,000	253	220	187	153	119	84	49	13	-	-	-
30	Site allocation 4	150,078	£200,000	571	520	468	416	362	308	252	195	137	78	18
31	Site allocation 5	359,471	£600,000	324	284	243	201	157	113	66	18	-	-	-
32	Site allocation 6	77,102	£200,000	684	641	597	552	507	461	414	367	320	271	222
33	Site allocation 7	40,305	£30,000	821	760	698	635	571	506	440	373	305	236	166
34	Site allocation 8	44,562	£280,000	460	416	372	327	282	235	189	141	93	44	-
35	Site allocation 9	37,112	£1,140,000	498	452	406	359	311	262	213	164	113	62	10
36	Site allocation 10	59,441	£23,600,000	380	332	283	233	183	132	80	27	-	-	-
37	Site allocation 11	42,628	£4,600,000	959	907	854	801	746	691	635	579	521	463	404
38	Site allocation 12	108,877	£10,560,000	555	513	471	428	385	341	296	251	205	158	111
39	Site allocation 13	23,405	£5,520,000	796	732	668	603	537	469	401	332	262	191	119
40	Site allocation 14	30,423	£6,060,000	783	723	661	599	536	472	408	342	275	208	139
41	Site allocation 15	69,173	£770,000	602	573	543	514	483	453	422	390	358	326	293
42	Site allocation 16	115,289	£300,000	584	542	500	457	413	369	324	279	232	185	138
43	Site allocation 17	93,370	£600,000	507	463	419	374	329	283	236	188	140	91	41
44	Site allocation 18	44,825	£1,600,000	337	303	269	235	200	164	128	91	54	16	-
45	Site allocation 19	31,915	£3,590,000	887	834	779	724	668	612	554	496	437	377	316
46	Site allocation 20	188,852	£810,000	833	804	774	744	713	681	649	616	583	549	515
47	Site allocation 21	28,130	£1,010,000	993	937	881	823	765	706	647	586	525	462	399
48	Site allocation 22	104,548	£2,230,000	871	823	775	725	675	625	573	521	468	415	360
49	Site allocation 23	43,786	£3,410,000	510	465	419	373	326	278	229	180	130	80	28
50	Site allocation 24	29,574	£2,060,000	773	721	669	615	561	507	451	395	338	280	222
51	Site allocation 25	225,448	£1,910,000	645	604	562	520	477	433	388	343	297	251	203
52	Site allocation 26	194,069	£810,000	717	676	634	592	549	505	461	416	370	324	277
53	Site allocation 27	35,028	£6,370,000	461	415	367	319	271	221	171	120	69	16	-
54	Site allocation 28	30,321	£930,000	600	554	507	459	411	362	313	262	211	159	106
55	Site allocation 29	27,226	£2,460,000	909	856	802	747	691	634	577	518	459	399	339

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

WISHAM CIL — Sales value £7,589 psm — AH tenure — Rented 70% — SO 30% — Frst Hms 0%

V1 — Residual land values

	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	987	895	801	706	609	511	412	310	208	104	-
2	Small res devs (houses)	446	£286,435	2,271	2,179	2,085	1,990	1,893	1,795	1,695	1,594	1,491	1,387	1,282
3	Small res dev (flats)	446	£286,435	1,109	1,031	952	872	791	709	625	540	454	367	278
4	Small res devs (houses)	982	£572,869	2,272	2,182	2,089	1,996	1,901	1,804	1,706	1,607	1,506	1,403	1,299
5	Small res dev (flats)	982	£572,869	1,129	1,053	975	896	816	735	653	569	485	399	312
6	Small residential developments	2,231	£859,304	1,300	1,225	1,149	1,071	992	913	832	749	666	582	496
7	Residential development	4,462	£1,432,173	1,296	1,224	1,151	1,076	1,001	924	847	768	688	607	525
8	Small scale mixed use, local centres	496	£114,574	1,678	1,609	1,539	1,468	1,397	1,324	1,250	1,175	1,098	1,021	943
9	Small scale mixed use, local centres	496	£114,574	1,302	1,233	1,163	1,093	1,021	948	874	799	722	645	567
10	Small mixed use	2,431	£859,304	938	870	801	730	659	587	514	440	365	288	211
11	Small mixed use	2,977	£1,145,738	579	512	444	375	306	235	163	91	17	-	-
12	Mixed use	7,047	£1,718,607	707	644	580	515	449	382	314	246	176	105	34
13	Mixed use	14,387	£4,010,084	467	408	348	287	226	163	100	36	-	-	-
14	Mixed use incl community facility	12,181	£3,208,067	255	199	142	85	27	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£2,291,476	731	671	610	549	486	423	358	293	227	160	92
16	Mixed use incl leisure facility	16,187	£4,010,084	603	547	490	432	374	314	254	193	131	68	4
17	Mixed use	8,454	£2,406,050	791	727	663	598	532	465	398	329	259	188	117
18	Large mixed use (employment led)	31,775	£4,582,953	734	680	625	569	513	455	397	338	278	217	156
19	Estate regen (small infill - houses)	1,885	£1,145,738	1,698	1,621	1,543	1,464	1,383	1,301	1,218	1,134	1,049	962	874
20	Estate regen (small infill - flats)	892	£1,145,738	429	352	275	196	116	35	-	-	-	-	-
21	Estate regeneration (large)	18,200	£22,914,765	-	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,718,607	1,843	1,755	1,667	1,580	1,492	1,404	1,317	1,229	1,141	1,053	966
23	Hotels	4,260	£1,145,738	695	656	617	578	539	499	460	421	382	343	303
24	Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£1,145,738	259	259	259	259	259	259	259	259	259	259	259
26	Residential care home (7 units)	875	£1,145,738	51	58	64	70	76	83	89	95	101	107	114
27	Site allocation 1	27,358	£1,145,738	628	582	535	487	439	389	340	289	238	187	134
28	Site allocation 2	52,708	£22,914,765	392	334	275	215	154	92	29	-	-	-	-
29	Site allocation 3	419,145	£1,718,607	351	316	281	245	209	173	135	98	60	21	-
30	Site allocation 4	150,078	£1,145,738	657	603	548	493	436	379	321	261	201	138	75
31	Site allocation 5	359,471	£3,437,215	394	352	308	265	220	174	125	76	24	-	-
32	Site allocation 6	77,102	£1,145,738	879	833	786	739	691	643	594	544	493	442	390
33	Site allocation 7	40,305	£171,881	900	835	769	703	635	566	496	426	354	281	207
34	Site allocation 8	44,562	£1,604,034	522	476	429	382	334	285	235	185	133	81	29
35	Site allocation 9	37,112	£8,536,708	548	500	451	401	351	300	248	196	143	89	34
36	Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£26,351,979	713	657	601	545	487	428	369	309	247	186	123
38	Site allocation 12	108,877	£60,494,979	334	290	245	200	154	108	61	13	-	-	-
39	Site allocation 13	23,405	£31,622,375	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£34,715,869	-	-	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£4,411,092	766	734	703	670	638	604	571	536	502	466	430
42	Site allocation 16	115,289	£1,718,607	776	732	687	642	596	550	502	454	406	357	307
43	Site allocation 17	93,370	£3,437,215	621	575	528	481	433	384	335	285	234	183	130
44	Site allocation 18	44,825	£9,624,201	468	433	397	360	323	286	248	209	170	131	91
45	Site allocation 19	31,915	£20,568,001	582	525	467	409	350	290	229	167	104	41	-
46	Site allocation 20	188,852	£3,494,502	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	£5,705,970	1,031	972	912	851	790	727	664	600	535	469	402
48	Site allocation 22	104,548	£12,774,981	954	904	852	800	747	693	639	584	528	471	413
49	Site allocation 23	43,786	£19,534,837	294	247	198	149	100	49	-	-	-	-	-
50	Site allocation 24	29,574	£11,801,104	667	612	556	500	443	385	326	267	206	145	83
51	Site allocation 25	225,448	£10,941,800	749	706	662	617	572	526	479	432	384	336	286
52	Site allocation 26	194,069	£4,640,240	897	853	809	764	718	672	626	578	530	481	431
53	Site allocation 27	35,028	£58,491,783	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£5,327,683	618	569	520	469	418	366	314	260	206	152	96
55	Site allocation 29	27,226	£14,092,580	709	652	594	536	477	417	356	294	231	168	104

V2 — Residual land values

	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	£133,940	1,412	1,320	1,226	1,131	1,034	936	836	735	633	528	423
2	Small res devs (houses)	446	£223,233	2,412	2,320	2,227	2,131	2,035	1,937	1,837	1,736	1,633	1,529	1,423
3	Small res dev (flats)	446	£223,233	1,250	1,173	1,094	1,014	933	850	767	682	596	509	420
4	Small res devs (houses)	982	£446,466	2,401	2,310	2,218	2,125	2,030	1,933	1,835	1,735	1,634	1,532	1,428
5	Small res dev (flats)	982	£446,466	1,258	1,181	1,104	1,025	945	864	782	698	614	528	441
6	Small residential developments	2,231	£669,699	1,385	1,310	1,234	1,156	1,077	998	917	834	751	667	581
7	Residential development	4,462	£1,116,165	1,367	1,295	1,221	1,147	1,072	995	918	839	759	678	596
8	Small scale mixed use, local centres	496	£89,293	1,729	1,660	1,590	1,519	1,448	1,375	1,301	1,225	1,149	1,072	994
9	Small scale mixed use, local centres	496	£89,293	1,353	1,284	1,214	1,143	1,072	999	925	850	773	696	618
10	Small mixed use	2,431	£669,699	1,016	948	879	808	737	665	592	518	443	366	289
11	Small mixed use	2,977	£892,932	663	597	529	460	391	320	248	176	102	27	-
12	Mixed use	7,047	£1,339,398	761	698	634	569	503	436	368	299	230	159	88
13	Mixed use	14,387	£3,125,262	528	469	409	349	287	225	162	97	32	-	-
14	Mixed use incl community facility	12,181	£2,500,210	313	257	201	143	85	26	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,785,864	813	753	692	631	568	505	440	375	309	242	174
16	Mixed use incl leisure facility	16,187	£3,125,262	658	602	545	487	428	369	308	247	185	122	59
17	Mixed use	8,454	£1,875,157	853	790	726	661	595	528	460	392	322	251	180
18	Large mixed use (employment led)	31,775	£3,571,728	766	712	657	601	544	487	429	370	310	249	188
19	Estate regen (small infill - houses)	1,885	£892,932	1,832	1,755	1,677	1,598	1,517	1,435	1,352	1,268	1,183	1,096	1,008
20	Estate regen (small infill - flats)	892	£892,932	712	636	558	479	399	318	236	153	68	-	-
21	Estate regeneration (large)	18,200	£17,858,641	115	49	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,339,398	1,950	1,862	1,774	1,687	1,599	1,511	1,423	1,336	1,248	1,160	1,073
23	Hotels	4,260	£892,932	755	716	676	637	598	559	520	480	441	402	363
24	Commercial	500	£2,678,796	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£892,932	360	360	360	360	360	360	360	360	360	360	360
26	Residential care home (7 units)	875	£892,932	340	347	353	359	365	372	378	384	390	396	403
27	Site allocation 1	27,358	£892,932	637	591	544	496	448	399	349	299	248	196	143
28	Site allocation 2	52,708	£17,858,641	488	430	371	311	250	188	125	61	-	-	-
29	Site allocation 3	419,145	£1,339,398	352	317	282	246	210	174	136	99	61	22	-
30	Site allocation 4	150,078	£892,932	658	605	550	494	438	381	322	263	202	140	77
31	Site allocation 5	359,471	£2,678,796	396	354	310	267	222	176	128	78	26	-	-
32	Site allocation 6	77,102	£892,932	882	836	790	743	695	646	597	547	497	445	393
33	Site allocation 7	40,305	£133,940	901	836	770	703	636	567	497	427	355	282	208
34	Site allocation 8	44,562	£1,250,105	530	484	437	390	342	293	243	192	141	89	37
35	Site allocation 9	37,112	£5,889,713	587	539	490	440	390	339	287	235	182	128	73
36	Site allocation 10	59,441	£105,365,980	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£20,537,437	849	794	738	681	623	565	505	445	384	322	259
38	Site allocation 12	108,877	£47,146,811	457	413	368	323	277	230	183	135	87	38	-
39	Site allocation 13	23,405	£24,644,924	80	13	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£27,055,841	204	140	75	10	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£3,437,788	780	749	717	684	652	619	585	551	516	481	445
42	Site allocation 16	115,289	£1,339,398	779	735	691	645	600	553	506	458	409	360	310
43	Site allocation 17	93,370	£2,678,796	629	583	537	489	441	393	343	293	242	191	138
44	Site allocation 18	44,825	£7,500,629	515	480	444	408	371	333	295	257	218	178	138
45	Site allocation 19	31,915	£16,028,130	724	667	610	551	492	432	371	309	247	183	119
46	Site allocation 20	188,852	£2,723,443	1,242	1,211	1,179	1,146	1,113	1,080	1,046	1,011	977	941	905
47	Site allocation 21	28,130	£4,509,307	1,076	1,017	957	897	835	773	709	645	580	514	447
48	Site allocation 22	104,548	£9,956,192	981	931	879	827	774	720	666	611	555	498	440
49	Site allocation 23	43,786	£15,224,491	393	345	297	248	198	148	96	44	-	-	-
50	Site allocation 24	29,574	£9,197,200	755	700	645	588	531	473	414	355	294	233	171
51	Site allocation 25	225,448	£8,527,501	760	717	673	628	583	537	490	442	395	346	297
52	Site allocation 26	194,069	£3,616,375	902	858	814	769	724	678	631	583	535	486	437
53	Site allocation 27	35,028	£28,438,885	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£4,152,134	657	608	558	508	457	405	352	299	245	190	135
55	Site allocation 29	27,226	£10,983,064	823	766	709	650	591	531	470	408	346	282	218

V3 — Residual land values

	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	£105,763	1,727	1,635	1,542	1,447	1,350	1,252	1,152	1,051	948	844	738
2	Small res devs (houses)	446	£176,272	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)	446	£176,272	1,356	1,278	1,199	1,119	1,038	956	872	787	701	614	525
4	Small res devs (houses)	982	£352,544	2,497	2,406	2,314	2,220	2,125	2,029	1,931	1,831	1,730	1,627	1,523
5	Small res dev (flats)	982	£352,544	1,353	1,277	1,199	1,121	1,041	960	877	794	709	623	536
6	Small residential developments	2,231	£528,816	1,448	1,373	1,297	1,219	1,141	1,061	980	898	814	730	644
7	Residential development	4,462	£881,360	1,419	1,347	1,274	1,200	1,124	1,048	970	891	811	730	648
8	Small scale mixed use, local centres	496	£70,509	1,768	1,698	1,628	1,557	1,485	1,412	1,338	1,263	1,187	1,110	1,032
9	Small scale mixed use, local centres	496	£70,509	1,391	1,322	1,252	1,181	1,109	1,037	963	887	811	734	656
10	Small mixed use	2,431	£528,816	1,074	1,006	937	866	795	723	650	576	501	424	347
11	Small mixed use	2,977	£705,088	727	660	592	523	454	383	311	239	165	90	15
12	Mixed use	7,047	£1,057,632	801	738	674	609	543	476	408	339	270	199	128
13	Mixed use	14,387	£2,467,808	574	515	455	395	333	271	207	143	77	11	-
14	Mixed use incl community facility	12,181	£1,974,247	356	300	244	186	128	69	10	-	-	-	-
15	Mixed use incl health facility	6,155	£1,410,176	874	814	753	692	629	566	501	436	370	303	235
16	Mixed use incl leisure facility	16,187	£2,467,808	698	642	585	527	469	409	349	288	226	163	99
17	Mixed use	8,454	£1,480,685	900	837	773	708	642	575	507	438	369	298	226
18	Large mixed use (employment led)	31,775	£2,820,352	789	735	680	625	568	511	452	393	334	273	211
19	Estate regen (small infill - houses)	1,885	£705,088	1,931	1,855	1,777	1,697	1,617	1,535	1,452	1,368	1,282	1,196	1,108
20	Estate regen (small infill - flats)	892	£705,088	922	846	769	690	610	529	446	363	278	192	105
21	Estate regeneration (large)	18,200	£14,101,762	322	255	188	119	50	-	-	-	-	-	-
22	Student housing	3,550	£1,057,632	2,029	1,941	1,854	1,766	1,678	1,590	1,503	1,415	1,327	1,240	1,152
23	Hotels	4,260	£705,088	799	760	720	681	642	603	564	524	485	446	407
24	Commercial	500	£2,115,264	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£705,088	436	436	436	436	436	436	436	436	436	436	436
26	Residential care home (7 units)	875	£705,088	555	561	568	574	580	586	592	599	605	611	617
27	Site allocation 1	27,358	£705,088	644	598	551	503	455	406	356	305	254	203	150
28	Site allocation 2	52,708	£14,101,762	559	501	442	382	321	259	196	133	68	3	-
29	Site allocation 3	419,145	£1,057,632	353	318	283	247	211	174	137	99	61	22	-
30	Site allocation 4	150,078	£705,088	660	606	551	496	439	382	324	264	203	141	78
31	Site allocation 5	359,471	£2,115,264	397	355	312	268	223	177	129	79	28	-	-
32	Site allocation 6	77,102	£705,088	884	839	792	745	697	649	599	550	499	448	396
33	Site allocation 7	40,305	£105,763	902	837	771	704	636	568	498	427	356	283	209
34	Site allocation 8	44,562	£987,123	536	490	443	396	348	299	249	198	147	95	43
35	Site allocation 9	37,112	£4,019,002	616	568	519	469	419	368	316	264	211	157	102
36	Site allocation 10	59,441	£83,200,398	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£16,217,027	950	895	839	782	725	666	607	546	485	423	361
38	Site allocation 12	108,877	£37,228,653	548	504	459	414	368	321	274	226	178	129	79
39	Site allocation 13	23,405	£19,460,432	301	234	166	97	28	-	-	-	-	-	-
40	Site allocation 14	30,423	£21,364,170	391	327	262	197	130	63	-	-	-	-	-
41	Site allocation 15	69,173	£2,714,589	790	759	727	695	662	629	595	561	526	491	455
42	Site allocation 16	115,289	£1,057,632	782	738	693	648	602	555	508	460	412	362	312
43	Site allocation 17	93,370	£2,115,264	635	589	543	495	447	399	349	299	249	197	144
44	Site allocation 18	44,825	£5,922,740	551	515	479	443	406	368	330	292	253	213	173
45	Site allocation 19	31,915	£12,898,332	830	773	715	657	598	538	477	415	352	289	224
46	Site allocation 20	188,852	£2,150,519	1,245	1,214	1,182	1,149	1,116	1,083	1,049	1,014	980	944	908
47	Site allocation 21	28,130	£3,560,695	1,110	1,051	991	931	869	806	743	679	614	548	481
48	Site allocation 22	104,548	£7,861,733	1,001	951	899	847	794	740	686	631	575	518	460
49	Site allocation 23	43,786	£12,021,752	466	418	370	321	271	221	169	118	65	11	-
50	Site allocation 24	29,574	£7,262,400	820	765	710	654	596	538	480	420	360	298	236
51	Site allocation 25	225,448	£6,733,592	768	724	680	636	591	545	498	451	403	354	305
52	Site allocation 26	194,069	£2,855,607	906	862	818	773	728	682	635	587	539	490	441
53	Site allocation 27	35,028	£22,457,057	166	118	66	15	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£3,278,660	686	637	587	537	486	434	381	328	274	219	164
55	Site allocation 29	27,226	£8,672,584	908	851	794	735	676	616	555	493	431	367	303

V4 — Residual land values

	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	£30,000	2,576	2,484	2,391	2,296	2,199	2,101	2,001	1,900	1,797	1,693	1,587
2	Small res devs (houses)	446	£50,000	2,800	2,708	2,615	2,520	2,423	2,325	2,225	2,124	2,021	1,917	1,811
3	Small res dev (flats)	446	£50,000	1,639	1,561	1,482	1,402	1,321	1,239	1,155	1,070	984	897	808
4	Small res devs (houses)	982	£100,000	2,754	2,663	2,571	2,478	2,382	2,286	2,188	2,088	1,987	1,885	1,781
5	Small res dev (flats)	982	£100,000	1,611	1,534	1,457	1,378	1,298	1,217	1,135	1,051	966	881	793
6	Small residential developments	2,231	£150,000	1,618	1,543	1,466	1,389	1,310	1,230	1,150	1,067	984	899	814
7	Residential development	4,462	£250,000	1,561	1,489	1,415	1,341	1,266	1,189	1,112	1,033	953	872	790
8	Small scale mixed use, local centres	496	£20,000	1,868	1,800	1,730	1,659	1,587	1,514	1,440	1,365	1,289	1,212	1,133
9	Small scale mixed use, local centres	496	£20,000	1,492	1,424	1,354	1,283	1,211	1,138	1,064	989	913	836	758
10	Small mixed use	2,431	£150,000	1,238	1,161	1,092	1,022	951	879	806	732	656	580	503
11	Small mixed use	2,977	£200,000	896	829	762	693	623	553	481	408	335	260	184
12	Mixed use	7,047	£300,000	909	845	781	716	650	584	516	447	377	307	235
13	Mixed use	14,387	£700,000	697	638	578	517	456	394	330	266	200	134	67
14	Mixed use incl community facility	12,181	£580,000	472	416	360	303	244	185	126	65	3	-	-
15	Mixed use incl health facility	6,155	£400,000	1,038	978	917	856	793	730	666	600	534	467	399
16	Mixed use incl leisure facility	16,187	£700,000	807	751	694	637	578	519	458	397	335	272	209
17	Mixed use	8,454	£420,000	1,025	962	898	833	767	700	632	564	494	423	352
18	Large mixed use (employment led)	31,775	£800,000	853	799	744	688	632	574	516	457	397	336	275
19	Estate regen (small infill - houses)	1,885	£200,000	2,199	2,123	2,045	1,965	1,885	1,803	1,720	1,636	1,550	1,464	1,376
20	Estate regen (small infill - flats)	892	£200,000	1,488	1,412	1,335	1,256	1,176	1,095	1,012	929	844	758	671
21	Estate regeneration (large)	18,200	£4,000,000	877	810	743	674	605	534	463	390	317	242	167
22	Student housing	3,550	£300,000	2,242	2,155	2,067	1,979	1,892	1,804	1,716	1,628	1,541	1,453	1,365
23	Hotels	4,260	£200,000	917	878	839	800	761	721	682	643	604	565	525
24	Commercial	500	£600,000	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£200,000	638	638	638	638	638	638	638	638	638	638	638
26	Residential care home (7 units)	875	£200,000	1,133	1,139	1,145	1,151	1,157	1,164	1,170	1,176	1,182	1,189	1,195
27	Site allocation 1	27,358	£200,000	663	616	569	522	473	424	374	324	273	221	169
28	Site allocation 2	52,708	£4,000,000	751	693	634	574	512	451	388	324	260	195	128
29	Site allocation 3	419,145	£300,000	354	320	285	249	213	176	139	101	63	24	-
30	Site allocation 4	150,078	£200,000	663	609	555	499	443	385	327	267	207	145	81
31	Site allocation 5	359,471	£600,000	402	359	316	273	228	181	133	83	32	-	-
32	Site allocation 6	77,102	£200,000	891	845	799	752	704	655	606	556	506	454	402
33	Site allocation 7	40,305	£30,000	903	839	773	706	638	570	500	429	358	285	211
34	Site allocation 8	44,562	£280,000	552	506	459	411	363	315	265	214	163	111	59
35	Site allocation 9	37,112	£1,140,000	694	645	596	547	496	445	394	341	288	234	179
36	Site allocation 10	59,441	£23,600,000	578	527	475	423	369	315	260	204	148	90	32
37	Site allocation 11	42,628	£4,600,000	1,223	1,168	1,112	1,055	997	939	879	819	758	696	633
38	Site allocation 12	108,877	£10,560,000	793	749	704	659	613	566	519	471	423	374	324
39	Site allocation 13	23,405	£5,520,000	897	830	762	692	622	551	479	405	331	256	179
40	Site allocation 14	30,423	£6,060,000	894	830	765	700	633	566	497	428	357	285	213
41	Site allocation 15	69,173	£770,000	818	787	755	723	690	657	623	589	554	519	483
42	Site allocation 16	115,289	£300,000	788	744	700	655	609	562	515	467	418	369	319
43	Site allocation 17	93,370	£600,000	651	606	559	512	464	415	365	315	265	213	161
44	Site allocation 18	44,825	£1,600,000	645	610	574	538	501	463	425	387	348	308	268
45	Site allocation 19	31,915	£3,590,000	1,114	1,057	999	941	882	822	761	699	636	573	508
46	Site allocation 20	188,852	£610,000	1,253	1,222	1,190	1,157	1,124	1,091	1,057	1,023	988	952	917
47	Site allocation 21	28,130	£1,010,000	1,201	1,142	1,082	1,021	960	897	834	769	704	638	571
48	Site allocation 22	104,548	£2,230,000	1,055	1,005	953	901	848	794	740	684	628	572	514
49	Site allocation 23	43,786	£3,410,000	663	615	567	518	468	417	366	314	262	208	154
50	Site allocation 24	29,574	£2,060,000	996	941	886	830	772	714	656	596	536	474	412
51	Site allocation 25	225,448	£1,910,000	789	746	702	657	612	566	519	472	424	376	326
52	Site allocation 26	194,069	£810,000	916	873	829	784	738	692	645	598	550	501	451
53	Site allocation 27	35,028	£6,370,000	625	575	525	474	423	370	317	263	209	153	97
54	Site allocation 28	30,321	£930,000	763	714	665	614	563	511	459	405	351	297	241
55	Site allocation 29	27,226	£2,460,000	1,136	1,079	1,022	963	904	844	783	721	659	595	531

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

WISHAM CIL   Sales value £7,777 psm   AH tenure   Rented 70%   SO 30%   First Homes 0%

V1 — Residual land values

	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	£171,861	1,108	1,010	912	811	709	605	500	393	284	174	62
2	Small res devs (houses)	446	£286,435	2,392	2,294	2,195	2,095	1,993	1,889	1,783	1,677	1,568	1,458	1,346
3	Small res dev (flats)	446	£286,435	1,208	1,126	1,043	959	873	786	698	608	517	425	332
4	Small res devs (houses)	982	£572,869	2,391	2,295	2,198	2,099	1,999	1,896	1,793	1,688	1,581	1,472	1,362
5	Small res dev (flats)	982	£572,869	1,227	1,146	1,064	981	897	811	724	636	547	456	364
6	Small residential developments	2,231	£859,304	1,396	1,317	1,236	1,155	1,072	987	902	815	727	638	547
7	Residential development	4,462	£1,432,173	1,389	1,313	1,236	1,158	1,078	997	915	832	747	662	575
8	Small scale mixed use, local centres	496	£114,574	1,766	1,693	1,620	1,545	1,469	1,392	1,314	1,234	1,154	1,073	990
9	Small scale mixed use, local centres	496	£114,574	1,390	1,317	1,244	1,169	1,093	1,016	938	859	778	697	614
10	Small mixed use	2,431	£859,304	1,021	950	877	803	728	652	575	497	418	337	256
11	Small mixed use	2,977	£1,145,738	661	591	519	447	373	299	223	147	69	-	-
12	Mixed use	7,047	£1,718,607	786	720	652	584	514	443	372	299	226	151	76
13	Mixed use	14,387	£4,010,084	542	480	417	353	288	222	155	88	19	-	-
14	Mixed use incl community facility	12,181	£3,208,067	325	266	206	146	84	22	-	-	-	-	-
15	Mixed use incl health facility	6,155	£2,291,476	808	745	681	616	550	483	415	346	276	205	133
16	Mixed use incl leisure facility	16,187	£4,010,084	677	617	557	496	434	371	308	243	177	111	43
17	Mixed use	8,454	£2,406,050	869	803	736	668	597	528	455	382	309	234	159
18	Large mixed use (employment led)	31,775	£4,582,953	807	749	691	632	572	512	450	387	324	260	196
19	Estate regen (small infill - houses)	1,885	£1,145,738	1,799	1,717	1,635	1,551	1,466	1,380	1,292	1,203	1,113	1,021	928
20	Estate regen (small infill - flats)	892	£1,145,738	527	446	364	281	197	111	24	-	-	-	-
21	Estate regeneration (large)	18,200	£22,914,765	-	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,718,607	1,843	1,755	1,667	1,580	1,492	1,404	1,317	1,229	1,141	1,053	966
23	Hotels	4,260	£1,145,738	740	698	657	616	574	533	491	450	409	367	326
24	Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£1,145,738	259	259	259	259	259	259	259	259	259	259	259
26	Residential care home (7 units)	875	£1,145,738	113	120	126	133	140	146	153	160	166	173	180
27	Site allocation 1	27,358	£1,145,738	688	637	588	537	486	434	382	329	275	220	165
28	Site allocation 2	52,708	£22,914,765	462	401	339	276	212	147	81	14	-	-	-
29	Site allocation 3	419,145	£1,718,607	394	358	320	283	245	206	167	127	87	46	4
30	Site allocation 4	150,078	£1,145,738	722	665	608	550	491	431	369	307	243	178	112
31	Site allocation 5	359,471	£3,437,215	443	399	354	308	261	213	164	112	59	4	-
32	Site allocation 6	77,102	£1,145,738	936	887	838	789	738	687	635	583	530	476	421
33	Site allocation 7	40,305	£171,861	982	914	844	774	702	630	556	482	406	330	252
34	Site allocation 8	44,562	£1,604,034	583	535	485	435	384	333	280	227	173	118	62
35	Site allocation 9	37,112	£6,530,708	611	560	508	456	403	349	294	239	182	126	68
36	Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£26,351,979	784	726	667	607	546	484	421	357	293	227	161
38	Site allocation 12	108,877	£60,494,979	390	344	297	249	200	151	102	51	-	-	-
39	Site allocation 13	23,405	£31,822,375	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£34,715,869	35	-	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£4,411,092	814	780	747	712	677	642	606	569	532	494	456
42	Site allocation 16	115,289	£1,718,607	832	786	739	691	643	593	544	493	442	390	337
43	Site allocation 17	93,370	£3,437,215	681	632	583	533	483	431	379	326	273	218	163
44	Site allocation 18	44,825	£9,624,201	511	474	436	398	359	320	280	239	198	156	114
45	Site allocation 19	31,915	£20,568,001	656	596	535	473	411	347	283	217	151	84	16
46	Site allocation 20	188,852	£3,494,502	1,274	1,241	1,208	1,173	1,139	1,104	1,068	1,032	995	958	921
47	Site allocation 21	28,130	£5,705,978	1,108	1,045	982	918	853	787	720	652	583	513	443
48	Site allocation 22	104,548	£12,774,981	1,021	968	913	858	802	745	687	629	570	510	449
49	Site allocation 23	43,786	£19,534,837	357	306	255	203	151	97	43	-	-	-	-
50	Site allocation 24	29,574	£11,801,104	736	679	620	561	500	439	377	314	251	186	120
51	Site allocation 25	225,448	£10,941,800	803	757	711	664	616	568	519	469	418	367	315
52	Site allocation 26	194,069	£4,640,240	951	905	859	811	763	714	665	615	564	513	460
53	Site allocation 27	35,028	£36,491,763	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£5,327,683	682	631	578	525	471	416	361	304	247	189	130
55	Site allocation 29	27,226	£14,092,580	782	723	662	600	538	474	410	344	278	211	143

V2 — Residual land values

	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	£133,940	1,533	1,435	1,336	1,236	1,134	1,030	925	818	709	599	487
2	Small res devs (houses)	446	£223,233	2,533	2,436	2,337	2,236	2,134	2,030	1,925	1,818	1,710	1,599	1,488
3	Small res dev (flats)	446	£223,233	1,350	1,268	1,185	1,100	1,015	928	839	750	659	567	473
4	Small res devs (houses)	982	£446,466	2,520	2,424	2,327	2,228	2,127	2,025	1,922	1,816	1,710	1,601	1,491
5	Small res dev (flats)	982	£446,466	1,356	1,275	1,193	1,110	1,026	940	853	765	675	585	493
6	Small residential developments	2,231	£669,699	1,481	1,402	1,321	1,240	1,157	1,072	987	900	812	723	632
7	Residential development	4,462	£1,116,165	1,460	1,384	1,307	1,228	1,149	1,068	986	903	818	733	646
8	Small scale mixed use, local centres	496	£89,293	1,817	1,744	1,671	1,596	1,520	1,443	1,365	1,285	1,205	1,123	1,041
9	Small scale mixed use, local centres	496	£89,293	1,441	1,368	1,295	1,220	1,144	1,067	989	910	829	748	665
10	Small mixed use	2,431	£669,699	1,099	1,028	955	881	806	730	653	575	496	415	334
11	Small mixed use	2,977	£892,932	746	675	604	532	458	384	308	232	154	75	-
12	Mixed use	7,047	£1,339,398	840	773	706	637	568	497	426	353	280	205	130
13	Mixed use	14,387	£3,125,262	604	542	478	414	349	284	217	149	80	10	-
14	Mixed use incl community facility	12,181	£2,500,210	383	324	264	204	143	80	17	-	-	-	-
15	Mixed use incl health facility	6,155	£1,785,864	890	827	763	698	632	565	497	428	358	287	215
16	Mixed use incl leisure facility	16,187	£3,125,262	731	672	612	551	489	426	362	298	232	165	98
17	Mixed use	8,454	£1,875,157	932	865	798	729	660	589	518	445	372	297	222
18	Large mixed use (employment led)	31,775	£3,571,728	838	781	723	664	604	543	482	419	356	292	227
19	Estate regen (small infill - houses)	1,885	£892,932	1,933	1,852	1,769	1,685	1,600	1,514	1,426	1,337	1,247	1,155	1,062
20	Estate regen (small infill - flats)	892	£892,932	810	729	647	564	480	394	307	219	130	39	-
21	Estate regeneration (large)	18,200	£17,858,641	203	133	61	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,339,398	1,950	1,862	1,774	1,687	1,599	1,511	1,423	1,336	1,248	1,160	1,073
23	Hotels	4,260	£892,932	799	758	716	675	634	592	551	509	468	426	385
24	Commercial	500	£2,678,796	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£892,932	360	360	360	360	360	360	360	360	360	360	360
26	Residential care home (7 units)	875	£892,932	402	409	415	422	429	435	442	449	455	462	469
27	Site allocation 1	27,358	£892,932	695	646	597	546	495	444	391	338	284	230	174
28	Site allocation 2	52,708	£17,858,641	558	497	435	372	308	243	177	110	42	-	-
29	Site allocation 3	419,145	£1,339,398	395	358	321	284	246	207	168	128	88	47	5
30	Site allocation 4	150,078	£892,932	723	667	610	551	492	432	371	309	245	180	114
31	Site allocation 5	359,471	£2,678,796	445	401	356	310	263	215	166	114	61	6	-
32	Site allocation 6	77,102	£892,932	939	891	842	792	742	691	639	586	533	479	424
33	Site allocation 7	40,305	£133,940	983	915	845	775	703	631	557	483	407	331	253
34	Site allocation 8	44,562	£1,250,105	591	543	493	443	392	341	288	235	181	126	70
35	Site allocation 9	37,112	£5,809,713	650	599	547	495	441	388	333	277	221	164	107
36	Site allocation 10	59,441	£105,365,980	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£20,537,437	921	862	803	743	682	620	557	494	429	364	297
38	Site allocation 12	108,877	£47,146,811	513	466	419	372	323	274	224	174	122	71	18
39	Site allocation 13	23,405	£24,644,924	166	97	25	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£27,055,841	287	220	151	82	11	-	-	-	-	-	-
41	Site allocation 15	69,173	£3,437,788	828	795	761	726	691	656	620	583	546	508	470
42	Site allocation 16	115,289	£1,339,398	836	789	742	694	646	597	547	496	445	393	340
43	Site allocation 17	93,370	£2,678,796	689	640	591	541	491	439	387	334	281	226	171
44	Site allocation 18	44,825	£7,500,629	559	522	484	445	406	367	327	287	245	204	162
45	Site allocation 19	31,915	£16,028,130	796	738	677	615	553	489	425	359	293	226	158
46	Site allocation 20	188,852	£2,723,443	1,278	1,245	1,212	1,178	1,143	1,108	1,072	1,036	999	962	925
47	Site allocation 21	28,130	£4,509,307	1,153	1,091	1,028	963	898	832	765	697	629	559	488
48	Site allocation 22	104,548	£9,958,192	1,048	995	940	885	829	772	714	656	597	537	476
49	Site allocation 23	43,786	£15,224,491	455	405	354	302	249	196	142	87	31	-	-
50	Site allocation 24	29,574	£9,197,200	824	767	708	649	589	527	465	402	339	274	208
51	Site allocation 25	225,448	£8,527,501	814	768	722	675	627	579	529	480	429	378	326
52	Site allocation 26	194,069	£3,616,375	956	910	864	816	768	720	670	620	570	518	465
53	Site allocation 27	35,028	£28,439,885	59	7	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£4,152,134	721	670	617	564	510	455	399	343	286	228	169
55	Site allocation 29	27,226	£10,983,064	897	837	776	714	652	588	524	459	392	325	257

V3 — Residual land values

	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	£105,763	1,848	1,751	1,652	1,552	1,449	1,346	1,240	1,133	1,025	915	803
2	Small res devs (houses)	446	£176,272	2,638	2,541	2,442	2,342	2,239	2,136	2,030	1,923	1,815	1,705	1,593
3	Small res dev (flats)	446	£176,272	1,455	1,373	1,290	1,206	1,120	1,033	944	855	764	672	578
4	Small res devs (houses)	982	£352,544	2,616	2,520	2,422	2,324	2,223	2,121	2,017	1,912	1,805	1,697	1,587
5	Small res dev (flats)	982	£352,544	1,451	1,371	1,289	1,206	1,121	1,036	949	861	771	680	589
6	Small residential developments	2,231	£528,816	1,544	1,465	1,385	1,303	1,220	1,135	1,050	963	875	786	695
7	Residential development	4,462	£881,360	1,513	1,437	1,360	1,281	1,201	1,121	1,038	955	871	785	698
8	Small scale mixed use, local centres	496	£70,509	1,854	1,782	1,708	1,634	1,558	1,481	1,403	1,323	1,243	1,161	1,079
9	Small scale mixed use, local centres	496	£70,509	1,479	1,406	1,332	1,258	1,182	1,105	1,027	947	867	785	703
10	Small mixed use	2,431	£528,816	1,157	1,086	1,013	939	864	788	711	633	554	473	392
11	Small mixed use	2,977	£705,088	809	739	667	595	521	447	371	295	217	138	59
12	Mixed use	7,047	£1,057,632	880	813	746	677	608	537	466	393	320	245	170
13	Mixed use	14,387	£2,467,808	649	587	524	460	395	329	263	195	126	56	-
14	Mixed use incl community facility	12,181	£1,974,247	426	367	307	247	186	124	60	-	-	-	-
15	Mixed use incl health facility	6,155	£1,410,176	951	888	824	759	693	626	558	489	419	348	276
16	Mixed use incl leisure facility	16,187	£2,467,808	772	713	652	591	529	467	403	338	273	206	139
17	Mixed use	8,454	£1,480,685	979	912	844	776	706	636	564	492	418	344	268
18	Large mixed use (employment led)	31,775	£2,820,352	862	805	747	688	628	567	505	443	380	315	250
19	Estate regen (small infill - houses)	1,885	£705,088	2,032	1,951	1,869	1,785	1,700	1,613	1,526	1,437	1,348	1,255	1,162
20	Estate regen (small infill - flats)	892	£705,088	1,020	940	858	775	690	605	518	430	340	250	158
21	Estate regeneration (large)	18,200	£14,101,762	409	339	268	195	122	47	-	-	-	-	-
22	Student housing	3,550	£1,057,632	2,029	1,941	1,854	1,766	1,678	1,590	1,503	1,415	1,327	1,240	1,152
23	Hotels	4,260	£705,088	843	802	761	719	678	636	595	553	512	471	429
24	Commercial	500	£2,115,264	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£705,088	436	436	436	436	436	436	436	436	436	436	436
26	Residential care home (7 units)	875	£705,088	617	624	630	637	643	650	657	663	670	677	683
27	Site allocation 1	27,358	£705,088	702	653	604	553	502	451	398	345	291	237	181
28	Site allocation 2	52,708	£14,101,762	629	568	506	443	379	314	248	181	113	44	-
29	Site allocation 3	419,145	£1,057,632	396	359	322	284	246	208	168	129	88	48	6
30	Site allocation 4	150,078	£705,088	725	668	611	553	494	433	372	310	246	181	115
31	Site allocation 5	359,471	£2,115,264	447	402	357	311	265	217	167	116	62	7	-
32	Site allocation 6	77,102	£705,088	941	893	844	794	744	693	641	589	535	481	427
33	Site allocation 7	40,305	£105,763	984	915	846	776	704	632	558	483	408	331	253
34	Site allocation 8	44,562	£987,123	597	549	499	449	398	346	294	241	187	132	76
35	Site allocation 9	37,112	£4,019,002	679	628	576	523	470	416	362	306	250	193	136
36	Site allocation 10	59,441	£83,200,398	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£16,217,027	1,022	964	905	844	783	721	659	595	530	465	399
38	Site allocation 12	108,877	£37,228,653	604	558	510	463	414	365	315	265	214	162	109
39	Site allocation 13	23,405	£19,460,432	390	319	247	173	99	24	-	-	-	-	-
40	Site allocation 14	30,423	£21,364,170	474	407	338	269	199	127	55	-	-	-	-
41	Site allocation 15	69,173	£2,714,589	838	805	771	737	702	666	630	593	556	519	480
42	Site allocation 16	115,289	£1,057,632	838	792	745	697	648	599	549	499	447	395	343
43	Site allocation 17	93,370	£2,115,264	695	646	597	548	497	446	393	340	287	232	177
44	Site allocation 18	44,825	£5,922,740	594	557	519	481	442	402	362	322	281	239	197
45	Site allocation 19	31,915	£12,858,332	903	843	783	721	658	595	530	465	399	332	264
46	Site allocation 20	188,852	£2,150,519	1,282	1,248	1,215	1,181	1,146	1,111	1,075	1,039	1,002	965	928
47	Site allocation 21	28,130	£3,560,695	1,187	1,124	1,061	997	932	866	799	731	662	592	522
48	Site allocation 22	104,548	£7,861,733	1,068	1,015	960	905	849	792	734	676	617	557	496
49	Site allocation 23	43,786	£12,021,752	528	478	427	375	322	269	215	160	104	48	-
50	Site allocation 24	29,574	£7,262,400	890	832	774	714	654	593	531	468	404	339	274
51	Site allocation 25	225,448	£6,733,592	822	776	730	683	635	587	537	488	437	386	334
52	Site allocation 26	194,069	£2,855,607	960	914	868	820	772	724	674	624	573	522	469
53	Site allocation 27	35,028	£22,457,057	230	178	125	71	16	-	-	-	-	-	-
54	Site allocation 28	30,321	£3,278,660	750	698	646	593	539	484	428	372	315	257	198
55	Site allocation 29	27,226	£8,672,584	982	922	861	799	737	673	609	543	477	410	342

V4 — Residual land values

	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	£30,000	2,687	2,600	2,501	2,400	2,298	2,195	2,089	1,982	1,874	1,764	1,652
2	Small res devs (houses)	446	£50,000	2,921	2,824	2,725	2,625	2,522	2,419	2,313	2,206	2,098	1,988	1,876
3	Small res dev (flats)	446	£50,000	1,738	1,656	1,573	1,489	1,403	1,316	1,227	1,138	1,047	955	861
4	Small res devs (houses)	982	£100,000	2,873	2,777	2,680	2,581	2,480	2,378	2,274	2,169	2,062	1,954	1,844
5	Small res dev (flats)	982	£100,000	1,709	1,628	1,546	1,463	1,379	1,293	1,206	1,118	1,028	938	846
6	Small residential developments	2,231	£150,000	1,714	1,635	1,554	1,473	1,390	1,305	1,220	1,133	1,045	956	865
7	Residential development	4,462	£250,000	1,654	1,578	1,501	1,423	1,343	1,262	1,180	1,097	1,012	927	840
8	Small scale mixed use, local centres	496	£20,000	1,956	1,884	1,810	1,735	1,660	1,583	1,504	1,425	1,345	1,263	1,180
9	Small scale mixed use, local centres	496	£20,000	1,580	1,508	1,434	1,360	1,284	1,207	1,128	1,049	969	887	805
10	Small mixed use	2,431	£150,000	1,313	1,241	1,169	1,095	1,020	944	867	789	710	629	548
11	Small mixed use	2,977	£200,000	979	908	837	764	691	616	541	464	387	308	228
12	Mixed use	7,047	£300,000	987	921	853	785	715	645	573	501	427	353	277
13	Mixed use	14,387	£700,000	772	710	647	583	518	452	385	318	249	179	108
14	Mixed use incl community facility	12,181	£580,000	542	483	424	363	302	240	177	113	48	-	-
15	Mixed use incl health facility	6,155	£400,000	1,115	1,052	988	923	857	790	722	653	583	512	440
16	Mixed use incl leisure facility	16,187	£700,000	881	822	762	701	639	576	512	447	382	315	248
17	Mixed use	8,454	£420,000	1,104	1,038	970	901	832	761	690	617	544	469	394
18	Large mixed use (employment led)	31,775	£800,000	926	868	810	751	691	631	569	506	443	379	314
19	Estate regen (small infill - houses)	1,885	£200,000	2,300	2,219	2,137	2,053	1,968	1,881	1,794	1,705	1,614	1,523	1,430
20	Estate regen (small infill - flats)	892	£200,000	1,589	1,508	1,424	1,341	1,256	1,171	1,084	996	906	815	724
21	Estate regeneration (large)	18,200	£4,600,000	964	894	823	750	677	602	527	450	372	293	213
22	Student housing	3,550	£300,000	2,242	2,155	2,067	1,979	1,892	1,804	1,716	1,628	1,541	1,453	1,365
23	Hotels	4,260	£200,000	962	920	879	838	796	755	713	672	631	589	548
24	Commercial	500	£600,000	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£200,000	636	636	636	636	636	636	636	636	636	636	636
26	Residential care home (7 units)	875	£200,000	1,194	1,201	1,208	1,214	1,221	1,228	1,234	1,241	1,247	1,254	1,261
27	Site allocation 1	27,358	£200,000	721	672	622	572	521	469	417	363	310	255	200
28	Site allocation 2	52,708	£4,600,000	821	760	698	635	571	506	440	373	305	236	166
29	Site allocation 3	419,145	£300,000	397	361	324	286	248	209	170	130	90	49	8
30	Site allocation 4	150,078	£200,000	728	672	614	556	497	437	375	313	250	185	118
31	Site allocation 5	359,471	£600,000	451	407	362	316	269	221	172	120	67	12	-
32	Site allocation 6	77,102	£200,000	948	900	851	801	751	699	648	595	542	488	433
33	Site allocation 7	40,305	£30,000	986	917	848	777	706	633	560	485	410	333	255
34	Site allocation 8	44,562	£200,000	613	564	515	465	414	362	310	257	202	148	92
35	Site allocation 9	37,112	£1,140,000	756	705	653	601	548	494	439	384	328	271	213
36	Site allocation 10	59,441	£23,600,000	646	592	537	481	425	368	309	250	191	130	69
37	Site allocation 11	42,628	£4,600,000	1,295	1,236	1,177	1,117	1,056	994	931	868	803	738	671
38	Site allocation 12	108,877	£10,560,000	849	802	755	708	659	610	560	510	458	407	354
39	Site allocation 13	23,405	£5,520,000	985	914	842	769	695	619	543	465	387	307	226
40	Site allocation 14	30,423	£6,060,000	977	910	841	772	702	630	558	484	410	334	258
41	Site allocation 15	69,173	£770,000	867	833	799	765	730	694	658	622	585	547	509
42	Site allocation 16	115,289	£300,000	845	798	751	703	655	606	556	505	454	402	349
43	Site allocation 17	93,370	£600,000	711	663	614	564	513	462	409	357	303	249	193
44	Site allocation 18	44,825	£1,600,000	689	651	614	575	536	497	457	416	375	334	291
45	Site allocation 19	31,915	£3,590,000	1,187	1,128	1,067	1,005	942	879	815	749	683	616	548
46	Site allocation 20	188,852	£610,000	1,290	1,257	1,223	1,189	1,154	1,119	1,083	1,047	1,011	974	936
47	Site allocation 21	28,130	£1,010,000	1,277	1,215	1,152	1,088	1,023	957	890	822	753	683	612
48	Site allocation 22	104,548	£2,230,000	1,122	1,068	1,014	959	903	846	788	730	671	611	550
49	Site allocation 23	43,786	£3,410,000	725	674	623	572	519	466	412	357	301	245	187
50	Site allocation 24	29,574	£2,060,000	1,066	1,008	950	890	830	769	707	644	580	515	450
51	Site allocation 25	225,448	£1,910,000	843	798	751	704	656	608	559	509	458	407	355
52	Site allocation 26	194,069	£610,000	971	925	878	831	783	734	685	635	584	532	480
53	Site allocation 27	35,028	£6,370,000	689	637	584	530	476	420	364	307	249	191	132
54	Site allocation 28	30,321	£930,000	827	776	723	670	616	561	506	449	392	334	275
55	Site allocation 29	27,226	£2,460,000	1,210	1,150	1,089	1,027	965	901	837	772	705	638	570

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

WISHAM CIL   Sales value £7,965 psm   AH tenure   Rented 70%   SO 30%   Frst Hms 0%

V1				Residual land values										
	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	£171,861	1,229	1,126	1,022	916	808	699	588	475	361	245	127
2	Small res devs (houses)	446	£286,435	2,513	2,410	2,306	2,200	2,092	1,983	1,872	1,759	1,645	1,528	1,411
3	Small res dev (flats)	446	£286,435	1,308	1,222	1,134	1,045	955	863	770	676	580	483	385
4	Small res devs (houses)	982	£572,869	2,510	2,409	2,307	2,202	2,096	1,989	1,880	1,769	1,656	1,542	1,426
5	Small res dev (flats)	982	£572,869	1,325	1,240	1,154	1,066	977	887	796	703	609	513	416
6	Small residential developments	2,231	£859,304	1,493	1,409	1,324	1,238	1,151	1,062	972	881	788	694	599
7	Residential development	4,462	£1,432,173	1,483	1,403	1,322	1,239	1,155	1,070	983	896	807	716	625
8	Small scale mixed use, local centres	496	£114,574	1,854	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	496	£114,574	1,478	1,402	1,324	1,245	1,165	1,084	1,002	919	834	748	661
10	Small mixed use	2,431	£859,304	1,105	1,029	953	875	797	717	636	554	471	387	301
11	Small mixed use	2,977	£1,145,738	743	669	594	518	441	363	283	203	121	38	-
12	Mixed use	7,047	£1,718,607	865	795	724	652	579	505	429	353	276	197	118
13	Mixed use	14,387	£4,010,084	618	552	486	419	350	281	210	139	67	-	-
14	Mixed use incl community facility	12,181	£3,208,067	394	333	270	206	142	76	10	-	-	-	-
15	Mixed use incl health facility	6,155	£2,291,476	886	819	752	683	613	543	471	398	325	250	174
16	Mixed use incl leisure facility	16,187	£4,010,084	750	688	624	560	495	428	361	293	224	154	83
17	Mixed use	8,454	£2,406,050	948	878	807	735	662	587	512	436	358	280	201
18	Large mixed use (employment led)	31,775	£4,582,953	879	819	758	695	632	568	503	437	370	302	234
19	Estate regen (small infill - houses)	1,885	£1,145,738	1,900	1,814	1,727	1,639	1,549	1,458	1,365	1,272	1,176	1,080	982
20	Estate regen (small infill - flats)	892	£1,145,738	625	540	454	366	277	187	95	3	-	-	-
21	Estate regeneration (large)	18,200	£22,914,765	12	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,718,607	1,843	1,755	1,667	1,580	1,492	1,404	1,317	1,229	1,141	1,053	966
23	Hotels	4,260	£1,145,738	784	741	697	653	610	566	522	479	435	392	348
24	Commercial	500	£3,437,215	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£1,145,738	259	259	259	259	259	259	259	259	259	259	259
26	Residential care home (7 units)	875	£1,145,738	175	182	189	196	203	210	217	224	231	238	245
27	Site allocation 1	27,358	£1,145,738	744	693	640	587	534	479	424	368	312	254	196
28	Site allocation 2	52,708	£22,914,765	532	468	403	337	269	201	132	62	-	-	-
29	Site allocation 3	419,145	£1,718,607	437	399	360	320	280	239	198	156	114	71	28
30	Site allocation 4	150,078	£1,145,738	787	728	668	607	545	481	418	352	286	218	149
31	Site allocation 5	359,471	£3,437,215	492	446	399	351	302	252	201	148	93	38	-
32	Site allocation 6	77,102	£1,145,738	993	942	890	838	785	731	677	622	566	509	451
33	Site allocation 7	40,305	£171,861	1,065	993	919	845	770	694	616	538	458	378	296
34	Site allocation 8	44,562	£1,604,034	645	594	541	488	435	380	325	269	212	154	95
35	Site allocation 9	37,112	£6,530,708	674	620	565	510	454	397	340	281	222	162	101
36	Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£26,351,979	856	794	732	669	604	539	473	406	338	269	199
38	Site allocation 12	108,877	£60,494,979	446	397	348	297	246	195	142	89	35	-	-
39	Site allocation 13	23,405	£31,822,375	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£34,715,869	118	47	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£4,411,092	862	826	790	754	716	679	640	601	562	522	481
42	Site allocation 16	115,289	£1,718,607	889	840	790	740	689	637	585	531	478	423	367
43	Site allocation 17	93,370	£3,437,215	740	689	638	585	532	478	423	367	311	253	195
44	Site allocation 18	44,825	£9,624,201	555	516	476	436	395	353	311	269	226	182	138
45	Site allocation 19	31,915	£20,568,001	729	666	602	537	471	404	338	268	198	127	55
46	Site allocation 20	188,852	£3,494,502	1,311	1,276	1,241	1,205	1,169	1,132	1,094	1,057	1,018	979	940
47	Site allocation 21	28,130	£5,705,978	1,184	1,119	1,052	985	916	846	776	704	632	558	484
48	Site allocation 22	104,548	£12,774,981	1,088	1,031	974	916	857	797	736	674	612	548	484
49	Site allocation 23	43,786	£19,534,837	419	366	312	257	202	146	89	31	-	-	-
50	Site allocation 24	29,574	£11,801,104	806	745	684	621	558	493	428	362	295	227	158
51	Site allocation 25	225,448	£10,941,800	857	809	760	711	661	610	558	506	453	399	344
52	Site allocation 26	194,069	£4,640,240	1,005	957	908	858	808	756	705	652	598	544	489
53	Site allocation 27	35,028	£36,491,763	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£5,327,683	747	692	637	581	524	466	407	348	288	227	165
55	Site allocation 29	27,226	£14,092,580	856	793	729	664	598	531	463	395	325	254	182

V2				Residual land values										
	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	£133,940	1,654	1,551	1,447	1,341	1,233	1,124	1,013	900	786	670	552
2	Small res devs (houses)	446	£223,233	2,654	2,552	2,447	2,341	2,234	2,124	2,013	1,901	1,786	1,670	1,552
3	Small res dev (flats)	446	£223,233	1,450	1,363	1,276	1,187	1,096	1,005	912	817	722	625	526
4	Small res devs (houses)	982	£446,466	2,639	2,538	2,435	2,331	2,225	2,118	2,008	1,897	1,785	1,671	1,555
5	Small res dev (flats)	982	£446,466	1,454	1,369	1,283	1,195	1,106	1,016	924	832	737	642	545
6	Small residential developments	2,231	£669,699	1,578	1,494	1,409	1,323	1,236	1,147	1,057	966	873	779	684
7	Residential development	4,462	£1,116,165	1,554	1,474	1,392	1,310	1,226	1,141	1,054	966	877	787	696
8	Small scale mixed use, local centres	496	£89,293	1,905	1,826	1,751	1,672	1,592	1,511	1,429	1,345	1,261	1,175	1,088
9	Small scale mixed use, local centres	496	£89,293	1,529	1,453	1,375	1,296	1,216	1,135	1,053	970	885	799	712
10	Small mixed use	2,431	£669,699	1,183	1,107	1,031	953	875	795	714	632	549	465	379
11	Small mixed use	2,977	£892,932	826	754	679	603	526	448	368	288	206	123	39
12	Mixed use	7,047	£1,339,398	919	849	778	706	633	558	483	407	330	251	172
13	Mixed use	14,387	£3,125,262	679	614	547	480	412	342	272	201	128	55	-
14	Mixed use incl community facility	12,181	£2,500,210	453	391	328	264	200	135	68	1	-	-	-
15	Mixed use incl health facility	6,155	£1,785,864	968	901	834	765	696	625	553	481	407	332	256
16	Mixed use incl leisure facility	16,187	£3,125,262	805	743	679	615	549	483	416	348	279	209	138
17	Mixed use	8,454	£1,875,157	1,011	941	870	797	724	650	575	499	421	343	264
18	Large mixed use (employment led)	31,775	£3,571,729	911	851	789	727	664	600	535	469	402	334	265
19	Estate regen (small infill - houses)	1,885	£892,932	2,034	1,948	1,861	1,773	1,683	1,592	1,500	1,406	1,311	1,214	1,116
20	Estate regen (small infill - flats)	892	£892,932	900	823	737	649	560	470	379	286	192	96	-
21	Estate regeneration (large)	18,200	£17,858,641	290	216	141	65	-	-	-	-	-	-	-
22	Student housing	3,550	£1,339,398	1,950	1,862	1,774	1,687	1,599	1,511	1,423	1,336	1,248	1,160	1,073
23	Hotels	4,260	£892,932	844	800	756	713	669	625	582	538	495	451	407
24	Commercial	500	£2,678,796	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£892,932	360	360	360	360	360	360	360	360	360	360	360
26	Residential care home (7 units)	875	£892,932	464	471	478	485	492	499	506	513	520	527	534
27	Site allocation 1	27,358	£892,932	753	702	650	597	543	489	433	378	321	263	205
28	Site allocation 2	52,708	£17,858,641	626	564	499	433	365	297	228	158	87	14	-
29	Site allocation 3	419,145	£1,339,398	438	400	361	321	281	240	199	157	115	72	29
30	Site allocation 4	150,078	£892,932	788	729	669	608	546	483	419	354	288	220	150
31	Site allocation 5	359,471	£2,678,796	494	448	401	353	304	254	203	150	95	38	-
32	Site allocation 6	77,102	£892,932	996	945	894	841	788	735	680	625	569	512	455
33	Site allocation 7	40,305	£133,940	1,065	993	920	846	771	696	617	539	459	379	297
34	Site allocation 8	44,562	£1,250,105	653	601	549	496	443	389	333	277	220	162	103
35	Site allocation 9	37,112	£5,559,713	712	659	604	549	493	436	378	320	261	201	140
36	Site allocation 10	59,441	£105,365,960	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£20,537,437	992	931	868	805	741	675	609	542	474	405	335
38	Site allocation 12	108,877	£47,146,811	569	520	470	420	369	317	265	212	158	103	48
39	Site allocation 13	23,405	£24,644,924	257	182	106	29	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£27,055,641	370	299	227	154	80	5	-	-	-	-	-
41	Site allocation 15	69,173	£3,437,788	876	841	804	768	730	693	654	615	576	536	495
42	Site allocation 16	115,289	£1,339,398	892	843	793	743	692	640	588	535	481	426	371
43	Site allocation 17	93,370	£2,678,796	748	697	646	593	540	486	431	375	319	262	204
44	Site allocation 18	44,825	£7,500,629	602	563	523	483	442	401	359	316	273	229	185
45	Site allocation 19	31,915	£16,028,130	872	808	744	679	613	546	479	410	340	269	198
46	Site allocation 20	188,852	£2,723,443	1,315	1,280	1,245	1,209	1,172	1,136	1,099	1,061	1,022	984	944
47	Site allocation 21	28,130	£4,509,307	1,230	1,164	1,098	1,030	961	892	821	750	677	604	529
48	Site allocation 22	104,548	£9,950,192	1,115	1,058	1,001	943	883	824	763	701	639	575	511
49	Site allocation 23	43,786	£15,224,491	517	464	410	356	300	244	187	129	71	11	-
50	Site allocation 24	29,574	£9,197,200	894	833	772	709	646	581	516	450	383	315	246
51	Site allocation 25	225,448	£8,527,501	868	820	771	721	671	620	569	516	463	410	355
52	Site allocation 26	194,069	£3,616,375	1,011	962	913	863	813	762	710	657	604	549	494
53	Site allocation 27	35,028	£28,439,805	123	68	12	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£4,152,134	785	731	676	620	563	505	446	387	326	265	203
55	Site allocation 29	27,226	£10,903,664	970	907	843	778	712	645	578	509	439	368	297

V3				Residual land values										
	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	£105,763	1,969	1,867	1,762	1,656	1,549	1,439	1,328	1,216	1,101	985	866
2	Small res devs (houses)	446	£176,272	2,768	2,657	2,552	2,446	2,339	2,229	2,118	2,006	1,891	1,775	1,658
3	Small res dev (flats)	446	£176,272	1,555	1,465	1,383	1,292	1,202	1,110	1,017	923	827	730	632
4	Small res devs (houses)	982	£352,544	2,735	2,634	2,531	2,427	2,321	2,213	2,104	1,993	1,881	1,766	1,650
5	Small res dev (flats)	982	£352,544	1,549	1,464	1,376	1,291	1,202	1,112	1,020	927	833	738	641
6	Small residential developments	2,231	£528,816	1,641	1,557	1,473	1,386	1,299	1,210	1,120	1,029	936	842	747
7	Residential development	4,462	£881,360	1,607	1,526	1,445	1,362	1,278	1,193	1,107	1,019	930	840	748
8	Small scale mixed use, local centres	496	£70,509	1,943	1,866	1,789	1,710	1,630	1,549	1,467	1,383	1,299	1,213	1,126
9	Small scale mixed use, local centres	496	£70,509	1,567	1,490	1,413	1,334	1,254	1,173	1,091	1,007	923	837	750
10	Small mixed use	2,431	£528,816	1,241	1,165	1,089	1,011	933	853	772	690	607	522	437
11	Small mixed use	2,977	£705,088	891	817	742	666	589	511	431	351	269	186	103
12	Mixed use	7,047	£1,057,632	959	889	818	746	673	598	523	447	370	291	212
13	Mixed use	14,387	£2,467,808	726	660	593	526	457	388	318	246	174	100	26
14	Mixed use incl community facility	12,181	£1,974,247	496	434	371	308	243	178	111	44	-	-	-
15	Mixed use incl health facility	6,155	£1,410,176	1,029	962	895	826	757	686	614	542	468	393	318
16	Mixed use incl leisure facility	16,187	£2,467,808	846	783	720	655	590	524	458	388	319	248	176
17	Mixed use	8,454	£1,480,685	1,057	987	916	844	771	697	622	546	468	390	310
18	Large mixed use (employment led)	31,775	£2,620,352	935	874	813	751	688	623	558	492	426	358	289
19	Estate regen (small infill - houses)	1,885	£705,088	2,133	2,048	1,961	1,872	1,783	1,692	1,599	1,505	1,410	1,314	1,216
20	Estate regen (small infill - flats)	892	£705,088	1,118	1,033	947	860	771	681	589	496	402	307	210
21	Estate regeneration (large)	18,200	£14,101,762	497	423	347	271	194	115	35	-	-	-	-
22	Student housing	3,550	£1,057,632	2,029	1,941	1,854	1,766	1,678	1,590	1,503	1,415	1,327	1,240	1,152
23	Hotels	4,260	£705,088	888	844	801	757	713	670	626	582	539	495	451
24	Commercial	500	£2,115,264	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£705,088	436	436	436	436	436	436	436	436	436	436	436
26	Residential care home (7 units)	875	£705,088	679	686	693	700	707	714	721	728	735	742	749
27	Site allocation 1	27,358	£705,088	765	706	657	604	550	495	440	384	328	270	212
28	Site allocation 2	52,708	£14,101,762	699	635	570	504	437	369	299	229	158	86	12
29	Site allocation 3	419,145	£1,057,632	439	400	361	322	282	241	200	158	116	73	29
30	Site allocation 4	150,078	£705,088	790	731	671	610	548	484	420	355	289	221	152
31	Site allocation 5	359,471	£2,115,264	496	449	402	354	306	256	205	152	97	40	-
32	Site allocation 6	77,102	£705,088	990	940	890	840	791	737	683	627	571	515	457
33	Site allocation 7	40,305	£105,763	1,066	994	921	847	772	695	618	540	460	379	298
34	Site allocation 8	44,562	£987,125	659	607	555	502	449	394	339	283	226	168	109
35	Site allocation 9	37,112	£4,019,002	741	688	633	578	522	465	407	349	290	230	169
36	Site allocation 10	59,441	£83,206,390	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£18,217,027	1,094	1,032	970	906	842	777	711	644	576	507	437
38	Site allocation 12	108,877	£37,228,653	660	611	561	511	460	408	356	303	249	194	139
39	Site allocation 13	23,405	£19,460,432	476	403	327	250	172	92	12	-	-	-	-
40	Site allocation 14	30,423	£21,364,170	557	486	414	341	267	192	115	38	-	-	-
41	Site allocation 15	69,173	£2,714,589	887	851	815	778	741	703	665	626	586	546	505
42	Site allocation 16	115,289	£1,057,632	894	845	796	746	695	643	590	537	483	429	373
43	Site allocation 17	93,370	£2,115,264	754	703	652	599	546	492	437	381	325	268	210
44	Site allocation 18	44,825	£5,922,740	638	598	558	518	477	436	394	351	308	264	220
45	Site allocation 19	31,915	£12,656,332	977	914	850	785	719	652	584	515	446	375	303
46	Site allocation 20	188,852	£2,150,519	1,318	1,283	1,248	1,212	1,176	1,139	1,102	1,064	1,025	987	947
47	Site allocation 21	28,130	£3,560,695	1,263	1,198	1,131	1,064	995	926	855	783	711	637	562
48	Site allocation 22	104,548	£7,861,733	1,135	1,078	1,021	963	904	844	783	721	659	595	531
49	Site allocation 23	43,786	£12,021,752	590	537	483	429	373	317	260	202	144	84	24
50	Site allocation 24	29,574	£7,262,400	959	899	837	774	711	647	581	515	448	380	311
51	Site allocation 25	225,448	£6,733,592	876	828	779	729	679	628	577	524	471	417	363
52	Site allocation 26	194,069	£2,855,607	1,015	966	917	867	817	766	714	661	608	553	498
53	Site allocation 27	35,028	£22,457,057	294	239	183	127	69	11	-	-	-	-	-
54	Site allocation 28	30,321	£3,278,660	814	760	704	648	591	534	475	415	355	294	232
55	Site allocation 29	27,226	£8,672,584	1,059	992	928	863	797	730	662	594	524	453	382

V4				Residual land values										
	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	£30,000	2,818	2,716	2,611	2,505	2,398	2,288	2,177	2,065	1,950	1,834	1,716
2	Small res devs (houses)	446	£50,000	3,042	2,940	2,835	2,729	2,622	2,512	2,401	2,289	2,174	2,058	1,941
3	Small res dev (flats)	446	£50,000	1,838	1,751	1,664	1,575	1,485	1,393	1,300	1,206	1,110	1,013	915
4	Small res devs (houses)	902	£100,000	2,992	2,891	2,788	2,684	2,578	2,470	2,361	2,250	2,138	2,024	1,908
5	Small res dev (flats)	902	£100,000	1,807	1,722	1,635	1,548	1,459	1,369	1,277	1,185	1,090	995	898
6	Small residential developments	2,231	£150,000	1,811	1,727	1,642	1,556	1,469	1,380	1,290	1,199	1,106	1,012	917
7	Residential development	4,462	£250,000	1,748	1,668	1,587	1,504	1,420	1,335	1,248	1,161	1,072	981	890
8	Small scale mixed use, local centres	496	£20,000	2,044	1,968	1,891	1,812	1,732	1,651	1,569	1,485	1,400	1,315	1,227
9	Small scale mixed use, local centres	496	£20,000	1,668	1,592	1,515	1,436	1,356	1,275	1,193	1,109	1,024	939	852
10	Small mixed use	2,431	£150,000	1,396	1,321	1,245	1,167	1,089	1,009	928	846	763	678	593
11	Small mixed use	2,977	£200,000	1,061	987	912	836	759	680	601	520	439	356	272
12	Mixed use	7,047	£300,000	1,066	996	925	853	780	706	631	554	477	399	319
13	Mixed use	14,387	£700,000	848	782	716	649	580	511	441	369	297	223	149
14	Mixed use incl community facility	12,181	£580,000	612	550	487	424	359	294	228	160	92	23	-
15	Mixed use incl health facility	6,155	£400,000	1,193	1,126	1,059	990	921	850	778	706	632	557	482
16	Mixed use incl leisure facility	16,187	£700,000	955	892	829	765	699	633	566	498	428	358	287
17	Mixed use	8,454	£420,000	1,183	1,113	1,042	970	896	822	747	671	594	515	436
18	Large mixed use (employment led)	31,775	£800,000	998	938	877	814	751	687	622	556	489	421	353
19	Estate regen (small infill - houses)	1,885	£200,000	2,401	2,316	2,229	2,140	2,051	1,960	1,867	1,773	1,678	1,582	1,484
20	Estate regen (small infill - flats)	892	£200,000	1,684	1,599	1,513	1,426	1,337	1,247	1,155	1,062	968	873	776
21	Estate regeneration (large)	18,200	£4,800,000	1,052	978	902	826	749	670	590	509	427	344	260
22	Student housing	3,550	£300,000	2,242	2,155	2,067	1,979	1,892	1,804	1,716	1,628	1,541	1,453	1,365
23	Hotels	4,260	£200,000	1,006	963	919	875	832	788	744	701	657	614	570
24	Commercial	500	£600,000	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£200,000	638	638	638	638	638	638	638	638	638	638	638
26	Residential care home (7 units)	875	£200,000	1,256	1,263	1,270	1,277	1,284	1,291	1,298	1,305	1,312	1,320	1,327
27	Site allocation 1	27,358	£200,000	779	727	675	622	568	514	459	403	346	289	231
28	Site allocation 2	52,708	£4,800,000	881	827	762	695	628	560	491	421	349	277	204
29	Site allocation 3	419,145	£300,000	440	402	363	324	283	243	202	160	117	75	31
30	Site allocation 4	150,078	£200,000	793	734	674	613	551	488	424	358	292	224	155
31	Site allocation 5	359,471	£600,000	500	454	407	359	310	260	209	156	101	44	-
32	Site allocation 6	77,102	£200,000	1,005	954	903	850	797	744	689	634	578	521	464
33	Site allocation 7	40,305	£30,000	1,068	996	923	849	774	697	620	541	462	381	300
34	Site allocation 8	44,562	£200,000	675	623	571	518	464	410	355	299	242	184	125
35	Site allocation 9	37,112	£1,140,000	819	765	711	655	599	543	485	427	367	307	247
36	Site allocation 10	59,441	£23,600,000	714	657	599	540	481	420	359	297	234	170	105
37	Site allocation 11	42,628	£4,600,000	1,366	1,305	1,242	1,179	1,115	1,049	983	916	848	779	709
38	Site allocation 12	108,877	£10,560,000	905	856	806	756	705	653	601	548	494	439	384
39	Site allocation 13	23,405	£5,520,000	1,074	999	923	846	767	688	607	526	443	359	274
40	Site allocation 14	30,423	£6,060,000	1,060	989	917	844	770	695	618	541	463	383	303
41	Site allocation 15	69,173	£770,000	915	879	843	806	769	731	693	654	614	574	534
42	Site allocation 16	115,289	£300,000	901	852	802	752	701	649	597	544	490	435	380
43	Site allocation 17	93,370	£600,000	771	720	668	615	562	508	453	398	341	284	226
44	Site allocation 18	44,825	£1,600,000	732	693	653	613	572	531	489	446	403	359	315
45	Site allocation 19	31,915	£3,590,000	1,261	1,198	1,134	1,069	1,003	936	868	799	730	659	587
46	Site allocation 20	188,852	£610,000	1,326	1,291	1,256	1,220	1,184	1,147	1,110	1,072	1,034	995	955
47	Site allocation 21	28,130	£1,010,000	1,354	1,289	1,222	1,154	1,086	1,016	946	874	801	728	653
48	Site allocation 22	104,548	£2,230,000	1,188	1,132	1,075	1,016	957	897	837	775	713	649	585
49	Site allocation 23	43,786	£3,410,000	787	734	680	626	570	514	457	399	340	281	221
50	Site allocation 24	29,574	£2,060,000	1,135	1,075	1,013	950	887	823	757	691	624	556	487
51	Site allocation 25	225,448	£1,910,000	897	849	800	751	701	650	598	546	493	439	384
52	Site allocation 26	194,069	£610,000	1,025	977	928	878	827	776	724	672	618	564	509
53	Site allocation 27	35,028	£6,370,000	753	698	643	586	528	470	411	351	290	228	166
54	Site allocation 28	30,321	£930,000	892	837	782	726	669	611	552	493	433	372	310
55	Site allocation 29	27,226	£2,460,000	1,284	1,220	1,156	1,091	1,025	959	891	822	752	681	610

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)

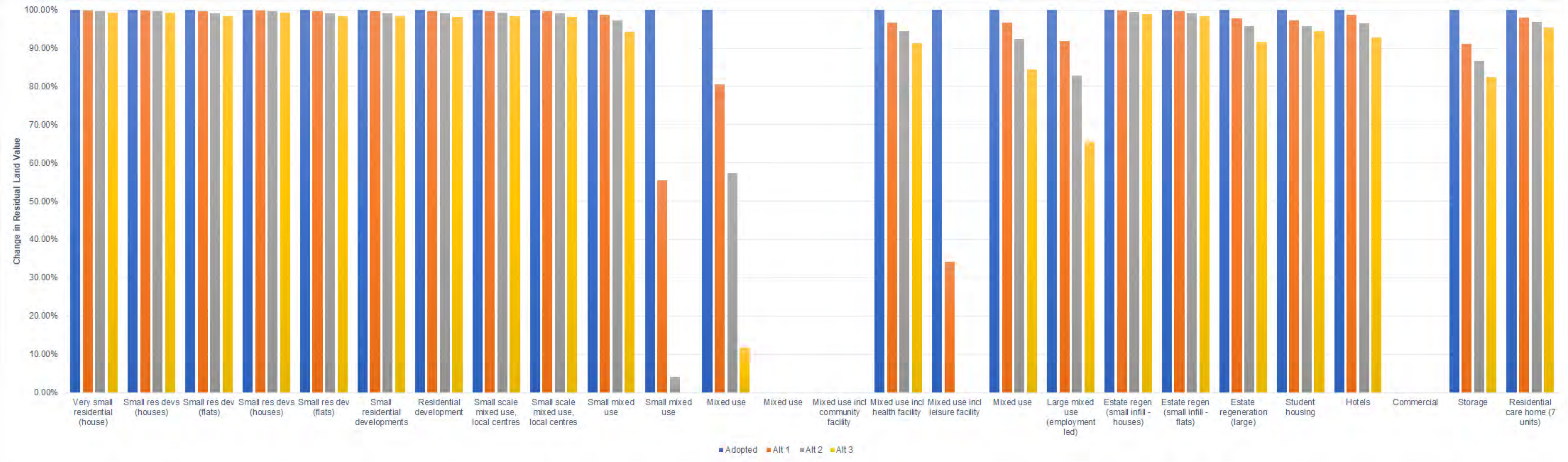


Figure 6.9.2: Comparison of residual land values with the adopted and three alternative CIL rates (site allocations) – Price Point A (£6,458 per square metre)

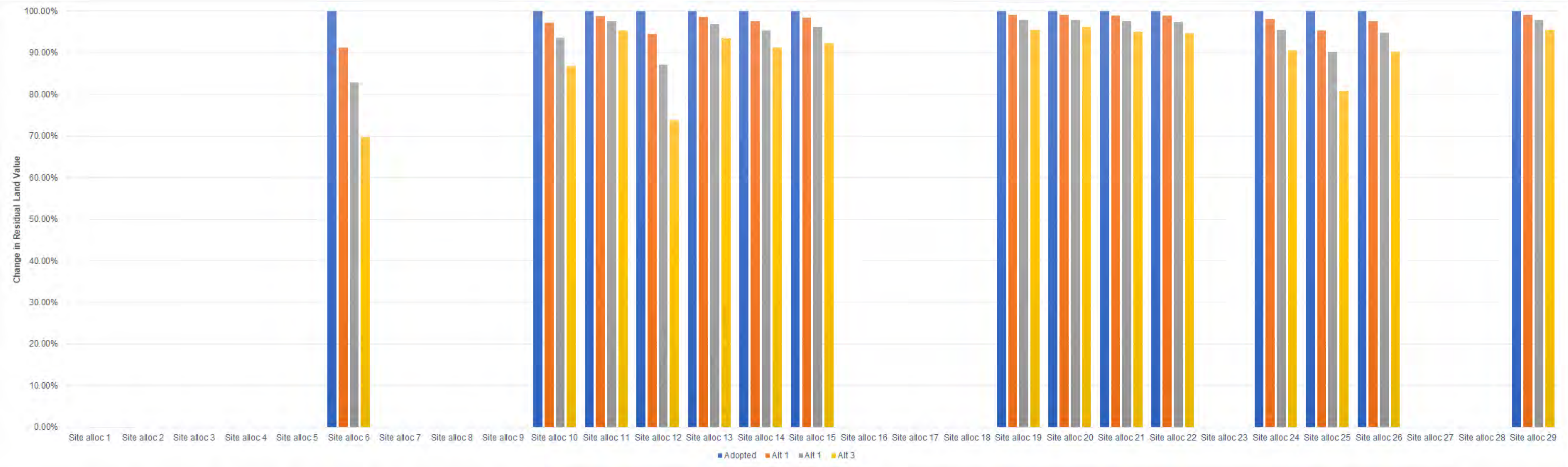


Figure 6.9.3: Comparison of residual land values with the adopted and three alternative CIL rates (typologies 1 to 26) – Price Point B (£6,647 per square metre)

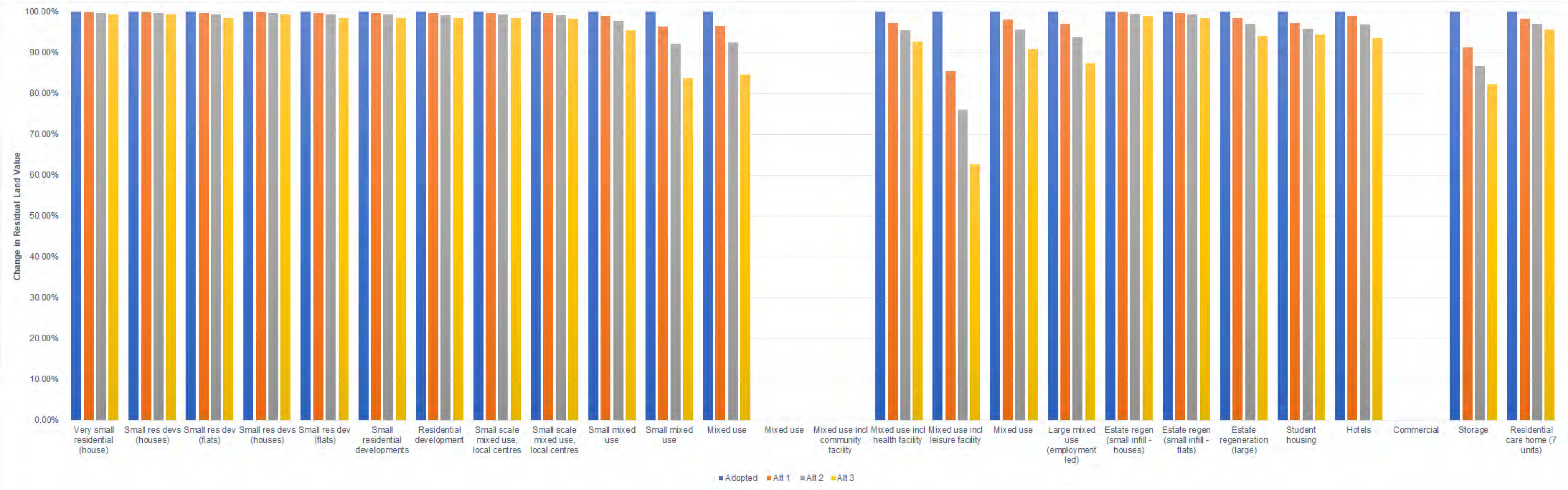


Figure 6.9.4: Comparison of residual land values with the adopted and three alternative CIL rates (site allocations) – Price Point B (£6,647 per square metre)

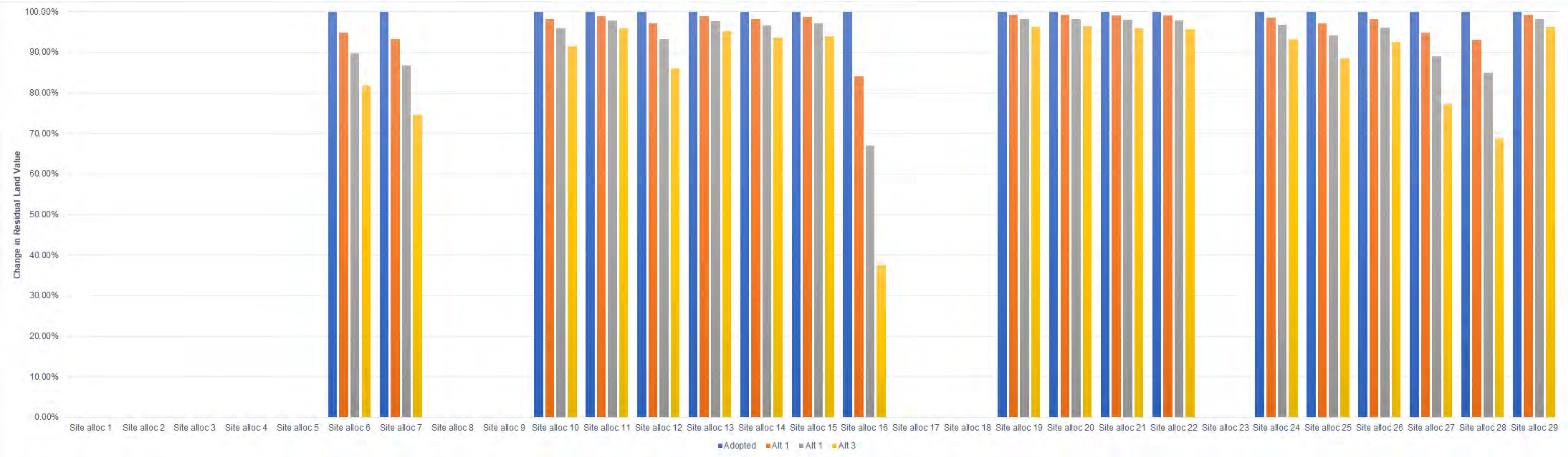


Figure 6.9.5: Comparison of residual land values with the adopted and three alternative CIL rates (typologies 1 to 26) – Price Point C (£6,835 per square metre)

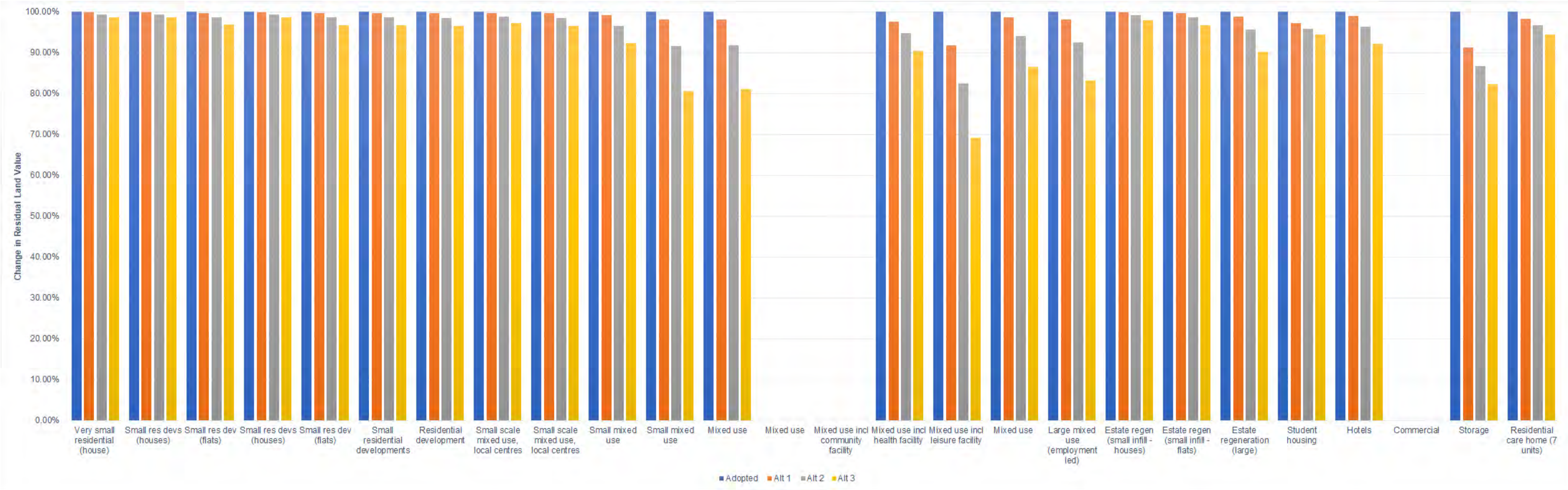


Figure 6.9.6: Comparison of residual land values with the adopted and three alternative CIL rates (site allocations) – Price Point C (£6,835 per square metre)

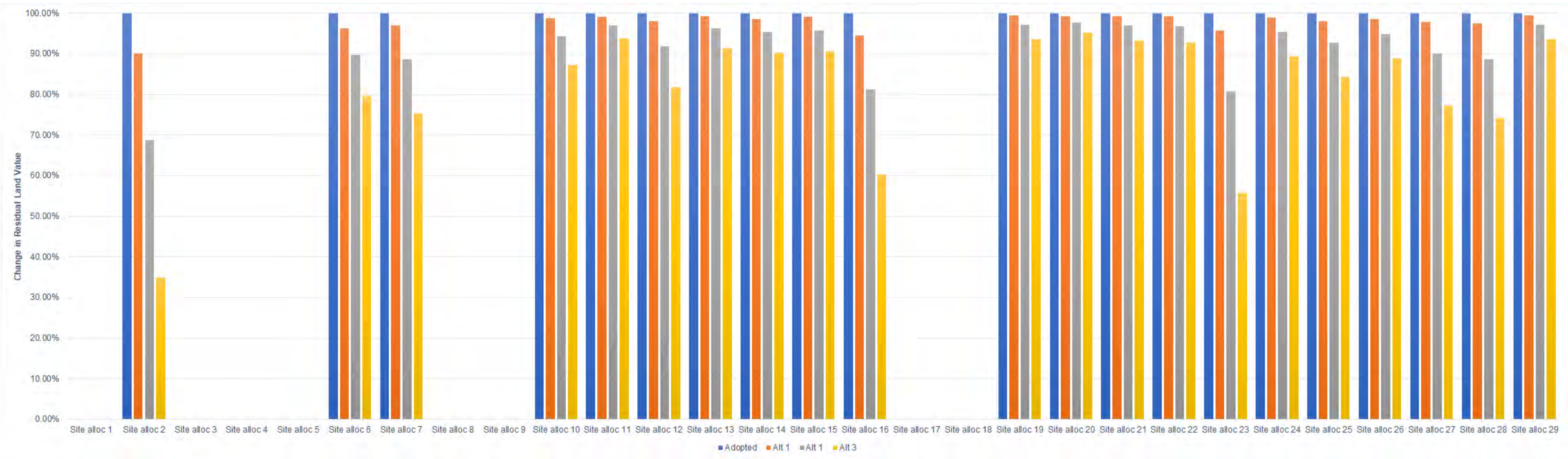


Figure 6.9.7: Comparison of residual land values with the adopted and three alternative CIL rates (typologies 1 to 26) – Price Point D (£7,024 per square metre)

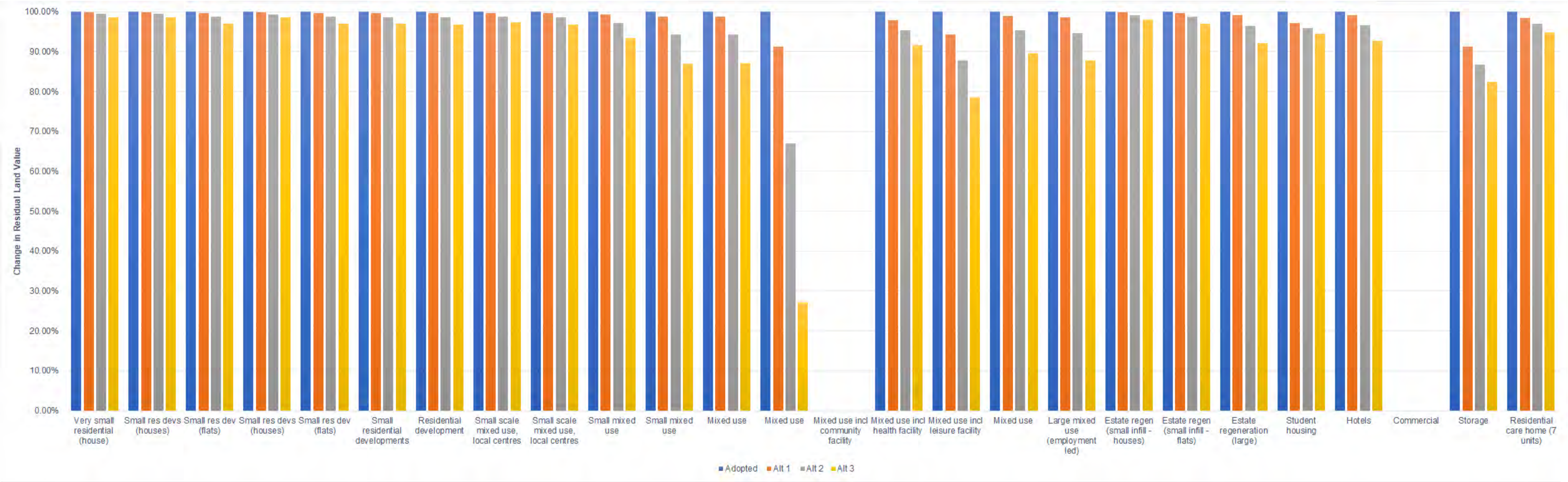


Figure 6.9.8: Comparison of residual land values with the adopted and three alternative CIL rates (site allocations) – Price Point D (£7,024 per square metre)

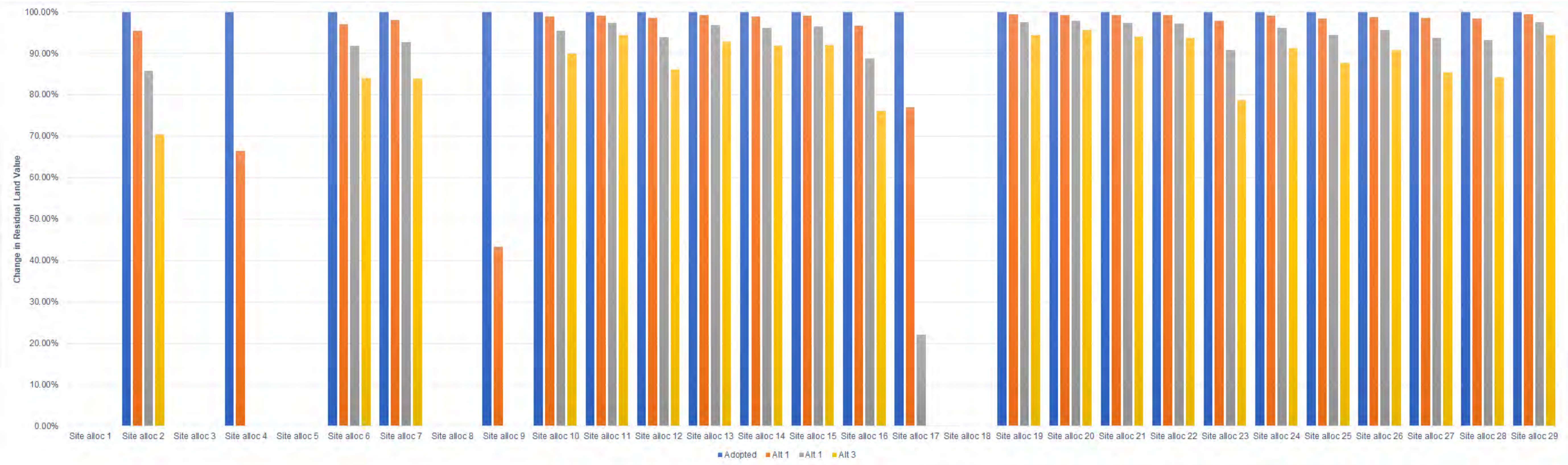


Figure 6.9.9: Comparison of residual land values with the adopted and three alternative CIL rates (typologies 1 to 26) – Price Point E (£7,212 per square metre)

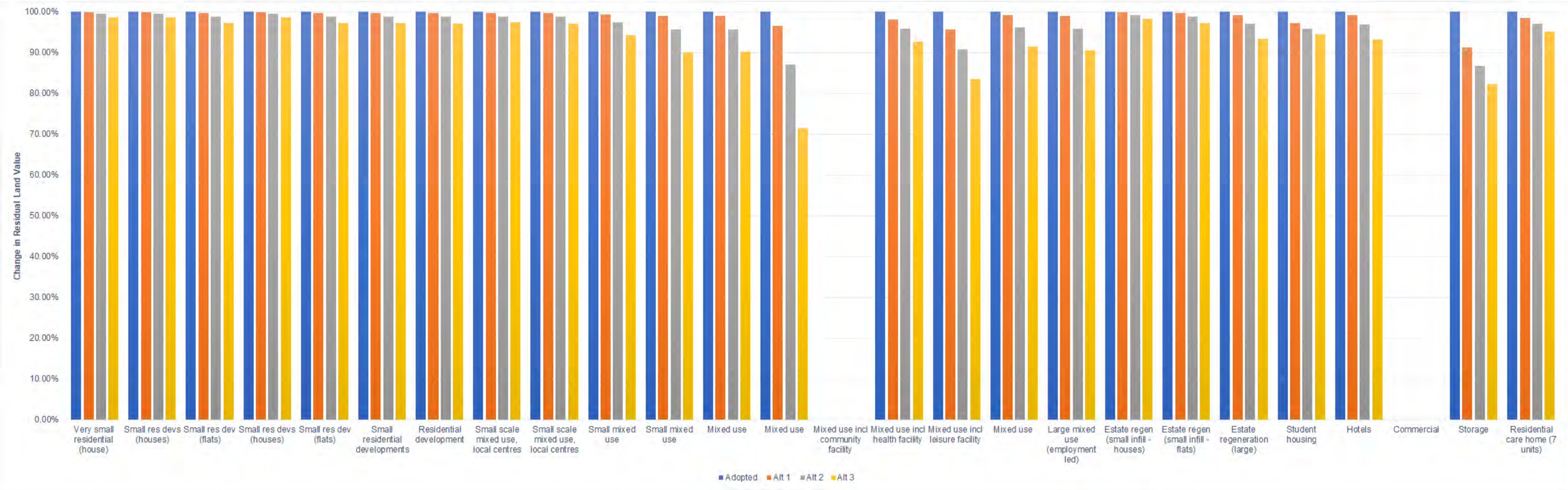


Figure 6.9.10: Comparison of residual land values with the adopted and three alternative CIL rates (site allocations) – Price Point E (£7,212 per square metre)

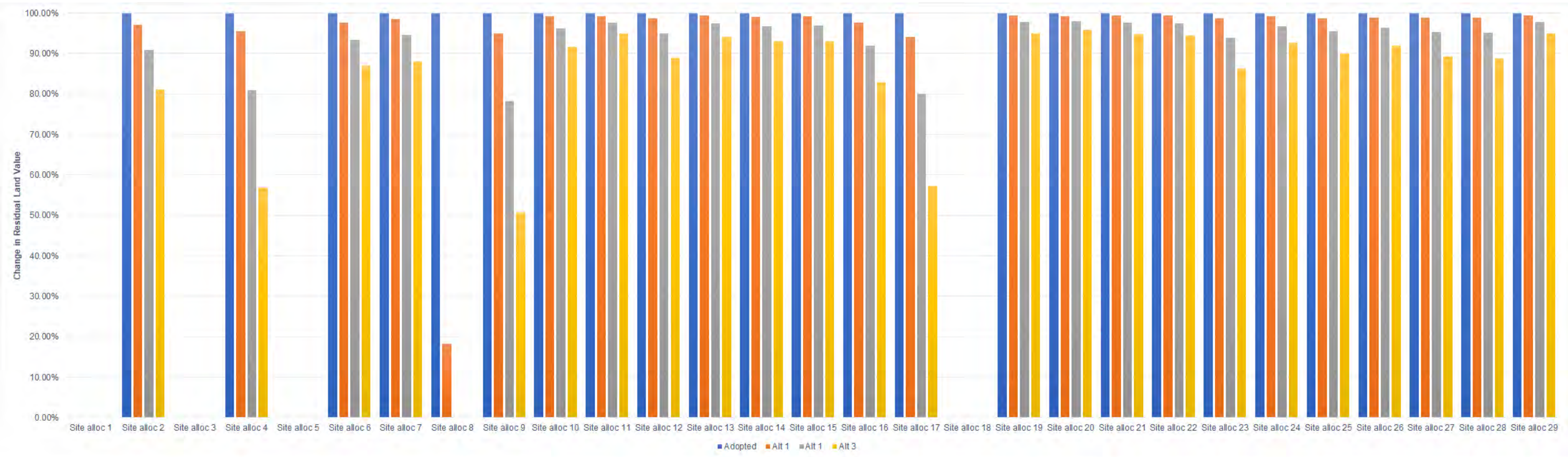


Figure 6.9.11: Comparison of residual land values with the adopted and three alternative CIL rates (typologies 1 to 26) – Price Point F (£7,400 per square metre)

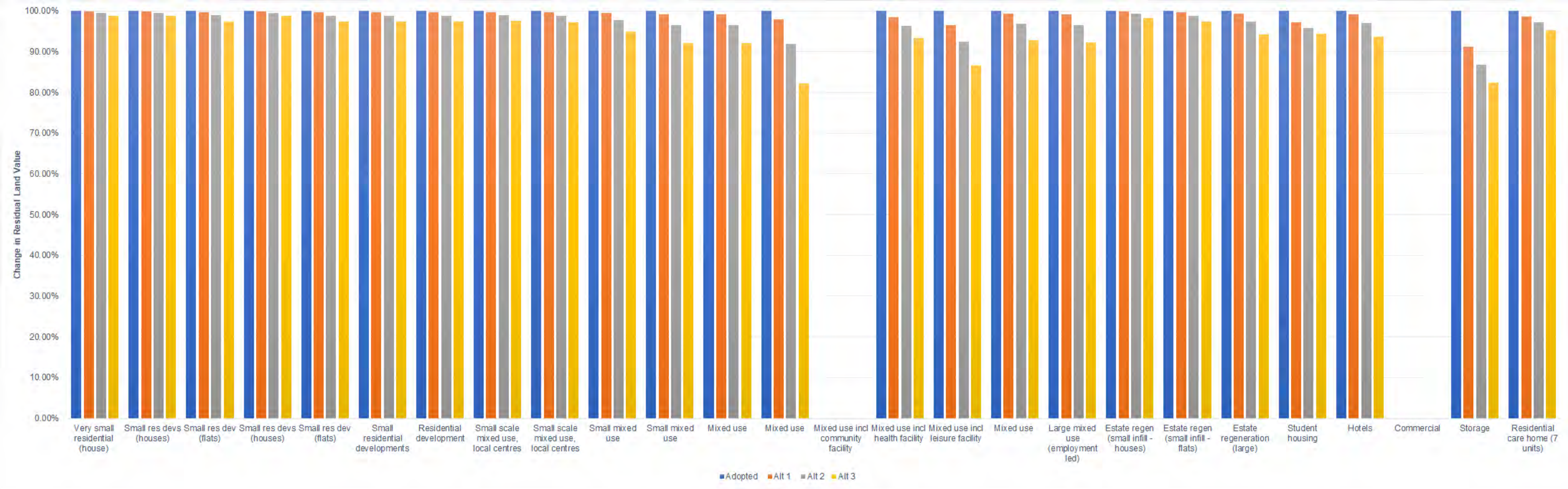


Figure 6.9.12: Comparison of residual land values with the adopted and three alternative CIL rates (site allocations) – Price Point F (£7,400 per square metre)

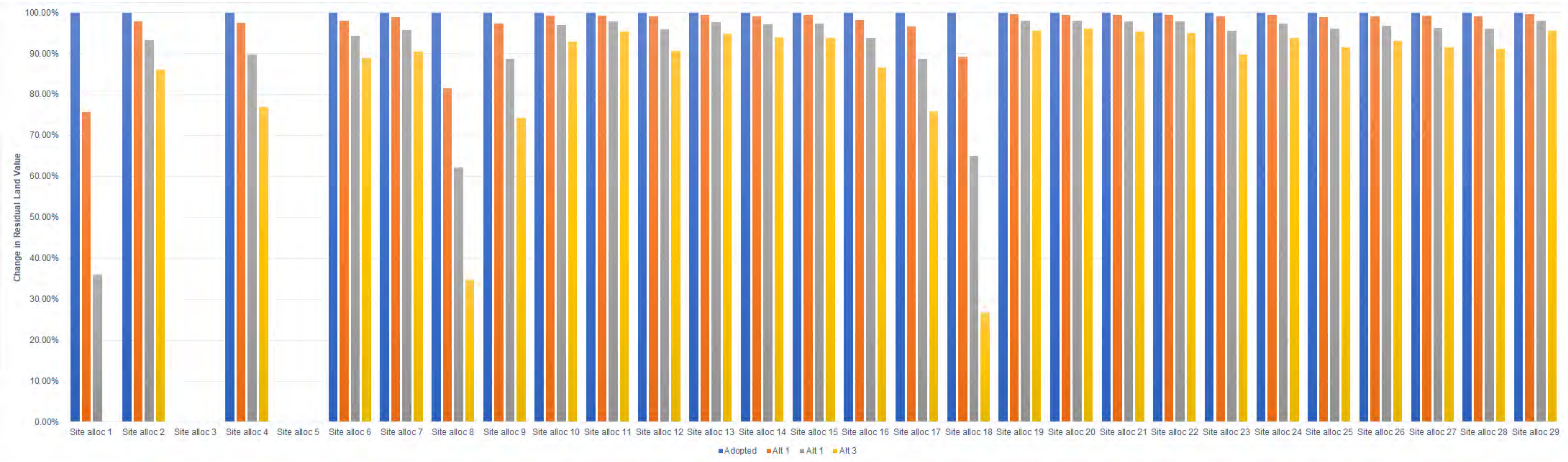


Figure 6.9.13: Comparison of residual land values with the adopted and three alternative CIL rates (typologies 1 to 26) – Price Point G (£7,589 per square metre)

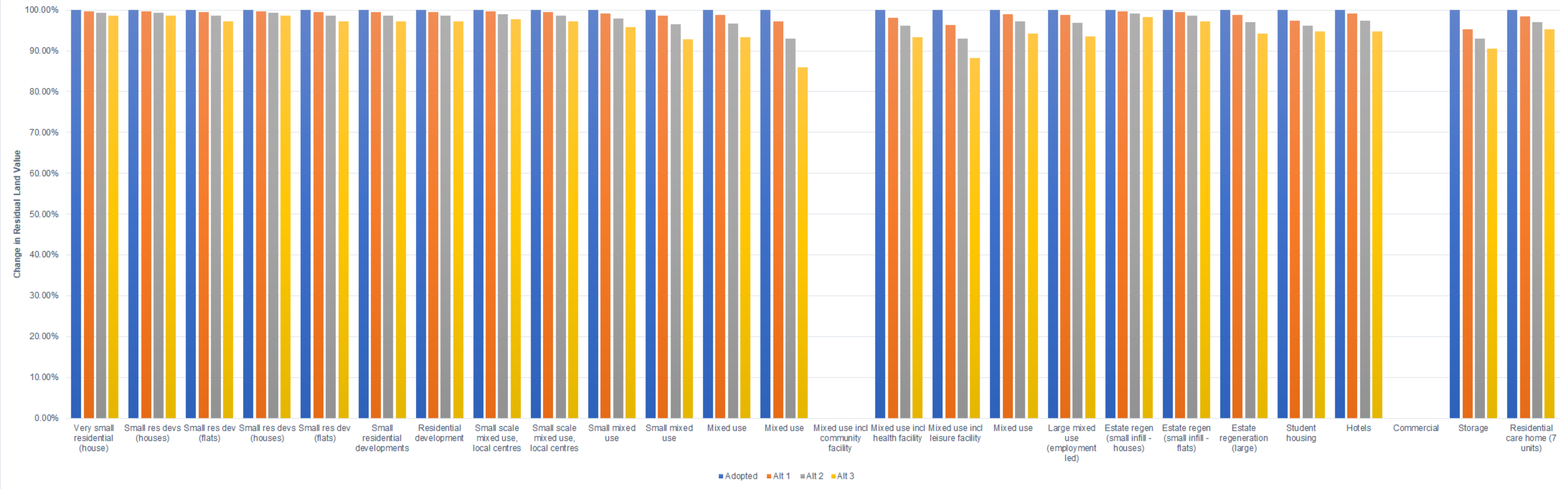


Figure 6.9.14: Comparison of residual land values with the adopted and three alternative CIL rates (site allocations) – Price Point G (£7,589 per square metre)

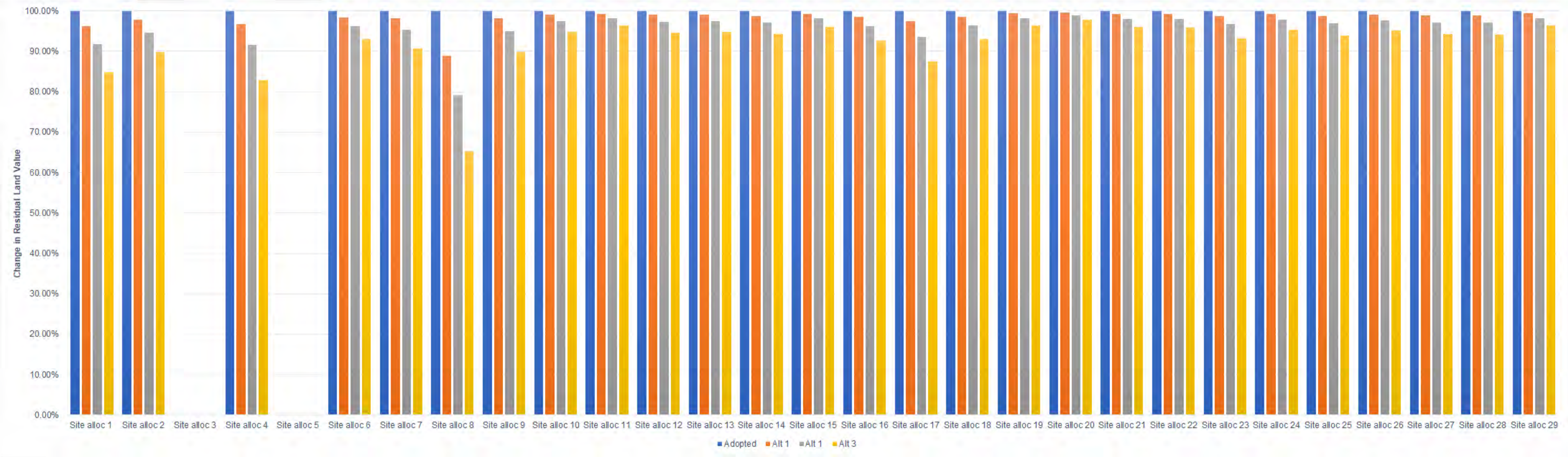


Figure 6.9.15: Comparison of residual land values with the adopted and three alternative CIL rates (typologies 1 to 26) – Price Point H (£7,777 per square metre)

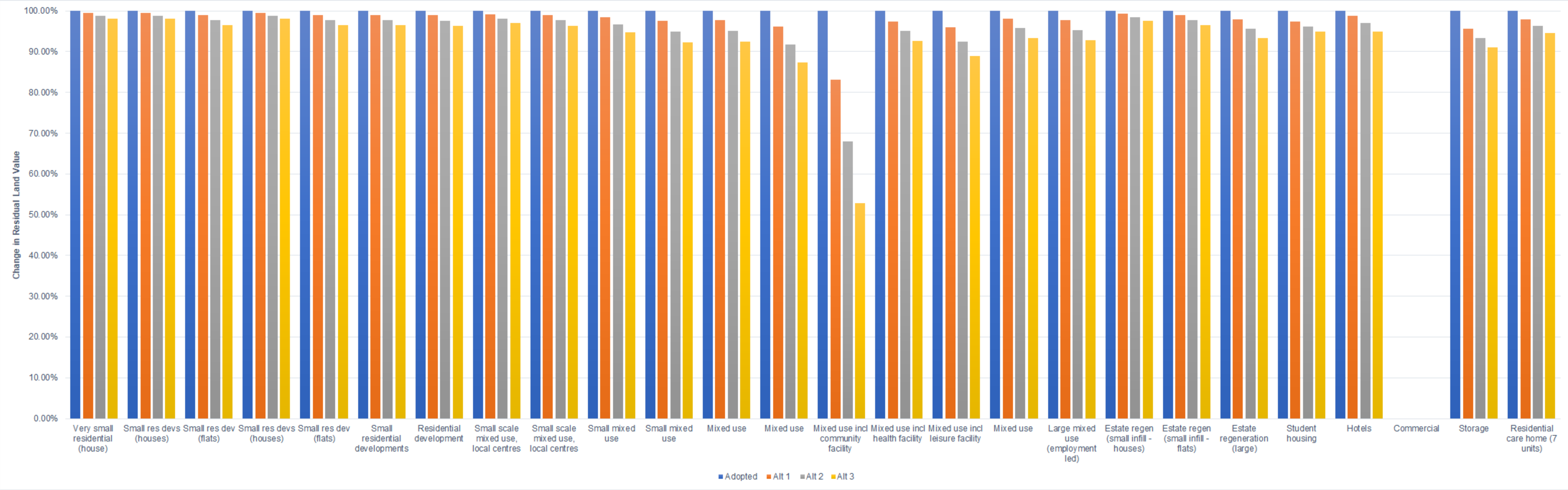


Figure 6.9.16: Comparison of residual land values with the adopted and three alternative CIL rates (site allocations) – Price Point H (£7,777 per square metre)

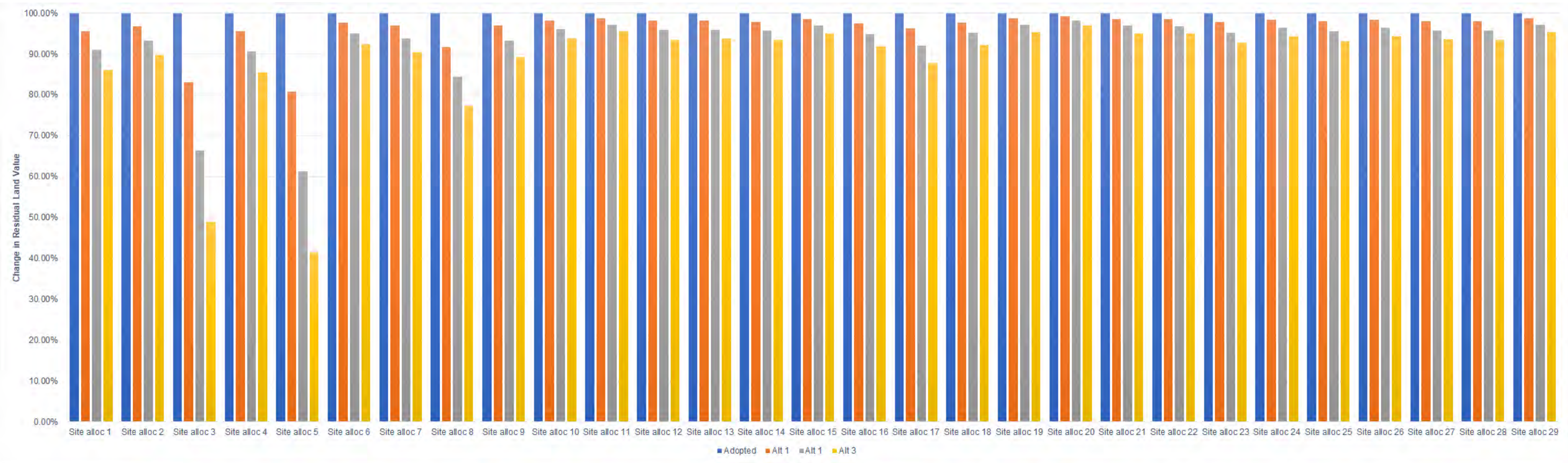


Figure 6.9.17: Comparison of residual land values with the adopted and three alternative CIL rates (typologies 1 to 26) – Price Point I (£7,965 per square metre)

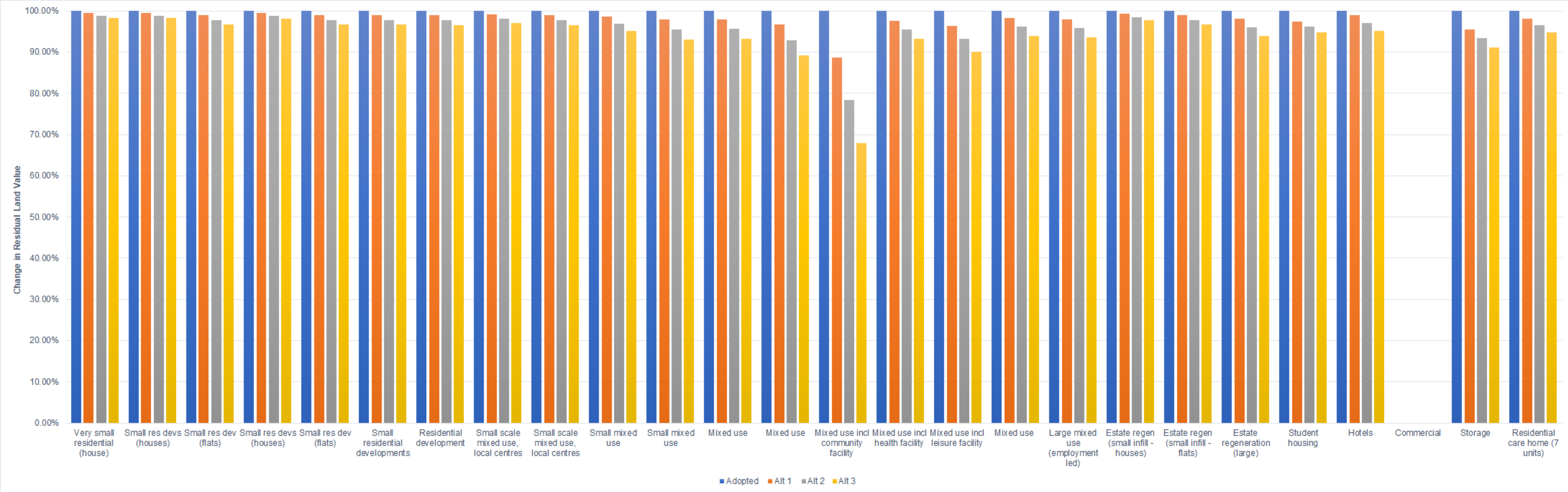
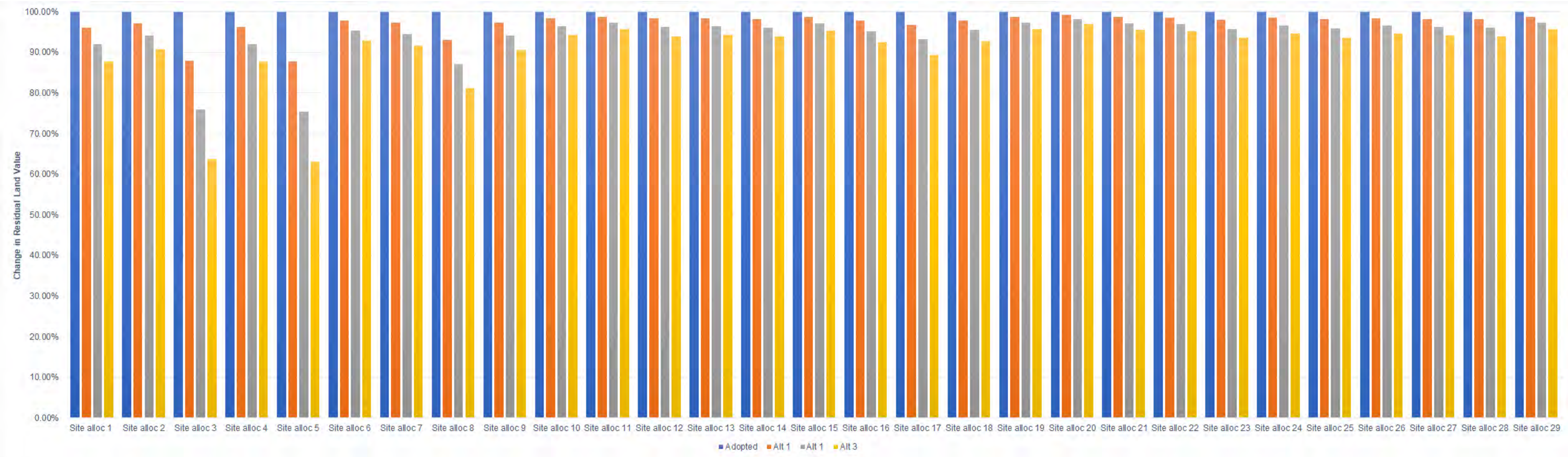


Figure 6.9.18: Comparison of residual land values with the adopted and three alternative CIL rates (site allocations) – Price Point I (£7,965 per square metre)



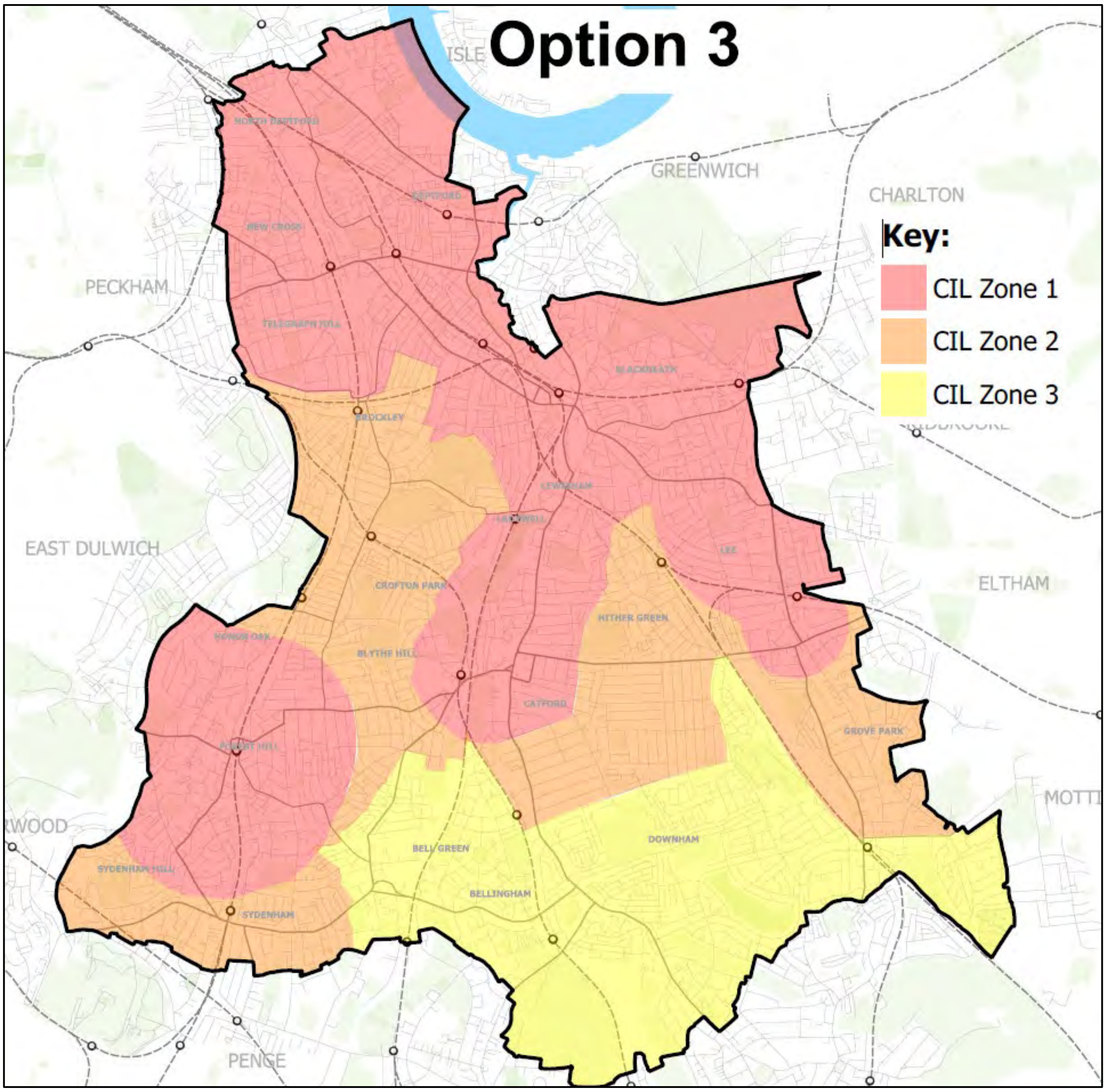
Residential rates

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 value[25]. 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 – incorp-orating prevailing CIL rates reflecting indexation	RLV – incorp-orating 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 – incorp-orating prevailing CIL rates reflecting indexation	RLV – incorp-orating 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 – incorp-orating prevailing CIL rates reflecting indexation	RLV – incorp-orating 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

1	2	3	4	5	6	7	8	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
LB LEWISHAM - LOCAL PLAN VIABILITY													**Floor areas - proposed (sqm)**										
		Gross	Net site			No of	No of	Resi costs	Resi costs	GIA	GIA				Note: B1 office inlcudes B1(b)							Total resi	Total resi FS
Site ref	Typology description	Site area	area	Site coverage	Heights	Houses	Flats	Houses	Flats	Houses	flats		Retail A1-A5	Retail S'Mark	B1 office	B1(c) and B	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	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

1	29	30	31	32	33	34	35	36	37	38	48	49	50	51	52	53	54	55	56	57	58
LB LEWISHA	CIL (rate per sqm)											S106 (per sqm for commercial; per unit for resi									
											E&T										
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	cost	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	40	40	40	40	40	40	40	40	40	2,000
2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	40	40	40	40	40	40	40	40	40	2,000
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	40	40	40	40	40	40	40	40	40	2,000
4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	40	40	40	40	40	40	40	40	40	2,000
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	40	40	40	40	40	40	40	40	40	2,000
6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	40	40	40	40	40	40	40	40	40	2,000
7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	40	40	40	40	40	40	40	40	40	2,000
8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,882	40	40	40	40	40	40	40	40	40	2,000
9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,979	40	40	40	40	40	40	40	40	40	2,000
10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,526	40	40	40	40	40	40	40	40	40	2,000
11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,875	40	40	40	40	40	40	40	40	40	2,000
12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,471	40	40	40	40	40	40	40	40	40	2,000
13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,471	40	40	40	40	40	40	40	40	40	2,000
14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	40	40	40	40	40	40	40	40	40	2,000
15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	40	40	40	40	40	40	40	40	40	2,000
16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,289	40	40	40	40	40	40	40	40	40	2,000
17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,579	40	40	40	40	40	40	40	40	40	2,000
18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	279,414	40	40	40	40	40	40	40	40	40	2,000
19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,763	40	40	40	40	40	40	40	40	40	2,000
20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	40	40	40	40	40	40	40	40	40	2,000
21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,763	40	40	40	40	40	40	40	40	40	2,000
22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,478	40	40	40	40	40	40	40	40	40	2,000
23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,008	40	40	40	40	40	40	40	40	40	2,000
24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,792	40	40	40	40	40	40	40	40	40	2,000
25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74,905	40	40	40	40	40	40	40	40	40	2,000
26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	40	40	40	40	40	40	40	40	40	2,000
27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	165,579	40	40	40	40	40	40	40	40	40	2,000
28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	123,406	40	40	40	40	40	40	40	40	40	2,000
29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,618,319	40	40	40	40	40	40	40	40	40	2,000
30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	443,839	40	40	40	40	40	40	40	40	40	2,000
31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,130,829	40	40	40	40	40	40	40	40	40	2,000
32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	422,156	40	40	40	40	40	40	40	40	40	2,000
33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	40	40	40	40	40	40	40	40	40	2,000
34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	73,106	40	40	40	40	40	40	40	40	40	2,000
35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203,888	40	40	40	40	40	40	40	40	40	2,000
36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324,980	40	40	40	40	40	40	40	40	40	2,000
37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	247,600	40	40	40	40	40	40	40	40	40	2,000
38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	745,554	40	40	40	40	40	40	40	40	40	2,000
39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,526	40	40	40	40	40	40	40	40	40	2,000
40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,525	40	40	40	40	40	40	40	40	40	2,000
41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	535,162	40	40	40	40	40	40	40	40	40	2,000
42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	702,064	40	40	40	40	40	40	40	40	40	2,000
43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	481,078	40	40	40	40	40	40	40	40	40	2,000
44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	905,764	40	40	40	40	40	40	40	40	40	2,000
45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	254,217	40	40	40	40	40	40	40	40	40	2,000
46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,224,534	40	40	40	40	40	40	40	40	40	2,000
47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	153,935	40	40	40	40	40	40	40	40	40	2,000
48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	552,529	40	40	40	40	40	40	40	40	40	2,000
49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	737,046	40	40	40	40	40	40	40	40	40	2,000
50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	235,843	40	40	40	40	40	40	40	40	40	2,000
51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,081,296	40	40	40	40	40	40	40	40	40	2,000
52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,221,327	40	40	40	40	40	40	40	40	40	2,000
53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	582,189	40	40	40	40	40	40	40	40	40	2,000
54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	503,777	40	40	40	40	40	40	40	40	40	2,000
55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	217,178	40	40	40	40	40	40	40	40	40	2,000

1	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78
LB LEWISHA	**Rents**									**Cap val**	**Yields**									n/a
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and B	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B1(c) and B	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
2	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
3	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
4	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
5	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
6	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
7	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
8	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
9	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
10	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
11	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
12	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
13	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
14	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
15	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
16	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
17	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
18	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
19	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
20	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
21	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
22	811	250	417	238	238	404	382	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
23	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
24	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
25	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
26	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
27	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
28	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
29	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
30	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
31	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
32	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
33	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
34	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
35	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
36	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
37	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
38	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
39	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
40	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
41	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
42	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
43	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
44	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
45	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
46	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
47	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
48	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
49	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
50	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
51	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
52	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
53	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
54	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
55	811	250	417	238	238	404	390	250	250	7,965	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121
LB LEWISHA	Build costs										Net to gross											
Site ref	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and B	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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%	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 LEWISHA	**Build start (QUARTERS)**										**Build period (QUARTERS)**									
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and B	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B1(c) and B	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

1	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					
														% of PRS			Site areas			BNG cost	Car parking space
Site ref	Retail A1-/	Retail S'M	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi		units			Gross	Net	Roof area		
1	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		1	6		0.00%	50%	70%	0.05		300.00	0.1%	10%
3	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		1	6		0.00%	50%	70%	0.10		600.00	0.1%	10%
5	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		2	8		0.00%	50%	70%	0.15		900.00	0.1%	10%
7	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		1	8		0.00%	50%	70%	0.02		160.00	0.1%	10%
9	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		2	8		0.00%	50%	70%	0.15		1,200.00	0.1%	10%
11	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		4	8		0.00%	50%	70%	0.30		2,400.00	0.1%	10%
13	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		4	10		0.00%	50%	70%	0.56		4,480.00	0.1%	10%
15	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		6	10		0.00%	50%	70%	0.70		5,600.00	0.1%	10%
17	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		6	12		0.00%	50%	70%	0.80		6,400.00	0.1%	10%
19	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		1	8		0.00%	50%	70%	0.20		1,600.00	0.1%	10%
21	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		1	8		0.00%	0%	70%	0.30		2,700.00	0.1%	10%
23	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		1	8		0.00%	0%	70%	0.60		5,400.00	0.1%	10%
25	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		1	8		0.00%	0%	70%	0.03		240.00	0.1%	10%
27	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	6		0.00%	50%	70%	1.14		9,120.00	0.1%	10%
29	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		15	10		0.00%	50%	70%	4.60		36,800.00	0.1%	10%
31	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		8	10		0.00%	50%	70%	5.52		44,160.00	0.1%	10%
33	6	6	6	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	10		0.00%	50%	70%	0.77		6,160.00	0.1%	10%
35	6	6	6	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	10		0.00%	50%	70%	0.60		4,800.00	0.1%	10%
37	6	6	6	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	10		0.00%	50%	70%	3.59		28,720.00	0.1%	10%
39	6	6	6	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		7	10		0.00%	50%	70%	1.01		8,080.00	0.1%	10%
41	6	6	6	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	10		0.00%	50%	70%	3.41		27,280.00	0.1%	10%
43	6	6	6	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		6	10		0.00%	50%	70%	1.91		15,280.00	0.1%	10%
45	6	6	6	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	10		0.00%	50%	70%	6.37		50,960.00	0.1%	10%
47	6	6	6	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	10		0.00%	50%	70%	2.46		19,680.00	0.1%	10%
49	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		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	10		0.00%	50%	70%	7.35		58,800.00	0.1%	10%
52	6	6	6	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		6	10		0.00%	50%	70%	0.96		7,680.00	0.1%	10%
54	6	6	6	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		6	10		0.00%	50%	70%	1.70		13,600.00	0.1%	10%

Appendix 2 - BCIS costs

BCIS®

£/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	

BCIS®

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	

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Building function (Maximum age of projects)	£/m² 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 2000m2 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	

BCIS®

Building function (Maximum age of projects)	£/m² 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	Industural	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

Appendix 5 - Sensitivity analysis

LEWISHAM CIL Sales value £6,458 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BLV 1								Residual land values						
	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	£171,861	735	665	593	520	446	371	294	217	138	58	-
2	Small res devs (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 devs (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	£859,304	1,016	958	899	840	779	718	655	592	527	462	396
7	Residential development	4,462	£1,432,173	1,016	961	905	849	791	733	673	613	552	490	427
8	Small scale mixed use, local centres	496	£114,574	1,239	1,186	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	£859,304	482	428	374	319	263	206	149	90	31	-	-
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	23	-	-	-	-	-	-	-	-
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	186	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	353	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	£171,861	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	£6,530,708	107	70	32	-	-	-	-	-	-	-	-
36	Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-
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	£4,411,092	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	111	68	24	-	-	-	-	-	-	-	-
46	Site allocation 20	188,852	£3,494,502	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	£19,534,837	-	-	-	-	-	-	-	-	-	-	-
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	276	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	£14,092,580	238	195	151	106	61	16	-	-	-	-	-

BLV2								Residual land values						
	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	£133,940	1,160	1,090	1,018	945	871	796	719	641	563	482	401
2	Small res devs (houses)	446	£223,233	2,161	2,090	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 devs (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	666	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	1,290	1,237	1,183	1,128	1,073	1,016	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 incl community facility	12,181	£2,500,210	-	-	-	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,785,864	524	478	431	384	336	287	238	188	137	85	33
16	Mixed use incl 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	£3,571,728	387	347	305	263	220	177	133	89	43	-	-
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	35	-	-	-
31	Site allocation 5	359,471	£2,678,796	129	93	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	£133,940	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	£5,089,713	146	109	71	33	-	-	-	-	-	-	-
36	Site allocation 10	59,441	£105,365,980	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£20,537,437	350	308	265	222	178	133	88	42	-	-	-
38	Site allocation 12	108,877	£47,146,811	-	-	-	-	-	-	-	-	-	-	-
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	258	222	186	150	113	76	38	-	-	-	-
44	Site allocation 18	44,825	£7,500,629	-	-	-	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£16,028,130	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	£4,509,307	628	583	538	492	445	397	349	300	251	200	149
48	Site allocation 22	104,548	£9,956,192	586	547	508	469	429	388	347	305	263	220	176
49	Site allocation 23	43,786	£15,224,491	-	-	-	-	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£9,197,200	285	242	200	156	112	67	22	-	-	-	-
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	£28,439,885	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£4,152,134	223	186	148	110	71	31	-	-	-	-	-
55	Site allocation 29	27,226	£10,983,064	352	309	265	221	175	130	83	36	-	-	-

BLV3								Residual land values						
	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	£105,763	1,476	1,405	1,334	1,261	1,187	1,111	1,035	957	878	798	717
2	Small res devs (houses)	446	£176,272	2,266	2,195	2,124	2,051	1,977	1,901	1,825	1,747	1,668	1,588	1,507
3	Small res dev (flats)	446	£176,272	1,064	1,004	943	881	819	755	690	624	558	490	422
4	Small res devs (houses)	982	£352,544	2,249	2,180	2,109	2,037	1,965	1,890	1,815	1,739	1,661	1,582	1,502
5	Small res dev (flats)	982	£352,544	1,067	1,008	948	887	825	762	698	634	568	502	434
6	Small residential developments	2,231	£528,816	1,164	1,106	1,048	988	927	866	803	740	676	610	544
7	Residential development	4,462	£881,360	1,140	1,085	1,029	972	914	856	797	736	675	613	550
8	Small scale mixed use, local centres	496	£70,509	1,328	1,275	1,221	1,166	1,111	1,054	997	939	880	820	759
9	Small scale mixed use, local centres	496	£70,509	1,059	1,006	952	897	842	785	728	670	611	551	490
10	Small mixed use	2,431	£528,816	618	564	510	455	399	342	285	226	167	107	47
11	Small mixed use	2,977	£705,088	350	298	245	191	136	80	24	-	-	-	-
12	Mixed use	7,047	£1,057,632	411	362	312	261	210	158	105	51	-	-	-
13	Mixed use	14,387	£2,467,808	224	178	132	85	38	-	-	-	-	-	-
14	Mixed use incl community facility	12,181	£1,974,247	29	-	-	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,410,176	585	539	492	445	397	348	299	249	198	146	94
16	Mixed use incl leisure facility	16,187	£2,467,808	352	309	266	221	177	131	85	38	-	-	-
17	Mixed use	8,454	£1,480,685	472	422	372	321	269	217	164	110	55	0	-
18	Large mixed use (employment led)	31,775	£2,820,352	411	370	329	287	244	201	157	112	67	21	-
19	Estate regen (small infill - houses)	1,885	£705,088	1,585	1,527	1,467	1,406	1,345	1,282	1,219	1,154	1,089	1,022	955
20	Estate regen (small infill - flats)	892	£705,088	636	577	517	456	394	331	268	203	137	71	3
21	Estate regeneration (large)	18,200	£14,101,762	-	-	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,057,632	1,614	1,526	1,438	1,351	1,263	1,175	1,088	1,000	912	825	737
23	Hotels	4,260	£705,088	320	289	259	229	199	168	138	108	77	47	17
24	Commercial	500	£2,115,264	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£705,088	-	-	-	-	-	-	-	-	-	-	-
26	Residential care home (7 units)	875	£705,088	263	268	273	278	283	287	292	297	302	307	311
27	Site allocation 1	27,358	£705,088	164	128	91	54	16	-	-	-	-	-	-
28	Site allocation 2	52,708	£14,101,762	190	144	96	48	-	-	-	-	-	-	-
29	Site allocation 3	419,145	£1,057,632	49	22	-	-	-	-	-	-	-	-	-
30	Site allocation 4	150,078	£705,088	356	313	269	224	178	132	85	37	-	-	-
31	Site allocation 5	359,471	£2,115,264	131	95	58	19	-	-	-	-	-	-	-
32	Site allocation 6	77,102	£705,088	421	385	348	312	274	236	198	159	120	80	39
33	Site allocation 7	40,305	£105,763	586	536	484	432	380	326	272	217	161	105	48
34	Site allocation 8	44,562	£987,123	197	162	127	90	54	16	-	-	-	-	-
35	Site allocation 9	37,112	£4,019,002	175	138	100	61	23	-	-	-	-	-	-
36	Site allocation 10	59,441	£83,200,398	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£16,217,027	451	409	366	323	279	234	189	143	97	50	2
38	Site allocation 12	108,877	£37,228,653	87	53	19	-	-	-	-	-	-	-	-
39	Site allocation 13	23,405	£19,460,432	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£21,364,170	48	-	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£2,714,589	376	356	335	314	292	271	249	227	204	181	158
42	Site allocation 16	115,289	£1,057,632	351	317	283	248	212	176	139	102	64	26	-
43	Site allocation 17	93,370	£2,115,264	264	228	193	156	119	82	44	5	-	-	-
44	Site allocation 18	44,825	£5,922,740	-	-	-	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£12,656,332	359	316	272	227	182	137	90	43	-	-	-
46	Site allocation 20	188,852	£2,150,519	607	584	560	537	513	488	463	438	412	386	358
47	Site allocation 21	28,130	£3,560,695	662	617	572	525	479	431	383	334	284	234	183
48	Site allocation 22	104,548	£7,861,733	606	567	529	489	449	408	367	325	283	240	196
49	Site allocation 23	43,786	£12,021,752	52	16	-	-	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£7,262,408	350	308	265	222	178	133	87	41	-	-	-
51	Site allocation 25	225,448	£6,733,592	434	400	365	330	295	259	222	185	147	109	70
52	Site allocation 26	194,069	£2,855,607	503	470	436	401	366	330	294	258	220	183	145
53	Site allocation 27	35,028	£22,457,057	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£3,278,660	252	215	177	138	99	60	20	-	-	-	-
55	Site allocation 29	27,226	£8,672,584	437	394	350	305	260	215	168	121	74	25	-

BLV4								Residual land values						
	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	£30,000	2,325	2,254	2,183	2,110	2,036	1,960	1,884	1,806	1,727	1,647	1,566
2	Small res devs (houses)	446	£50,000	2,549	2,478	2,407	2,334	2,260	2,184	2,108	2,030	1,951	1,871	1,790
3	Small res dev (flats)	446	£50,000	1,347	1,287	1,226	1,164	1,102	1,038	973	907	841	773	705
4	Small res devs (houses)	982	£100,000	2,506	2,437	2,366	2,295	2,222	2,148	2,072	1,996	1,918	1,839	1,759
5	Small res dev (flats)	982	£100,000	1,324	1,265	1,205	1,144	1,082	1,019	956	891	826	759	692
6	Small residential developments	2,231	£150,000	1,334	1,276	1,217	1,158	1,097	1,036	973	910	845	780	714
7	Residential development	4,462	£250,000	1,281	1,226	1,170	1,114	1,056	998	938	878	817	755	691
8	Small scale mixed use, local centres	496	£20,000	1,430	1,377	1,323	1,268	1,212	1,156	1,099	1,041	982	922	861
9	Small scale mixed use, local centres	496	£20,000	1,161	1,108	1,054	999	943	887	830	771	713	653	592
10	Small mixed use	2,431	£150,000	774	720	666	611	555	498	441	382	323	263	203
11	Small mixed use	2,977	£200,000	520	468	414	360	306	250	194	137	79	20	-
12	Mixed use	7,047	£300,000	519	470	420	369	317	265	212	159	104	49	-
13	Mixed use	14,387	£700,000	347	301	255	208	161	112	64	14	-	-	-
14	Mixed use incl community facility	12,181	£560,000	145	101	57	12	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£400,000	749	703	656	609	561	512	463	413	362	310	258
16	Mixed use incl leisure facility	16,187	£700,000	461	418	375	331	286	240	194	148	100	52	3
17	Mixed use	8,454	£420,000	597	548	497	447	395	342	289	236	181	126	70
18	Large mixed use (employment led)	31,775	£800,000	475	434	392	350	308	264	220	176	131	85	39
19	Estate regen (small infill - houses)	1,885	£200,000	1,853	1,795	1,735	1,674	1,613	1,550	1,487	1,422	1,357	1,290	1,223
20	Estate regen (small infill - flats)	892	£200,000	1,202	1,143	1,083	1,022	960	897	833	769	703	637	569
21	Estate regeneration (large)	18,200	£4,000,000	550	499	448	396	343	289	235	179	123	66	9
22	Student housing	3,550	£300,000	1,827	1,740	1,652	1,564	1,476	1,389	1,301	1,213	1,126	1,038	950
23	Hotels	4,260	£200,000	438	408	378	347	317	287	257	226	196	166	135
24	Commercial	500	£600,000	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£200,000	88	88	88	88	88	88	88	88	88	88	88
26	Residential care home (7 units)	875	£200,000	841	845	850	855	860	865	870	874	879	884	889
27	Site allocation 1	27,358	£200,000	183	146	109	72	34	-	-	-	-	-	-
28	Site allocation 2	52,708	£4,000,000	382	335	288	240	191	142	92	41	-	-	-
29	Site allocation 3	419,145	£300,000	51	24	-	-	-	-	-	-	-	-	-
30	Site allocation 4	150,078	£200,000	359	316	272	227	182	135	88	40	-	-	-
31	Site allocation 5	359,471	£600,000	135	99	62	24	-	-	-	-	-	-	-
32	Site allocation 6	77,102	£200,000	427	391	355	318	281	243	204	166	126	86	46
33	Site allocation 7	40,305	£30,000	588	537	486	434	381	328	274	219	163	107	49
34	Site allocation 8	44,562	£280,000	213	178	142	106	70	32	-	-	-	-	-
35	Site allocation 9	37,112	£1,140,000	252	215	177	139	100	61	21	-	-	-	-
36	Site allocation 10	59,441	£23,600,000	147	109	69	30	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£4,600,000	724	682	639	596	552	507	462	416	369	322	274
38	Site allocation 12	108,877	£10,560,000	332	298	264	229	193	157	121	84	46	8	-
39	Site allocation 13	23,405	£5,520,000	565	514	462	409	356	301	246	191	134	77	18
40	Site allocation 14	30,423	£6,060,000	551	502	453	403	352	300	248	195	141	87	32
41	Site allocation 15	69,173	£770,000	404	384	363	342	321	299	277	255	232	209	186
42	Site allocation 16	115,289	£300,000	358	324	289	254	219	183	146	109	71	33	-
43	Site allocation 17	93,370	£600,000	280	245	209	172	135	98	60	21	-	-	-
44	Site allocation 18	44,825	£1,680,000	52	25	-	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£3,590,000	643	600	556	511	466	421	374	327	280	231	182
46	Site allocation 20	188,852	£610,000	615	592	569	545	521	496	471	446	420	394	367
47	Site allocation 21	28,130	£1,010,000	753	708	662	616	569	522	473	425	375	325	274
48	Site allocation 22	104,548	£2,230,000	660	621	582	543	503	462	421	379	337	294	250
49	Site allocation 23	43,786	£3,410,000	249	213	176	138	100	62	22	-	-	-	-
50	Site allocation 24	29,574	£2,060,000	526	484	441	398	353	309	263	217	171	123	75
51	Site allocation 25	225,448	£1,910,000	455	421	387	352	316	280	243	206	168	130	91
52	Site allocation 26	194,069	£810,000	514	480	446	412	377	341	305	268	231	193	155
53	Site allocation 27	35,028	£6,370,000	193	155	117	78	38	-	-	-	-	-	-
54	Site allocation 28	30,321	£930,000	330	292	254	216	177	137	97	56	15	-	-
55	Site allocation 29	27,226	£2,460,000	665	622	578	534	489	443	396	349	302	253	204

LEWISHAM CIL Sales value £6,647 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BLV 1								Residual land values						
	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	£171,861	878	801	723	644	563	481	398	313	228	141	52
2	Small res devs (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	736	668	599	528	457	385	312	237
4	Small res devs (houses)	982	£572,869	2,165	2,089	2,012	1,934	1,855	1,775	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	£859,304	1,130	1,068	1,004	939	873	806	738	669	599	528	456
7	Residential development	4,462	£1,432,173	1,128	1,068	1,007	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	£859,304	581	523	464	405	344	283	221	158	94	29	-
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	11	-	-	-	-	-	-	-	-	-	-
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	298	250	202	153	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	62	-	-	-	-	-	-	-
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	£171,861	682	627	572	516	458	400	342	282	222	160	98
34	Site allocation 8	44,562	£1,604,034	257	219	180	141	101	60	19	-	-	-	-
35	Site allocation 9	37,112	£6,530,708	182	141	101	59	17	-	-	-	-	-	-
36	Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-
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	£31,622,375	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£34,715,869	-	-	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£4,411,092	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	199	152	104	56	6	-	-	-	-	-	-
46	Site allocation 20	188,852	£3,494,502	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	£19,534,837	-	-	-	-	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£11,801,104	279	233	187	140	92	43	-	-	-	-	-
51	Site allocation 25	225,448	£10,941,800	483	446	409	371	332	293	253	213	172	130	88
52	Site allocation 26	194,069	£4,640,240	562	525	488	451	413	374	335	295	255	214	172
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	£14,092,580	325	278	231	182	133	83	33	-	-	-	-

BLV2								Residual land values						
	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	£133,940	1,302	1,226	1,148	1,068	988	906	823	738	653	565	477
2	Small res devs (houses)	446	£223,233	2,303	2,226	2,148	2,069	1,988	1,906	1,823	1,739	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 devs (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	1,022	957	891	824	756	687	617	545	473	400
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	1,198	1,139	1,078	1,016	953	890	825	759	692	625	556
8	Small scale mixed use, local centres	496	£89,293	1,394	1,336	1,278	1,218	1,158	1,097	1,035	971	908	843	777
9	Small scale mixed use, local centres	496	£89,293	1,125	1,067	1,008	949	889	828	765	702	638	574	508
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 incl community facility	12,181	£2,500,210	69	22	-	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,785,864	615	565	514	463	411	358	304	250	194	138	82
16	Mixed use incl leisure facility	16,187	£3,125,262	399	352	305	257	208	159	108	57	6	-	-
17	Mixed use	8,454	£1,875,157	519	465	411	356	300	243	185	127	68	8	-
18	Large mixed use (employment led)	31,775	£3,571,728	474	429	384	338	291	244	196	148	98	48	-
19	Estate regen (small infill - houses)	1,885	£892,932	1,604	1,541	1,476	1,410	1,343	1,275	1,205	1,135	1,064	992	919
20	Estate regen (small infill - flats)	892	£892,932	540	476	411	345	278	210	141	71	-	-	-
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	328	295	263	230	197	164	131	98	65	32	-
24	Commercial	500	£2,678,796	-	-	-	-	-	-	-	-	-	-	-
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	£892,932	226	187	147	107	66	24	-	-	-	-	-
28	Site allocation 2	52,708	£17,858,641	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	91	38	-	-
31	Site allocation 5	359,471	£2,678,796	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	£133,940	682	628	573	517	459	401	343	283	223	161	99
34	Site allocation 8	44,562	£1,250,105	265	226	188	149	109	68	27	-	-	-	-
35	Site allocation 9	37,112	£5,089,713	220	180	139	98	56	13	-	-	-	-	-
36	Site allocation 10	59,441	£105,365,980	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£20,537,437	435	389	343	296	248	199	150	100	49	-	-
38	Site allocation 12	108,877	£47,146,811	64	27	-	-	-	-	-	-	-	-	-
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	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	£2,678,796	330	292	253	213	173	132	91	49	6	-	-
44	Site allocation 18	44,825	£7,500,629	-	-	-	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£16,028,130	341	294	246	198	149	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	28,130	£4,509,307	719	671	621	571	520	468	415	362	308	253	198
48	Site allocation 22	104,548	£9,956,192	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	£9,197,200	367	321	275	228	180	131	82	32	-	-	-
51	Site allocation 25	225,448	£8,527,501	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	£28,439,885	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£4,152,134	300	259	218	176	133	90	46	2	-	-	-
55	Site allocation 29	27,226	£10,983,064	440	393	345	297	247	198	147	96	44	-	-

BLV3								Residual land values						
	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	£105,763	1,618	1,541	1,463	1,384	1,304	1,222	1,139	1,054	968	881	793
2	Small res devs (houses)	446	£176,272	2,408	2,332	2,254	2,174	2,094	2,012	1,929	1,844	1,758	1,671	1,583
3	Small res dev (flats)	446	£176,272	1,181	1,116	1,050	983	915	846	775	704	632	559	484
4	Small res devs (houses)	982	£352,544	2,389	2,314	2,237	2,159	2,080	1,999	1,917	1,834	1,750	1,664	1,577
5	Small res dev (flats)	982	£352,544	1,182	1,118	1,053	987	920	851	782	712	641	569	496
6	Small residential developments	2,231	£528,816	1,279	1,216	1,152	1,087	1,021	954	886	817	747	676	604
7	Residential development	4,462	£881,360	1,251	1,191	1,130	1,069	1,006	942	877	812	745	677	609
8	Small scale mixed use, local centres	496	£70,509	1,432	1,374	1,315	1,256	1,196	1,135	1,072	1,009	945	881	815
9	Small scale mixed use, local centres	496	£70,509	1,162	1,105	1,046	987	927	865	803	740	676	611	546
10	Small mixed use	2,431	£528,816	717	659	600	540	480	419	357	294	230	165	100
11	Small mixed use	2,977	£705,088	447	391	333	275	215	155	95	33	-	-	-
12	Mixed use	7,047	£1,057,632	504	451	397	342	286	230	172	114	56	-	-
13	Mixed use	14,387	£2,467,808	314	265	214	163	112	59	6	-	-	-	-
14	Mixed use incl community facility	12,181	£1,974,247	112	65	17	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,410,176	676	626	575	524	472	419	365	311	255	199	143
16	Mixed use incl leisure facility	16,187	£2,467,808	439	393	346	298	249	199	149	98	46	-	-
17	Mixed use	8,454	£1,480,685	565	512	457	402	346	290	232	174	115	55	-
18	Large mixed use (employment led)	31,775	£2,820,352	497	453	408	362	315	268	220	171	122	72	21
19	Estate regen (small infill - houses)	1,885	£705,088	1,704	1,640	1,575	1,509	1,442	1,374	1,305	1,235	1,164	1,091	1,018
20	Estate regen (small infill - flats)	892	£705,088	751	687	622	556	489	421	351	281	210	138	65
21	Estate regeneration (large)	18,200	£14,101,762	98	42	-	-	-	-	-	-	-	-	-
22	Student housing	3,550	£1,057,632	1,614	1,526	1,438	1,351	1,263	1,175	1,088	1,000	912	825	737
23	Hotels	4,260	£705,088	372	340	307	274	241	208	175	142	109	76	43
24	Commercial	500	£2,115,264	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£705,088	-	-	-	-	-	-	-	-	-	-	-
26	Residential care home (7 units)	875	£705,088	336	341	346	352	357	362	368	373	378	384	389
27	Site allocation 1	27,358	£705,088	233	194	154	113	72	31	-	-	-	-	-
28	Site allocation 2	52,708	£14,101,762	274	224	173	122	69	16	-	-	-	-	-
29	Site allocation 3	419,145	£1,057,632	101	71	41	10	-	-	-	-	-	-	-
30	Site allocation 4	150,078	£705,088	434	388	341	293	244	195	144	92	40	-	-
31	Site allocation 5	359,471	£2,115,264	191	153	114	74	33	-	-	-	-	-	-
32	Site allocation 6	77,102	£705,088	489	450	411	371	330	289	248	206	163	120	76
33	Site allocation 7	40,305	£105,763	683	629	573	517	460	402	343	284	223	162	100
34	Site allocation 8	44,562	£987,123	270	232	194	155	115	74	33	-	-	-	-
35	Site allocation 9	37,112	£4,019,002	249	209	168	127	85	42	-	-	-	-	-
36	Site allocation 10	59,441	£83,200,398	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£16,217,027	536	491	444	397	349	301	251	201	151	99	47
38	Site allocation 12	108,877	£37,228,653	155	118	81	43	4	-	-	-	-	-	-
39	Site allocation 13	23,405	£19,460,432	73	18	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£21,364,170	146	94	40	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£2,714,589	437	414	390	366	342	318	293	268	242	216	190
42	Site allocation 16	115,289	£1,057,632	420	383	345	307	269	229	190	149	108	67	25
43	Site allocation 17	93,370	£2,115,264	336	298	259	219	179	138	97	55	12	-	-
44	Site allocation 18	44,825	£5,922,740	10	-	-	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£12,656,332	446	399	352	303	254	205	154	103	51	-	-
46	Site allocation 20	188,852	£2,150,519	651	626	601	575	549	522	495	468	440	411	381
47	Site allocation 21	28,130	£3,560,695	753	704	655	604	553	502	449	396	342	287	232
48	Site allocation 22	104,548	£7,861,733	686	644	602	559	515	471	426	380	334	287	239
49	Site allocation 23	43,786	£12,021,752	127	87	47	6	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£7,262,408	432	387	340	293	245	197	148	98	47	-	-
51	Site allocation 25	225,448	£6,733,592	502	465	428	390	351	312	272	232	191	149	107
52	Site allocation 26	194,069	£2,855,607	571	534	497	460	422	383	344	304	264	223	181
53	Site allocation 27	35,028	£22,457,057	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£3,278,660	329	288	247	205	162	119	75	31	-	-	-
55	Site allocation 29	27,226	£8,672,584	524	477	430	381	332	283	232	181	129	76	23

BLV4								Residual land values						
	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	£30,000	2,467	2,390	2,312	2,233	2,152	2,071	1,987	1,903	1,817	1,730	1,642
2	Small res devs (houses)	446	£50,000	2,691	2,614	2,536	2,457	2,377	2,295	2,212	2,127	2,041	1,954	1,866
3	Small res dev (flats)	446	£50,000	1,464	1,399	1,333	1,266	1,198	1,129	1,058	987	915	842	767
4	Small res devs (houses)	982	£100,000	2,646	2,571	2,494	2,416	2,337	2,256	2,174	2,091	2,007	1,921	1,834
5	Small res dev (flats)	982	£100,000	1,439	1,375	1,310	1,244	1,177	1,109	1,040	969	898	826	753
6	Small residential developments	2,231	£150,000	1,448	1,385	1,322	1,257	1,191	1,124	1,056	987	917	846	774
7	Residential development	4,462	£250,000	1,392	1,333	1,272	1,210	1,147	1,084	1,019	953	887	819	750
8	Small scale mixed use, local centres	496	£20,000	1,533	1,476	1,417	1,358	1,298	1,236	1,174	1,111	1,047	982	917
9	Small scale mixed use, local centres	496	£20,000	1,264	1,207	1,148	1,089	1,028	967	905	842	778	713	647
10	Small mixed use	2,431	£150,000	872	815	756	696	636	575	512	450	386	321	255
11	Small mixed use	2,977	£200,000	617	560	503	444	385	325	264	202	140	76	12
12	Mixed use	7,047	£300,000	612	558	504	449	394	337	280	222	163	103	43
13	Mixed use	14,387	£700,000	437	387	337	286	235	182	129	75	21	-	-
14	Mixed use incl community facility	12,181	£560,000	228	181	133	84	35	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£400,000	840	790	740	688	636	583	529	475	420	364	307
16	Mixed use incl leisure facility	16,187	£700,000	549	502	455	407	358	308	258	207	156	103	50
17	Mixed use	8,454	£420,000	691	637	583	528	472	415	357	299	240	180	120
18	Large mixed use (employment led)	31,775	£800,000	561	516	471	425	379	331	283	235	185	135	85
19	Estate regen (small infill - houses)	1,885	£200,000	1,972	1,908	1,843	1,777	1,710	1,642	1,573	1,503	1,432	1,359	1,286
20	Estate regen (small infill - flats)	892	£200,000	1,317	1,253	1,188	1,122	1,055	986	917	847	776	704	631
21	Estate regeneration (large)	18,200	£4,000,000	653	597	542	485	427	369	310	249	189	127	64
22	Student housing	3,550	£300,000	1,827	1,740	1,652	1,564	1,476	1,389	1,301	1,213	1,126	1,038	950
23	Hotels	4,260	£200,000	491	458	425	392	359	326	293	261	228	195	162
24	Commercial	500	£600,000	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£200,000	88	88	88	88	88	88	88	88	88	88	88
26	Residential care home (7 units)	875	£200,000	913	919	924	929	934	940	945	950	956	961	966
27	Site allocation 1	27,358	£200,000	252	212	172	132	91	49	7	-	-	-	-
28	Site allocation 2	52,708	£4,000,000	466	416	365	313	261	208	154	99	44	-	-
29	Site allocation 3	419,145	£300,000	102	73	43	12	-	-	-	-	-	-	-
30	Site allocation 4	150,078	£200,000	438	391	344	296	248	198	147	96	43	-	-
31	Site allocation 5	359,471	£600,000	195	158	118	78	37	-	-	-	-	-	-
32	Site allocation 6	77,102	£200,000	496	457	417	377	337	296	254	212	169	126	82
33	Site allocation 7	40,305	£30,000	685	631	575	519	462	404	345	286	225	164	102
34	Site allocation 8	44,562	£280,000	286	248	210	170	131	90	49	7	-	-	-
35	Site allocation 9	37,112	£1,140,000	327	287	246	204	162	119	76	32	-	-	-
36	Site allocation 10	59,441	£23,600,000	228	186	143	100	55	11	-	-	-	-	-
37	Site allocation 11	42,628	£4,600,000	809	763	717	669	622	573	524	474	423	372	320
38	Site allocation 12	108,877	£10,560,000	400	363	326	288	249	210	171	130	90	48	6
39	Site allocation 13	23,405	£5,520,000	669	613	557	499	441	382	322	261	200	138	74
40	Site allocation 14	30,423	£6,060,000	650	597	543	488	433	377	320	262	204	144	84
41	Site allocation 15	69,173	£770,000	465	442	418	395	370	346	321	296	270	245	218
42	Site allocation 16	115,289	£300,000	426	389	352	314	275	236	196	156	115	73	31
43	Site allocation 17	93,370	£600,000	352	314	275	235	195	154	113	71	28	-	-
44	Site allocation 18	44,825	£1,680,000	105	74	44	13	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£3,590,000	731	684	636	587	538	489	438	387	335	282	229
46	Site allocation 20	188,852	£610,000	659	634	609	583	557	530	503	476	448	419	389
47	Site allocation 21	28,130	£1,010,000	844	795	745	695	644	592	540	487	433	378	322
48	Site allocation 22	104,548	£2,230,000	740	698	656	613	569	525	480	434	388	341	293
49	Site allocation 23	43,786	£3,410,000	323	284	243	202	161	119	76	33	-	-	-
50	Site allocation 24	29,574	£2,060,000	608	563	516	469	421	373	324	274	223	172	120
51	Site allocation 25	225,448	£1,910,000	523	487	449	411	372	333	293	253	212	170	128
52	Site allocation 26	194,069	£810,000	582	545	508	470	432	394	354	315	274	233	192
53	Site allocation 27	35,028	£6,370,000	270	228	187	144	101	57	12	-	-	-	-
54	Site allocation 28	30,321	£930,000	406	366	324	282	240	197	153	108	63	18	-
55	Site allocation 29	27,226	£2,460,000	753	706	658	610	561	511	460	409	357	305	251

LEWISHAM CIL Sales value £6,835 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BLV 1								Residual land values						
	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	£171,861	1,020	937	853	767	680	591	502	410	318	224	128
2	Small res devs (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	1,051	981	910	838	764	689	614	537	459	380	300
4	Small res devs (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	£859,304	1,244	1,176	1,107	1,037	966	894	821	746	671	594	517
7	Residential development	4,462	£1,432,173	1,239	1,174	1,108	1,041	973	904	834	763	691	618	544
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	490	425	359	293	225	156	87	16
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	16,187	£4,010,084	431	380	329	278	225	172	118	63	7	-	-
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	372	303	233	162	89	16	-	-	-	-	-
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	118	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	246	200	154	106
33	Site allocation 7	40,305	£171,861	778	720	660	600	538	476	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	£6,530,708	256	213	169	124	78	33	-	-	-	-	-
36	Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-
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	£31,622,375	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£34,715,869	-	-	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£4,411,092	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	£20,566,001	286	235	184	132	79	25	-	-	-	-	-
46	Site allocation 20	188,852	£3,494,502	688	661	634	606	578	549	520	490	460	429	397
47	Site allocation 21	28,130	£5,785,978	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	£19,534,837	29	-	-	-	-	-	-	-	-	-	-
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	629	590	550	509	468	426	384	341	297	253	209
53	Site allocation 27	35,028	£36,491,763	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£5,327,683	338	294	249	204	158	111	63	15	-	-	-
55	Site allocation 29	27,226	£14,092,580	413	362	311	258	205	151	97	41	-	-	-

BLV2								Residual land values						
	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	£133,940	1,445	1,362	1,277	1,192	1,105	1,016	926	835	743	648	553
2	Small res devs (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 devs (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	975	905	834	762	689	615
8	Small scale mixed use, local centres	496	£89,293	1,497	1,435	1,372	1,308	1,243	1,177	1,110	1,042	973	903	832
9	Small scale mixed use, local centres	496	£89,293	1,228	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 incl community facility	12,181	£2,500,210	151	101	49	-	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,785,864	706	652	598	542	486	429	371	312	252	192	130
16	Mixed use incl leisure facility	16,187	£3,125,262	485	435	384	332	280	227	172	117	61	5	-
17	Mixed use	8,454	£1,875,157	612	555	496	437	376	315	253	191	127	63	-
18	Large mixed use (employment led)	31,775	£3,571,728	559	511	462	412	362	311	259	206	153	99	44
19	Estate regen (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 regen (small infill - flats)	892	£892,932	655	586	516	445	373	299	225	149	73	-	-
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	381	346	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	27,358	£892,932	295	253	210	166	122	77	32	-	-	-	-
28	Site allocation 2	52,708	£17,858,641	286	233	178	123	67	10	-	-	-	-	-
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	359,471	£2,678,796	249	209	168	126	83	38	-	-	-	-	-
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	£133,940	779	721	661	601	539	477	414	350	284	218	152
34	Site allocation 8	44,562	£1,250,105	338	296	255	212	169	125	81	36	-	-	-
35	Site allocation 9	37,112	£5,089,713	295	251	207	163	117	71	24	-	-	-	-
36	Site allocation 10	59,441	£105,365,980	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£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	£24,644,924	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£27,055,841	58	1	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£3,437,788	486	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	93,370	£2,678,796	402	360	318	276	233	189	144	99	53	6	-
44	Site allocation 18	44,825	£7,500,629	27	-	-	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£16,028,130	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	£4,509,307	811	758	704	650	595	539	482	424	366	307	247
48	Site allocation 22	104,548	£9,956,192	746	700	654	608	561	513	464	414	364	314	262
49	Site allocation 23	43,786	£15,224,491	127	85	41	-	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£9,197,200	449	400	350	299	248	195	142	89	34	-	-
51	Site allocation 25	225,448	£8,527,501	562	522	481	441	399	357	314	270	226	181	136
52	Site allocation 26	194,069	£3,616,375	634	595	555	515	473	432	389	346	303	259	214
53	Site allocation 27	35,028	£28,439,885	-	-	-	-	-	-	-	-	-	-	-
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	-

BLV3								Residual land values						
	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	£105,763	1,760	1,677	1,593	1,508	1,420	1,332	1,242	1,151	1,058	964	869
2	Small res devs (houses)	446	£176,272	2,550	2,468	2,383	2,298	2,210	2,122	2,032	1,941	1,848	1,754	1,659
3	Small res dev (flats)	446	£176,272	1,298	1,228	1,157	1,084	1,011	936	861	784	706	627	547
4	Small res devs (houses)	982	£352,544	2,529	2,447	2,364	2,280	2,194	2,107	2,019	1,929	1,838	1,746	1,652
5	Small res dev (flats)	982	£352,544	1,297	1,228	1,158	1,086	1,014	941	866	791	714	636	557
6	Small residential developments	2,231	£528,816	1,393	1,325	1,256	1,185	1,114	1,042	969	894	819	742	665
7	Residential development	4,462	£881,360	1,362	1,297	1,231	1,165	1,097	1,028	958	887	815	742	668
8	Small scale mixed use, local centres	496	£70,509	1,535	1,473	1,410	1,346	1,281	1,215	1,148	1,080	1,011	941	870
9	Small scale mixed use, local centres	496	£70,509	1,266	1,204	1,141	1,077	1,012	946	879	811	742	672	601
10	Small mixed use	2,431	£528,816	815	753	690	626	561	495	429	361	292	223	152
11	Small mixed use	2,977	£705,088	544	483	421	359	295	230	165	99	31	-	-
12	Mixed use	7,047	£1,057,632	597	540	482	422	363	302	240	178	114	50	-
13	Mixed use	14,387	£2,467,808	404	351	296	242	186	129	72	14	-	-	-
14	Mixed use incl community facility	12,181	£1,974,247	194	144	92	40	-	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,410,176	767	713	659	603	547	490	432	373	313	253	191
16	Mixed use incl leisure facility	16,187	£2,467,808	526	476	425	373	321	267	213	158	102	45	-
17	Mixed use	8,454	£1,480,685	659	601	543	483	423	362	300	237	174	109	44
18	Large mixed use (employment led)	31,775	£2,820,352	583	535	486	436	386	335	283	230	177	122	67
19	Estate regen (small infill - houses)	1,885	£705,088	1,823	1,754	1,684	1,612	1,540	1,466	1,392	1,316	1,239	1,161	1,082
20	Estate regen (small infill - flats)	892	£705,088	866	797	727	656	583	510	435	360	283	205	126
21	Estate regeneration (large)	18,200	£14,101,762	200	141	80	19	-	-	-	-	-	-	-
22	Student housing	3,550	£1,057,632	1,614	1,526	1,438	1,351	1,263	1,175	1,088	1,000	912	825	737
23	Hotels	4,260	£705,088	425	390	354	319	283	247	212	176	141	105	70
24	Commercial	500	£2,115,264	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£705,088	-	-	-	-	-	-	-	-	-	-	-
26	Residential care home (7 units)	875	£705,088	408	414	420	426	432	437	443	449	455	461	466
27	Site allocation 1	27,358	£705,088	302	260	217	173	129	84	39	-	-	-	-
28	Site allocation 2	52,708	£14,101,762	358	304	250	195	138	81	23	-	-	-	-
29	Site allocation 3	419,145	£1,057,632	151	120	88	55	22	-	-	-	-	-	-
30	Site allocation 4	150,078	£705,088	512	463	413	361	309	256	202	147	91	34	-
31	Site allocation 5	359,471	£2,115,264	250	210	170	128	84	40	-	-	-	-	-
32	Site allocation 6	77,102	£705,088	557	516	473	430	387	342	298	252	206	159	112
33	Site allocation 7	40,305	£105,763	780	721	662	601	540	478	415	350	285	219	152
34	Site allocation 8	44,562	£987,123	344	302	261	218	175	131	87	41	-	-	-
35	Site allocation 9	37,112	£4,019,002	324	280	236	191	146	100	53	6	-	-	-
36	Site allocation 10	59,441	£83,200,398	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£16,217,027	621	572	521	470	419	366	313	259	204	149	93
38	Site allocation 12	108,877	£37,228,653	223	183	143	102	60	18	-	-	-	-	-
39	Site allocation 13	23,405	£19,460,432	177	117	56	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£21,364,170	245	188	130	71	11	-	-	-	-	-	-
41	Site allocation 15	69,173	£2,714,589	497	471	445	419	392	364	337	309	280	251	222
42	Site allocation 16	115,289	£1,057,632	488	448	408	366	325	282	240	196	152	107	62
43	Site allocation 17	93,370	£2,115,264	408	366	324	282	239	195	150	105	59	12	-
44	Site allocation 18	44,825	£5,922,740	62	30	-	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£12,656,332	534	483	432	379	326	272	218	163	106	49	-
46	Site allocation 20	188,852	£2,150,519	695	668	641	613	585	556	527	498	467	436	404
47	Site allocation 21	28,130	£3,560,695	844	791	738	683	628	572	516	458	400	340	280
48	Site allocation 22	104,548	£7,861,733	766	720	675	628	581	533	484	434	384	334	282
49	Site allocation 23	43,786	£12,021,752	201	158	114	70	25	-	-	-	-	-	-
50	Site allocation 24	29,574	£7,262,408	515	466	415	365	313	261	208	154	100	44	-
51	Site allocation 25	225,448	£6,733,592	570	530	489	448	407	365	322	278	234	189	144
52	Site allocation 26	194,069	£2,855,607	638	599	559	519	477	436	393	350	307	262	218
53	Site allocation 27	35,028	£22,457,057	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£3,278,660	405	361	317	271	225	178	131	83	34	-	-
55	Site allocation 29	27,226	£8,672,584	612	561	510	457	404	350	296	241	184	127	70

BLV4								Residual land values						
	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	£30,000	2,609	2,526	2,442	2,356	2,269	2,181	2,091	2,000	1,907	1,813	1,718
2	Small res devs (houses)	446	£50,000	2,833	2,750	2,666	2,581	2,493	2,405	2,315	2,224	2,131	2,037	1,942
3	Small res dev (flats)	446	£50,000	1,581	1,511	1,440	1,367	1,294	1,219	1,144	1,067	989	910	830
4	Small res devs (houses)	982	£100,000	2,786	2,705	2,622	2,537	2,452	2,365	2,276	2,186	2,095	2,003	1,909
5	Small res dev (flats)	982	£100,000	1,554	1,485	1,415	1,344	1,271	1,198	1,123	1,048	971	893	815
6	Small residential developments	2,231	£150,000	1,562	1,494	1,425	1,355	1,284	1,212	1,139	1,064	989	912	835
7	Residential development	4,462	£250,000	1,504	1,439	1,373	1,306	1,238	1,169	1,099	1,028	956	883	809
8	Small scale mixed use, local centres	496	£20,000	1,637	1,575	1,512	1,448	1,383	1,317	1,250	1,182	1,113	1,043	972
9	Small scale mixed use, local centres	496	£20,000	1,368	1,306	1,243	1,179	1,113	1,047	980	913	844	774	703
10	Small mixed use	2,431	£150,000	971	909	846	782	717	651	584	517	448	379	308
11	Small mixed use	2,977	£200,000	714	653	591	528	465	400	335	268	201	133	64
12	Mixed use	7,047	£300,000	705	647	589	530	470	409	348	285	222	158	93
13	Mixed use	14,387	£700,000	527	474	419	364	309	252	195	137	78	18	-
14	Mixed use incl community facility	12,181	£560,000	310	260	209	157	103	49	-	-	-	-	-
15	Mixed use incl health facility	6,155	£400,000	931	877	823	767	711	654	596	537	477	417	355
16	Mixed use incl leisure facility	16,187	£700,000	635	585	534	482	430	376	322	267	211	155	97
17	Mixed use	8,454	£420,000	784	727	668	609	549	488	426	363	299	235	170
18	Large mixed use (employment led)	31,775	£800,000	646	598	549	500	449	398	346	294	240	186	131
19	Estate regen (small infill - houses)	1,885	£200,000	2,091	2,022	1,951	1,880	1,808	1,734	1,660	1,584	1,507	1,429	1,349
20	Estate regen (small infill - flats)	892	£200,000	1,432	1,363	1,293	1,221	1,149	1,076	1,001	926	849	771	692
21	Estate regeneration (large)	18,200	£4,000,000	755	696	635	574	512	449	384	319	254	187	119
22	Student housing	3,550	£300,000	1,827	1,740	1,652	1,564	1,476	1,389	1,301	1,213	1,126	1,038	950
23	Hotels	4,260	£200,000	544	508	473	437	402	366	330	295	259	224	188
24	Commercial	500	£600,000	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£200,000	88	88	88	88	88	88	88	88	88	88	88
26	Residential care home (7 units)	875	£200,000	986	992	997	1,003	1,009	1,015	1,021	1,026	1,032	1,038	1,044
27	Site allocation 1	27,358	£200,000	321	278	235	192	148	103	57	11	-	-	-
28	Site allocation 2	52,708	£4,000,000	549	496	441	386	330	273	215	156	97	37	-
29	Site allocation 3	419,145	£300,000	153	121	89	57	23	-	-	-	-	-	-
30	Site allocation 4	150,078	£200,000	516	466	416	365	313	260	206	151	94	37	-
31	Site allocation 5	359,471	£600,000	254	215	174	132	89	44	-	-	-	-	-
32	Site allocation 6	77,102	£200,000	564	522	480	437	393	349	304	259	213	166	119
33	Site allocation 7	40,305	£30,000	782	723	664	603	542	480	417	352	287	221	154
34	Site allocation 8	44,562	£280,000	359	318	276	234	191	147	103	57	11	-	-
35	Site allocation 9	37,112	£1,140,000	401	358	314	269	224	178	131	83	35	-	-
36	Site allocation 10	59,441	£23,600,000	309	263	217	170	122	73	24	-	-	-	-
37	Site allocation 11	42,628	£4,600,000	894	844	794	743	691	639	585	531	477	421	365
38	Site allocation 12	108,877	£10,560,000	468	428	388	347	305	263	220	177	133	88	43
39	Site allocation 13	23,405	£5,520,000	773	713	652	589	527	463	398	332	266	198	130
40	Site allocation 14	30,423	£6,060,000	748	691	633	574	514	453	392	330	266	202	137
41	Site allocation 15	69,173	£770,000	525	499	473	447	420	392	365	337	308	280	250
42	Site allocation 16	115,289	£300,000	494	455	414	373	331	289	246	203	159	114	68
43	Site allocation 17	93,370	£600,000	424	383	341	298	255	211	166	121	75	28	-
44	Site allocation 18	44,825	£1,680,000	157	124	91	58	24	-	-	-	-	-	-
45	Site allocation 19	31,915	£3,590,000	818	767	716	664	610	557	502	447	390	334	276
46	Site allocation 20	188,852	£610,000	703	676	649	621	593	565	535	506	476	444	412
47	Site allocation 21	28,130	£1,010,000	935	882	829	774	719	663	606	549	490	431	371
48	Site allocation 22	104,548	£2,230,000	820	774	728	682	634	586	538	488	438	388	336
49	Site allocation 23	43,786	£3,410,000	397	354	311	267	222	176	130	83	36	-	-
50	Site allocation 24	29,574	£2,060,000	691	641	591	541	489	437	384	330	275	220	164
51	Site allocation 25	225,448	£1,910,000	591	551	511	470	428	386	343	300	255	211	165
52	Site allocation 26	194,069	£810,000	649	610	570	529	488	446	404	361	317	273	228
53	Site allocation 27	35,028	£6,370,000	346	302	256	210	164	116	68	20	-	-	-
54	Site allocation 28	30,321	£930,000	483	439	394	349	303	256	208	160	112	62	12
55	Site allocation 29	27,226	£2,460,000	840	789	738	686	633	579	524	469	413	356	298

LEWISHAM CIL Sales value £7,024 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BLV 1									Residual land values					
	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	£171,861	1,162	1,073	982	890	797	702	605	507	408	307	204
2	Small res devs (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	1,168	1,093	1,017	939	860	780	699	617	533	448	362
4	Small res devs (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	1,188	1,114	1,038	962	884	806	726	645	562	479	394
6	Small residential developments	2,231	£859,304	1,358	1,285	1,211	1,136	1,059	982	903	823	743	660	577
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	£859,304	778	712	644	576	507	436	365	292	219	145	69
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	16,187	£4,010,084	517	463	409	353	296	239	181	122	62	1	-
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	487	413	338	262	184	105	26	-	-	-	-
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	336	298	260	222	184	145	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	-	-	-	-	2	9	15	21	28	34	40
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	200	166	132	97	62	26	-	-	-	-	-
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	£171,861	875	812	748	684	618	551	484	415	346	275	203
34	Site allocation 8	44,562	£1,604,034	403	359	313	268	221	174	127	78	29	-	-
35	Site allocation 9	37,112	£6,530,708	331	284	237	188	140	90	40	-	-	-	-
36	Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£26,351,979	468	415	361	306	250	194	137	79	20	-	-
38	Site allocation 12	108,877	£60,494,979	77	34	-	-	-	-	-	-	-	-	-
39	Site allocation 13	23,405	£31,622,375	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£34,715,869	-	-	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£4,411,092	532	504	475	446	416	386	356	325	293	262	229
42	Site allocation 16	115,289	£1,718,607	550	507	464	420	375	330	284	237	190	142	93
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	93	34	-	-	-	-
46	Site allocation 20	188,852	£3,494,502	732	703	674	644	614	583	552	520	488	454	420
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	£19,534,837	103	57	10	-	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£11,801,104	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	696	654	611	567	523	479	433	387	340	293	245
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	£14,092,580	501	446	391	334	277	219	161	101	41	-	-

BLV2									Residual land values					
	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	£133,940	1,587	1,498	1,407	1,315	1,222	1,127	1,030	932	832	731	629
2	Small res devs (houses)	446	£223,233	2,587	2,498	2,408	2,316	2,222	2,127	2,031	1,932	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 devs (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	1,534	1,467	1,398	1,328	1,257	1,185	1,113	1,039	964	888
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	578	513	447	379	311	242	172	102	30	-	-
12	Mixed use	7,047	£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 incl community facility	12,181	£2,500,210	233	179	124	69	12	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,785,864	797	739	681	621	561	499	437	374	310	245	179
16	Mixed use incl leisure facility	16,187	£3,125,262	572	518	463	408	351	294	236	177	117	56	-
17	Mixed use	8,454	£1,875,157	706	644	581	518	453	388	322	254	186	117	47
18	Large mixed use (employment led)	31,775	£3,571,728	645	593	540	487	432	377	322	265	208	149	90
19	Estate regen (small infill - houses)	1,885	£892,932	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)	892	£892,932	771	697	621	545	467	389	309	228	145	62	-
21	Estate regeneration (large)	18,200	£17,858,641	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	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£892,932	-	-	-	-	-	-	-	-	-	-	-
26	Residential care home (7 units)	875	£892,932	266	273	279	285	291	298	304	310	317	323	329
27	Site allocation 1	27,358	£892,932	364	319	273	226	179	131	82	33	-	-	-
28	Site allocation 2	52,708	£17,858,641	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	265	222	179	133	87	38	-	-	-	-
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	£133,940	876	813	749	685	619	552	485	416	346	276	204
34	Site allocation 8	44,562	£1,250,105	411	366	321	276	229	182	134	86	37	-	-
35	Site allocation 9	37,112	£5,089,713	369	323	275	227	179	129	79	28	-	-	-
36	Site allocation 10	59,441	£105,365,980	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£20,537,437	604	551	497	442	387	330	273	215	156	97	36
38	Site allocation 12	108,877	£47,146,811	199	157	113	69	25	-	-	-	-	-	-
39	Site allocation 13	23,405	£24,644,924	60	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£27,055,841	157	95	33	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£3,437,788	546	518	489	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	148	99	49	-
44	Site allocation 18	44,825	£7,500,629	79	44	9	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£16,028,130	516	461	406	350	293	235	176	117	56	-	-
46	Site allocation 20	188,852	£2,723,443	736	707	678	648	618	587	556	524	492	458	424
47	Site allocation 21	28,130	£4,509,307	902	845	787	729	669	609	548	486	423	360	295
48	Site allocation 22	104,548	£9,956,192	825	777	727	677	626	574	522	469	415	360	305
49	Site allocation 23	43,786	£15,224,491	201	155	108	61	13	-	-	-	-	-	-
50	Site allocation 24	29,574	£9,197,200	532	479	425	371	315	259	202	145	86	27	-
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	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£4,152,134	452	405	357	309	259	209	158	106	54	1	-
55	Site allocation 29	27,226	£10,983,064	615	560	505	449	391	334	275	215	155	94	32

BLV3									Residual land values					
	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	£105,763	1,903	1,813	1,723	1,631	1,537	1,442	1,346	1,248	1,148	1,047	945
2	Small res devs (houses)	446	£176,272	2,693	2,604	2,513	2,421	2,327	2,232	2,136	2,038	1,938	1,837	1,735
3	Small res dev (flats)	446	£176,272	1,415	1,340	1,264	1,186	1,107	1,027	946	864	780	695	609
4	Small res devs (houses)	982	£352,544	2,669	2,581	2,492	2,402	2,309	2,216	2,121	2,025	1,927	1,827	1,726
5	Small res dev (flats)	982	£352,544	1,412	1,338	1,263	1,186	1,109	1,030	950	869	787	703	619
6	Small residential developments	2,231	£528,816	1,506	1,433	1,359	1,284	1,207	1,130	1,051	972	891	809	725
7	Residential development	4,462	£881,360	1,472	1,403	1,332	1,260	1,187	1,113	1,038	962	885	806	727
8	Small scale mixed use, local centres	496	£70,509	1,639	1,572	1,504	1,436	1,366	1,295	1,223	1,150	1,076	1,001	925
9	Small scale mixed use, local centres	496	£70,509	1,370	1,303	1,235	1,167	1,097	1,026	954	881	807	732	656
10	Small mixed use	2,431	£528,816	914	848	780	712	642	572	501	428	355	280	205
11	Small mixed use	2,977	£705,088	641	576	510	443	375	306	236	165	93	20	-
12	Mixed use	7,047	£1,057,632	690	629	566	503	439	374	308	241	173	104	35
13	Mixed use	14,387	£2,467,808	493	436	378	320	260	199	137	75	12	-	-
14	Mixed use incl community facility	12,181	£1,974,247	276	222	167	112	55	-	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,410,176	858	800	742	682	622	560	498	435	371	306	240
16	Mixed use incl leisure facility	16,187	£2,467,808	613	559	504	448	392	334	276	217	157	97	35
17	Mixed use	8,454	£1,480,685	752	691	628	564	500	435	368	301	233	164	94
18	Large mixed use (employment led)	31,775	£2,820,352	668	616	564	510	456	401	345	289	231	173	114
19	Estate regen (small infill - houses)	1,885	£705,088	1,941	1,867	1,792	1,715	1,637	1,558	1,478	1,397	1,314	1,230	1,145
20	Estate regen (small infill - flats)	892	£705,088	981	907	832	755	678	599	519	438	356	273	188
21	Estate regeneration (large)	18,200	£14,101,762	303	239	174	108	41	-	-	-	-	-	-
22	Student housing	3,550	£1,057,632	1,614	1,526	1,438	1,351	1,263	1,175	1,088	1,000	912	825	737
23	Hotels	4,260	£705,088	478	440	402	363	325	287	249	211	172	134	96
24	Commercial	500	£2,115,264	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£705,088	-	-	-	-	-	-	-	-	-	-	-
26	Residential care home (7 units)	875	£705,088	481	487	494	500	506	512	519	525	531	538	544
27	Site allocation 1	27,358	£705,088	371	326	280	233	186	138	89	40	-	-	-
28	Site allocation 2	52,708	£14,101,762	441	384	326	267	207	147	85	22	-	-	-
29	Site allocation 3	419,145	£1,057,632	202	168	134	99	64	28	-	-	-	-	-
30	Site allocation 4	150,078	£705,088	590	537	484	429	374	318	260	202	142	81	19
31	Site allocation 5	359,471	£2,115,264	309	267	224	180	135	88	40	-	-	-	-
32	Site allocation 6	77,102	£705,088	625	580	535	489	443	395	347	299	249	199	149
33	Site allocation 7	40,305	£105,763	877	814	750	685	620	553	485	417	347	276	205
34	Site allocation 8	44,562	£987,123	417	372	327	282	235	188	140	92	42	-	-
35	Site allocation 9	37,112	£4,019,002	398	352	304	256	207	158	108	57	5	-	-
36	Site allocation 10	59,441	£83,200,398	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£16,217,027	706	653	599	544	488	432	375	317	258	198	138
38	Site allocation 12	108,877	£37,228,653	290	248	204	160	116	71	25	-	-	-	-
39	Site allocation 13	23,405	£19,460,432	281	216	151	84	16	-	-	-	-	-	-
40	Site allocation 14	30,423	£21,364,170	344	283	220	157	92	27	-	-	-	-	-
41	Site allocation 15	69,173	£2,714,589	557	528	499	470	441	411	380	349	318	286	254
42	Site allocation 16	115,289	£1,057,632	555	513	469	426	381	336	289	243	195	148	99
43	Site allocation 17	93,370	£2,115,264	480	435	390	344	298	251	203	154	105	55	4
44	Site allocation 18	44,825	£5,922,740	114	80	44	9	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£12,656,332	622	567	512	455	398	340	282	222	162	101	39
46	Site allocation 20	188,852	£2,150,519	739	710	681	651	621	590	559	527	495	461	427
47	Site allocation 21	28,130	£3,560,695	935	879	821	763	703	643	582	520	457	394	329
48	Site allocation 22	104,548	£7,861,733	845	797	747	697	646	594	542	489	435	380	325
49	Site allocation 23	43,786	£12,021,752	275	228	182	134	86	37	-	-	-	-	-
50	Site allocation 24	29,574	£7,262,408	597	544	491	436	381	325	268	210	152	92	32
51	Site allocation 25	225,448	£6,733,592	636	594	550	507	462	417	371	325	277	229	180
52	Site allocation 26	194,069	£2,855,607	705	663	620	577	532	488	442	396	349	302	254
53	Site allocation 27	35,028	£22,457,057	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£3,278,660	481	434	386	337	288	238	187	135	83	30	-
55	Site allocation 29	27,226	£8,672,584	700	645	590	533	476	418	360	300	240	179	117

BLV4									Residual land values					
	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	£30,000	2,751	2,662	2,572	2,480	2,386	2,291	2,195	2,097	1,997	1,896	1,794
2	Small res devs (houses)	446	£50,000	2,976	2,886	2,796	2,704	2,610	2,515	2,419	2,321	2,221	2,120	2,018
3	Small res dev (flats)	446	£50,000	1,698	1,623	1,547	1,469	1,390	1,310	1,229	1,146	1,063	978	892
4	Small res devs (houses)	982	£100,000	2,926	2,839	2,749	2,659	2,567	2,473	2,378	2,282	2,184	2,084	1,984
5	Small res dev (flats)	982	£100,000	1,669	1,595	1,520	1,444	1,366	1,287	1,207	1,126	1,044	961	876
6	Small residential developments	2,231	£150,000	1,676	1,603	1,529	1,454	1,377	1,300	1,221	1,141	1,060	978	895
7	Residential development	4,462	£250,000	1,614	1,544	1,473	1,402	1,329	1,255	1,180	1,103	1,026	948	868
8	Small scale mixed use, local centres	496	£20,000	1,740	1,674	1,606	1,537	1,468	1,397	1,325	1,252	1,178	1,103	1,027
9	Small scale mixed use, local centres	496	£20,000	1,471	1,405	1,337	1,268	1,199	1,128	1,056	983	909	834	758
10	Small mixed use	2,431	£150,000	1,070	1,004	936	868	798	728	656	584	511	436	361
11	Small mixed use	2,977	£200,000	810	745	679	612	544	475	405	334	262	190	116
12	Mixed use	7,047	£300,000	797	736	674	610	546	481	415	348	281	212	142
13	Mixed use	14,387	£700,000	616	559	501	442	383	322	260	198	135	71	6
14	Mixed use incl community facility	12,181	£560,000	393	338	284	228	171	114	55	-	-	-	-
15	Mixed use incl health facility	6,155	£400,000	1,022	965	906	846	786	724	662	599	535	470	404
16	Mixed use incl leisure facility	16,187	£700,000	722	668	613	557	501	444	386	327	267	206	144
17	Mixed use	8,454	£420,000	878	816	753	690	625	560	494	427	358	289	220
18	Large mixed use (employment led)	31,775	£800,000	732	680	627	574	520	465	409	352	295	236	177
19	Estate regen (small infill - houses)	1,885	£200,000	2,209	2,135	2,060	1,983	1,905	1,826	1,746	1,665	1,582	1,498	1,413
20	Estate regen (small infill - flats)	892	£200,000	1,547	1,473	1,398	1,321	1,244	1,165	1,085	1,004	922	838	754
21	Estate regeneration (large)	18,200	£4,000,000	858	794	729	663	596	528	459	389	319	247	174
22	Student housing	3,550	£300,000	1,827	1,740	1,652	1,564	1,476	1,389	1,301	1,213	1,126	1,038	950
23	Hotels	4,260	£200,000	597	558	520	482	444	406	367	329	291	253	215
24	Commercial	500	£600,000	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£200,000	88	88	88	88	88	88	88	88	88	88	88
26	Residential care home (7 units)	875	£200,000	1,058	1,065	1,071	1,077	1,084	1,090	1,096	1,102	1,109	1,115	1,121
27	Site allocation 1	27,358	£200,000	390	344	298	252	204	156	108	58	8	-	-
28	Site allocation 2	52,708	£4,000,000	633	575	517	459	399	338	277	214	150	86	21
29	Site allocation 3	419,145	£300,000	204	170	136	101	66	29	-	-	-	-	-
30	Site allocation 4	150,078	£200,000	593	541	487	433	377	321	264	205	146	85	23
31	Site allocation 5	359,471	£600,000	313	271	228	184	139	93	44	-	-	-	-
32	Site allocation 6	77,102	£200,000	632	587	542	496	449	402	354	305	256	206	155
33	Site allocation 7	40,305	£30,000	879	816	752	687	621	555	487	419	349	278	206
34	Site allocation 8	44,562	£280,000	433	388	343	297	251	204	156	108	58	8	-
35	Site allocation 9	37,112	£1,140,000	476	429	382	334	285	236	185	135	83	30	-
36	Site allocation 10	59,441	£23,600,000	389	340	290	240	188	136	83	29	-	-	-
37	Site allocation 11	42,628	£4,600,000	978	925	871	816	761	704	647	589	530	471	410
38	Site allocation 12	108,877	£10,560,000	535	493	449	405	361	316	270	223	176	128	80
39	Site allocation 13	23,405	£5,520,000	877	812	746	680	612	543	474	403	331	259	185
40	Site allocation 14	30,423	£6,060,000	847	786	723	660	595	530	464	397	329	260	190
41	Site allocation 15	69,173	£770,000	585	556	528	498	469	439	408	377	346	314	282
42	Site allocation 16	115,289	£300,000	562	519	476	432	388	342	296	249	202	154	105
43	Site allocation 17	93,370	£600,000	496	451	406	360	314	267	219	170	121	71	20
44	Site allocation 18	44,825	£1,680,000	209	174	139	103	67	30	-	-	-	-	-
45	Site allocation 19	31,915	£3,590,000	906	851	796	740	682	625	566	506	446	385	323
46	Site allocation 20	188,852	£610,000	747	718	689	659	629	599	567	535	503	469	435
47	Site allocation 21	28,130	£1,010,000	1,026	969	912	853	794	734	673	611	548	484	420
48	Site allocation 22	104,548	£2,230,000	899	850	801	751	700	648	596	543	489	434	379
49	Site allocation 23	43,786	£3,410,000	471	425	378	331	283	234	184	134	83	31	-
50	Site allocation 24	29,574	£2,060,000	773	720	667	612	557	501	444	386	328	268	208
51	Site allocation 25	225,448	£1,910,000	657	615	572	528	484	438	393	346	299	251	202
52	Site allocation 26	194,069	£810,000	716	674	631	587	543	498	453	407	360	313	264
53	Site allocation 27	35,028	£6,370,000	422	374	325	276	226	176	124	72	19	-	-
54	Site allocation 28	30,321	£930,000	558	511	463	415	365	315	264	213	160	107	53
55	Site allocation 29	27,226	£2,460,000	928	873	818	762	705	647	588	528	468	407	345

LEWISHAM CIL Sales value £7,212 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BLV 1									Residual land values					
	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	£171,861	1,304	1,209	1,112	1,014	914	812	709	604	498	390	280
2	Small res devs (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	956	871	784	696	607	517	425
4	Small res devs (houses)	982	£572,869	2,584	2,491	2,395	2,298	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	£859,304	1,471	1,393	1,314	1,234	1,152	1,070	986	901	814	727	638
7	Residential development	4,462	£1,432,173	1,459	1,385	1,309	1,232	1,154	1,075	995	913	831	747	662
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	£859,304	877	806	734	662	588	513	437	360	281	202	122
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	226	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	16,187	£4,010,084	604	546	488	428	368	306	244	181	117	53	-
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	1,826	1,747	1,666	1,584	1,501	1,417	1,331	1,244	1,155	1,066	975
20	Estate regen (small infill - flats)	892	£1,145,738	603	523	443	362	279	195	109	23	-	-	-
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	215	178	141	104	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	£171,861	972	905	837	768	697	626	554	481	407	332	255
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	£6,530,708	405	355	305	253	201	148	95	40	-	-	-
36	Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-
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	£31,622,375	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£34,715,869	4	-	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£4,411,092	591	560	529	497	465	432	399	365	331	296	261
42	Site allocation 16	115,289	£1,718,607	617	572	525	478	431	382	334	284	233	182	130
43	Site allocation 17	93,370	£3,437,215	537	489	441	392	343	292	241	189	137	83	28
44	Site allocation 18	44,825	£9,624,201	84	47	9	-	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£20,566,001	462	403	344	284	223	161	98	34	-	-	-
46	Site allocation 20	188,852	£3,494,502	776	745	714	682	650	617	584	550	515	479	442
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	£19,534,837	177	128	78	27	-	-	-	-	-	-	-
50	Site allocation 24	29,574	£11,801,104	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	£4,640,240	763	718	672	625	578	530	482	433	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	£14,092,580	588	530	470	410	349	287	224	161	96	31	-

BLV2									Residual land values					
	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	£133,940	1,729	1,634	1,537	1,438	1,338	1,237	1,134	1,029	922	814	705
2	Small res devs (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	926	838	749	658	567
4	Small res devs (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	1,432	1,352	1,272	1,191	1,108	1,024	938	852	764	675	585
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	818	733
8	Small scale mixed use, local centres	496	£89,293	1,704	1,633	1,561	1,488	1,413	1,338	1,261	1,183	1,104	1,024	943
9	Small scale mixed use, local centres	496	£89,293	1,435	1,364	1,292	1,219	1,144	1,068	992	914	835	755	674
10	Small mixed use	2,431	£669,699	955	884	812	740	666	591	515	438	359	280	200
11	Small mixed use	2,977	£892,932	675	605	535	463	391	318	243	167	91	13	-
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 incl community facility	12,181	£2,500,210	315	258	199	140	80	19	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,785,864	888	826	764	700	635	570	503	436	367	298	228
16	Mixed use incl leisure facility	16,187	£3,125,262	659	601	542	483	422	361	299	236	172	107	41
17	Mixed use	8,454	£1,875,157	798	732	666	599	530	460	390	318	246	172	97
18	Large mixed use (employment led)	31,775	£3,571,728	730	675	618	561	503	444	384	323	262	200	136
19	Estate regen (small infill - houses)	1,885	£892,932	1,960	1,881	1,800	1,718	1,635	1,551	1,465	1,378	1,289	1,200	1,109
20	Estate regen (small infill - flats)	892	£892,932	886	807	726	645	562	478	393	306	218	129	39
21	Estate regeneration (large)	18,200	£17,858,641	199	131	61	-	-	-	-	-	-	-	-
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	487	446	405	364	323	282	242	201	160	119	78
24	Commercial	500	£2,678,796	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£892,932	-	-	-	-	-	-	-	-	-	-	-
26	Residential care home (7 units)	875	£892,932	339	346	352	359	366	373	380	386	393	400	407
27	Site allocation 1	27,358	£892,932	433	385	336	286	236	184	133	80	27	-	-
28	Site allocation 2	52,708	£17,858,641	453	392	330	268	204	140	75	8	-	-	-
29	Site allocation 3	419,145	£1,339,398	252	216	179	142	105	67	28	-	-	-	-
30	Site allocation 4	150,078	£892,932	666	610	553	496	437	377	317	255	192	127	62
31	Site allocation 5	359,471	£2,678,796	365	321	276	230	183	135	84	32	-	-	-
32	Site allocation 6	77,102	£892,932	690	643	594	546	496	446	395	343	290	237	183
33	Site allocation 7	40,305	£133,940	973	906	838	768	698	627	555	482	408	333	256
34	Site allocation 8	44,562	£1,250,105	484	436	388	339	289	239	188	136	83	30	-
35	Site allocation 9	37,112	£5,089,713	444	394	343	292	240	187	133	79	24	-	-
36	Site allocation 10	59,441	£105,365,980	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£20,537,437	689	632	574	516	456	396	335	273	210	146	82
38	Site allocation 12	108,877	£47,146,811	267	221	175	128	80	32	-	-	-	-	-
39	Site allocation 13	23,405	£24,644,924	164	94	24	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£27,055,841	255	190	123	55	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£3,437,788	605	575	543	511	479	446	413	379	345	310	275
42	Site allocation 16	115,289	£1,339,398	621	575	529	482	434	386	337	287	236	185	133
43	Site allocation 17	93,370	£2,678,796	545	498	449	400	351	300	249	197	145	91	37
44	Site allocation 18	44,825	£7,500,629	131	94	57	19	-	-	-	-	-	-	-
45	Site allocation 19	31,915	£16,028,130	604	545	486	426	365	303	240	176	112	46	-
46	Site allocation 20	188,852	£2,723,443	780	749	718	686	654	621	588	554	519	483	447
47	Site allocation 21	28,130	£4,509,307	993	932	870	808	744	680	615	548	481	413	344
48	Site allocation 22	104,548	£9,956,192	905	853	800	746	691	636	580	523	465	407	347
49	Site allocation 23	43,786	£15,224,491	275	226	176	125	74	21	-	-	-	-	-
50	Site allocation 24	29,574	£9,197,200	614	558	500	442	383	323	263	201	138	75	11
51	Site allocation 25	225,448	£8,527,501	694	649	603	556	509	461	412	362	312	261	209
52	Site allocation 26	194,069	£3,616,375	768	723	677	631	584	536	487	438	388	337	286
53	Site allocation 27	35,028	£28,439,885	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£4,152,134	528	477	426	374	321	268	214	158	102	45	-
55	Site allocation 29	27,226	£10,983,064	702	644	585	525	463	402	339	275	210	145	79

BLV3									Residual land values					
	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	£105,763	2,045	1,950	1,853	1,754	1,654	1,553	1,449	1,345	1,238	1,130	1,021
2	Small res devs (houses)	446	£176,272	2,835	2,740	2,643	2,544	2,444	2,343	2,239	2,135	2,028	1,920	1,811
3	Small res dev (flats)	446	£176,272	1,532	1,452	1,370	1,287	1,203	1,118	1,031	943	854	764	672
4	Small res devs (houses)	982	£352,544	2,809	2,715	2,620	2,523	2,424	2,324	2,223	2,120	2,015	1,909	1,801
5	Small res dev (flats)	982	£352,544	1,527	1,448	1,368	1,286	1,203	1,119	1,034	948	860	771	680
6	Small residential developments	2,231	£528,816	1,619	1,541	1,462	1,382	1,301	1,218	1,134	1,049	962	875	786
7	Residential development	4,462	£881,360	1,583	1,508	1,433	1,356	1,278	1,199	1,118	1,037	954	870	785
8	Small scale mixed use, local centres	496	£70,509	1,742	1,671	1,599	1,526	1,451	1,375	1,299	1,221	1,142	1,062	981
9	Small scale mixed use, local centres	496	£70,509	1,473	1,402	1,330	1,256	1,182	1,106	1,030	952	873	793	712
10	Small mixed use	2,431	£528,816	1,013	942	870	798	724	649	573	496	417	338	258
11	Small mixed use	2,977	£705,088	738	668	598	527	454	381	306	231	154	76	-
12	Mixed use	7,047	£1,057,632	783	717	651	584	515	446	375	304	232	158	84
13	Mixed use	14,387	£2,467,808	582	521	460	397	333	269	203	136	69	0	-
14	Mixed use incl community facility	12,181	£1,974,247	359	301	242	183	123	62	-	-	-	-	-
15	Mixed use incl health facility	6,155	£1,410,176	949	888	825	761	697	631	564	497	428	359	289
16	Mixed use incl leisure facility	16,187	£2,467,808	699	642	583	523	463	402	340	277	213	148	82
17	Mixed use	8,454	£1,480,685	845	779	713	645	577	507	436	365	292	219	144
18	Large mixed use (employment led)	31,775	£2,820,352	754	698	642	584	526	467	408	347	286	223	160
19	Estate regen (small infill - houses)	1,885	£705,088	2,060	1,981	1,900	1,818	1,735	1,650	1,564	1,477	1,389	1,299	1,208
20	Estate regen (small infill - flats)	892	£705,088	1,096	1,017	937	855	773	688	603	517	429	340	249
21	Estate regeneration (large)	18,200	£14,101,762	406	337	268	197	126	53	-	-	-	-	-
22	Student housing	3,550	£1,057,632	1,614	1,526	1,438	1,351	1,263	1,175	1,088	1,000	912	825	737
23	Hotels	4,260	£705,088	531	490	449	408	367	327	286	245	204	163	122
24	Commercial	500	£2,115,264	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£705,088	-	-	-	-	-	-	-	-	-	-	-
26	Residential care home (7 units)	875	£705,088	554	560	567	574	581	588	594	601	608	615	621
27	Site allocation 1	27,358	£705,088	440	392	343	293	243	191	139	87	34	-	-
28	Site allocation 2	52,708	£14,101,762	524	463	402	339	276	211	146	80	12	-	-
29	Site allocation 3	419,145	£1,057,632	252	216	180	143	105	67	28	-	-	-	-
30	Site allocation 4	150,078	£705,088	667	611	554	497	438	378	318	256	193	129	63
31	Site allocation 5	359,471	£2,115,264	367	323	277	232	185	136	86	34	-	-	-
32	Site allocation 6	77,102	£705,088	693	645	597	548	498	448	397	345	293	239	185
33	Site allocation 7	40,305	£105,763	973	906	838	769	699	628	556	483	409	334	257
34	Site allocation 8	44,562	£987,123	490	442	394	345	295	245	194	142	89	36	-
35	Site allocation 9	37,112	£4,019,002	473	423	372	321	269	216	162	108	53	-	-
36	Site allocation 10	59,441	£83,200,398	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£16,217,027	790	734	676	617	558	497	436	374	311	248	183
38	Site allocation 12	108,877	£37,228,653	358	312	266	219	171	123	74	24	-	-	-
39	Site allocation 13	23,405	£19,460,432	385	316	245	174	102	28	-	-	-	-	-
40	Site allocation 14	30,423	£21,364,170	443	377	310	242	174	104	33	-	-	-	-
41	Site allocation 15	69,173	£2,714,589	616	585	554	522	489	457	423	389	355	321	285
42	Site allocation 16	115,289	£1,057,632	623	577	531	484	437	388	339	289	239	187	135
43	Site allocation 17	93,370	£2,115,264	551	504	455	406	357	306	255	203	151	97	43
44	Site allocation 18	44,825	£5,922,740	167	130	92	54	15	-	-	-	-	-	-
45	Site allocation 19	31,915	£12,656,332	709	651	592	531	470	408	346	282	217	152	85
46	Site allocation 20	188,852	£2,150,519	783	752	721	689	657	624	591	557	522	486	450
47	Site allocation 21	28,130	£3,560,695	1,027	966	904	842	778	714	648	582	515	447	378
48	Site allocation 22	104,548	£7,861,733	925	873	820	766	711	656	600	543	485	427	367
49	Site allocation 23	43,786	£12,021,752	349	299	249	198	147	94	41	-	-	-	-
50	Site allocation 24	29,574	£7,262,408	680	623	566	508	449	389	328	266	204	141	76
51	Site allocation 25	225,448	£6,733,592	702	657	611	564	517	469	420	370	320	269	217
52	Site allocation 26	194,069	£2,855,607	772	727	681	635	587	540	491	442	392	341	290
53	Site allocation 27	35,028	£22,457,057	38	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£3,278,660	556	506	455	403	350	297	243	187	131	74	17
55	Site allocation 29	27,226	£8,672,584	787	729	670	609	548	486	424	360	295	230	163

BLV4									Residual land values					
	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	£30,000	2,894	2,798	2,702	2,603	2,503	2,401	2,298	2,193	2,087	1,979	1,870
2	Small res devs (houses)	446	£50,000	3,118	3,023	2,926	2,827	2,727	2,626	2,522	2,418	2,311	2,203	2,094
3	Small res dev (flats)	446	£50,000	1,815	1,735	1,653	1,570	1,486	1,401	1,314	1,226	1,137	1,046	955
4	Small res devs (houses)	982	£100,000	3,066	2,972	2,877	2,780	2,682	2,582	2,480	2,377	2,272	2,166	2,058
5	Small res dev (flats)	982	£100,000	1,784	1,705	1,625	1,543	1,461	1,377	1,291	1,205	1,117	1,028	938
6	Small residential developments	2,231	£150,000	1,789	1,711	1,632	1,552	1,470	1,388	1,304	1,219	1,132	1,044	956
7	Residential development	4,462	£250,000	1,724	1,650	1,574	1,497	1,419	1,340	1,260	1,178	1,096	1,012	927
8	Small scale mixed use, local centres	496	£20,000	1,844	1,773	1,701	1,627	1,553	1,477	1,401	1,323	1,244	1,164	1,082
9	Small scale mixed use, local centres	496	£20,000	1,575	1,504	1,432	1,358	1,284	1,208	1,131	1,054	975	895	813
10	Small mixed use	2,431	£150,000	1,169	1,098	1,026	953	879	804	728	651	573	494	414
11	Small mixed use	2,977	£200,000	907	838	768	696	624	550	476	400	324	246	167
12	Mixed use	7,047	£300,000	890	825	758	691	623	553	483	412	339	266	192
13	Mixed use	14,387	£700,000	705	644	582	520	456	392	326	259	192	123	54
14	Mixed use incl community facility	12,181	£560,000	475	417	359	299	239	178	116	53	-	-	-
15	Mixed use incl health facility	6,155	£400,000	1,113	1,052	989	925	861	795	728	661	592	523	453
16	Mixed use incl leisure facility	16,187	£700,000	809	751	692	633	572	511	449	386	322	257	191
17	Mixed use	8,454	£420,000	970	905	838	771	702	633	562	490	418	344	269
18	Large mixed use (employment led)	31,775	£800,000	817	762	705	648	590	531	471	411	349	287	223
19	Estate regen (small infill - houses)	1,885	£200,000	2,328	2,249	2,168	2,086	2,003	1,918	1,832	1,745	1,657	1,567	1,476
20	Estate regen (small infill - flats)	892	£200,000	1,662	1,583	1,503	1,421	1,338	1,254	1,169	1,083	995	906	815
21	Estate regeneration (large)	18,200	£4,000,000	961	892	823	752	681	608	534	459	384	307	229
22	Student housing	3,550	£300,000	1,827	1,740	1,652	1,564	1,476	1,389	1,301	1,213	1,126	1,038	950
23	Hotels	4,260	£200,000	649	609	568	527	486	445	404	363	323	282	241
24	Commercial	500	£600,000	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£200,000	88	88	88	88	88	88	88	88	88	88	88
26	Residential care home (7 units)	875	£200,000	1,131	1,138	1,145	1,151	1,158	1,165	1,172	1,179	1,185	1,192	1,199
27	Site allocation 1	27,358	£200,000	459	410	361	311	261	210	158	105	52	-	-
28	Site allocation 2	52,708	£4,000,000	716	655	593	531	467	403	338	271	204	135	66
29	Site allocation 3	419,145	£300,000	254	218	182	145	107	69	30	-	-	-	-
30	Site allocation 4	150,078	£200,000	671	615	558	500	442	382	321	259	196	132	66
31	Site allocation 5	359,471	£600,000	371	327	282	236	189	140	90	38	-	-	-
32	Site allocation 6	77,102	£200,000	699	652	603	555	505	455	404	352	299	246	192
33	Site allocation 7	40,305	£30,000	975	908	840	771	701	630	558	485	411	335	259
34	Site allocation 8	44,562	£280,000	506	458	410	361	311	261	210	158	105	51	-
35	Site allocation 9	37,112	£1,140,000	550	500	450	398	346	293	240	185	130	74	17
36	Site allocation 10	59,441	£23,600,000	470	417	364	309	254	198	142	84	26	-	-
37	Site allocation 11	42,628	£4,600,000	1,063	1,006	948	890	830	770	709	647	584	520	455
38	Site allocation 12	108,877	£10,560,000	603	557	511	464	416	368	319	269	219	168	116
39	Site allocation 13	23,405	£5,520,000	981	911	841	770	697	624	549	474	397	319	241
40	Site allocation 14	30,423	£6,060,000	946	880	813	745	677	607	536	464	391	317	243
41	Site allocation 15	69,173	£770,000	644	613	582	550	517	485	451	418	383	349	314
42	Site allocation 16	115,289	£300,000	630	584	538	491	443	395	346	296	245	194	142
43	Site allocation 17	93,370	£600,000	567	520	472	423	373	323	271	220	167	113	59
44	Site allocation 18	44,825	£1,680,000	261	224	187	149	110	71	31	-	-	-	-
45	Site allocation 19	31,915	£3,590,000	993	935	876	816	754	692	630	566	501	436	369
46	Site allocation 20	188,852	£610,000	791	760	729	697	665	632	599	565	530	494	458
47	Site allocation 21	28,130	£1,010,000	1,117	1,056	995	932	869	804	739	673	606	537	468
48	Site allocation 22	104,548	£2,230,000	979	927	874	820	765	710	654	597	539	480	421
49	Site allocation 23	43,786	£3,410,000	545	496	446	395	343	291	238	184	130	74	18
50	Site allocation 24	29,574	£2,060,000	856	799	742	684	625	565	504	442	380	317	252
51	Site allocation 25	225,448	£1,910,000	723	678	632	585	538	490	441	392	341	290	238
52	Site allocation 26	194,069	£810,000	783	738	692	645	598	550	502	452	402	352	301
53	Site allocation 27	35,028	£6,370,000	497	446	394	342	289	234	180	124	67	9	-
54	Site allocation 28	30,321	£930,000	634	583	532	480	428	374	320	265	209	152	94
55	Site allocation 29	27,226	£2,460,000	1,015	957	898	838	777	715	652	588	523	458	392

LEWISHAM CIL Sales value £7,400 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BLV 1								Residual land values						
	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	£171,861	1,446	1,345	1,242	1,137	1,030	922	812	701	588	473	356
2	Small res devs (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	1,053	962	870	776	681	585	487
4	Small res devs (houses)	982	£572,869	2,724	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	£859,304	1,584	1,502	1,418	1,332	1,246	1,158	1,068	978	886	793	698
7	Residential development	4,462	£1,432,173	1,569	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	1,488	1,412	1,335	1,257	1,178	1,098	1,016	934	850	764	678
10	Small mixed use	2,431	£859,304	976	901	825	747	669	589	509	427	344	260	175
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 incl community facility	12,181	£3,208,067	340	278	216	153	89	24	-	-	-	-	-
15	Mixed use incl health facility	6,155	£2,291,476	897	831	765	697	628	558	488	416	343	269	194
16	Mixed use incl leisure facility	16,187	£4,010,084	691	629	567	503	439	374	307	240	172	103	33
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	718	634	548	461	373	284	193	101	8	-	-
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	263	224	185	145	105	64	22	-	-	-
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	548	495	441	386	330	273	216
33	Site allocation 7	40,305	£171,861	1,069	997	925	851	777	701	625	547	468	388	307
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	£6,530,708	479	426	372	318	262	206	149	91	32	-	-
36	Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-
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	£31,622,375	-	-	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£34,715,869	101	31	-	-	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£4,411,092	650	617	583	548	513	478	442	405	368	330	292
42	Site allocation 16	115,289	£1,718,607	685	636	587	537	486	435	383	330	276	222	166
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	31,915	£20,566,001	549	487	424	360	295	229	162	94	25	-	-
46	Site allocation 20	188,852	£3,494,502	820	787	754	720	686	651	615	579	542	504	465
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	£19,534,837	251	198	145	91	36	-	-	-	-	-	-
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	829	781	733	683	633	582	531	478	425	371	317
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	£14,092,580	676	614	550	486	421	355	288	220	152	82	11

BLV2								Residual land values						
	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	£133,940	1,871	1,770	1,667	1,562	1,455	1,347	1,237	1,126	1,012	897	781
2	Small res devs (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 devs (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	1,377	1,290	1,202	1,113	1,022	930	837	742	646
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	1,732	1,655	1,577	1,498	1,418	1,336	1,254	1,170	1,084	998
9	Small scale mixed use, local centres	496	£89,293	1,539	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	979	903	825	747	667	587	505	422	338	253
11	Small mixed use	2,977	£892,932	771	698	623	547	471	393	314	233	152	70	-
12	Mixed use	7,047	£1,339,398	836	766	696	624	551	478	403	327	251	173	94
13	Mixed use	14,387	£3,125,262	625	561	495	428	361	292	223	152	80	7	-
14	Mixed use incl community facility	12,181	£2,500,210	398	336	274	211	147	82	17	-	-	-	-
15	Mixed use incl health facility	6,155	£1,785,864	979	914	847	779	710	641	570	498	425	351	276
16	Mixed use incl leisure facility	16,187	£3,125,262	745	684	621	558	494	428	362	295	227	158	88
17	Mixed use	8,454	£1,875,157	890	821	750	679	606	532	458	382	305	227	147
18	Large mixed use (employment led)	31,775	£3,571,728	816	756	696	635	573	510	446	382	316	249	182
19	Estate regen (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 regen (small infill - flats)	892	£892,932	1,001	917	831	745	657	567	477	385	291	197	101
21	Estate regeneration (large)	18,200	£17,858,641	302	229	155	80	4	-	-	-	-	-	-
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	502	451	399	346	292	238	183	127	70	13	-
28	Site allocation 2	52,708	£17,858,641	536	472	407	340	273	205	135	65	-	-	-
29	Site allocation 3	419,145	£1,339,398	302	264	225	186	146	106	65	23	-	-	-
30	Site allocation 4	150,078	£892,932	743	684	624	563	501	438	374	308	242	174	105
31	Site allocation 5	359,471	£2,678,796	423	377	329	281	232	181	129	75	19	-	-
32	Site allocation 6	77,102	£892,932	758	707	656	604	552	498	444	389	333	277	219
33	Site allocation 7	40,305	£133,940	1,070	998	926	852	778	702	626	548	469	389	308
34	Site allocation 8	44,562	£1,250,105	556	506	454	403	350	296	241	186	130	73	15
35	Site allocation 9	37,112	£5,089,713	518	465	411	357	301	245	188	130	71	12	-
36	Site allocation 10	59,441	£105,365,980	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£20,537,437	774	713	652	589	526	462	397	330	264	196	127
38	Site allocation 12	108,877	£47,146,811	333	285	236	186	136	84	32	-	-	-	-
39	Site allocation 13	23,405	£24,644,924	267	194	119	43	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£27,055,841	353	283	212	140	67	-	-	-	-	-	-
41	Site allocation 15	69,173	£3,437,788	664	631	597	562	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	616	565	514	462	410	356	301	246	190	133	75
44	Site allocation 18	44,825	£7,500,629	184	144	104	64	23	-	-	-	-	-	-
45	Site allocation 19	31,915	£16,028,130	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	469
47	Site allocation 21	28,130	£4,509,307	1,084	1,019	954	887	819	751	681	610	539	466	393
48	Site allocation 22	104,548	£9,956,192	984	928	872	815	757	698	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	29,574	£9,197,200	697	637	576	514	451	387	323	257	191	123	55
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	£3,616,375	835	787	738	689	639	588	536	483	430	377	322
53	Site allocation 27	35,028	£28,439,885	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£4,152,134	603	549	495	440	384	327	269	210	151	90	29
55	Site allocation 29	27,226	£10,983,064	790	728	665	601	535	469	403	335	266	196	125

BLV3								Residual land values						
	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	£105,763	2,187	2,086	1,982	1,878	1,771	1,663	1,553	1,441	1,328	1,213	1,097
2	Small res devs (houses)	446	£176,272	2,977	2,876	2,772	2,668	2,561	2,453	2,343	2,231	2,118	2,003	1,887
3	Small res dev (flats)	446	£176,272	1,649	1,564	1,477	1,389	1,299	1,209	1,116	1,023	928	832	734
4	Small res devs (houses)	982	£352,544	2,949	2,849	2,747	2,644	2,539	2,433	2,325	2,215	2,104	1,991	1,876
5	Small res dev (flats)	982	£352,544	1,642	1,558	1,473	1,386	1,298	1,209	1,118	1,026	933	838	742
6	Small residential developments	2,231	£528,816	1,732	1,650	1,566	1,480	1,394	1,306	1,216	1,126	1,034	941	846
7	Residential development	4,462	£881,360	1,693	1,614	1,533	1,451	1,368	1,284	1,199	1,112	1,024	935	844
8	Small scale mixed use, local centres	496	£70,509	1,846	1,770	1,693	1,615	1,536	1,456	1,374	1,291	1,207	1,122	1,036
9	Small scale mixed use, local centres	496	£70,509	1,577	1,501	1,424	1,346	1,267	1,187	1,105	1,022	938	853	767
10	Small mixed use	2,431	£528,816	1,112	1,037	961	883	805	725	645	563	480	396	311
11	Small mixed use	2,977	£705,088	834	761	686	610	534	456	377	296	215	133	49
12	Mixed use	7,047	£1,057,632	876	806	736	664	591	518	443	367	291	213	134
13	Mixed use	14,387	£2,467,808	671	606	541	474	407	338	269	198	126	53	-
14	Mixed use incl community facility	12,181	£1,974,247	441	380	317	254	190	126	60	-	-	-	-
15	Mixed use incl health facility	6,155	£1,410,176	1,040	975	908	840	771	702	631	559	486	412	337
16	Mixed use incl leisure facility	16,187	£2,467,808	786	724	662	599	534	469	403	336	267	198	128
17	Mixed use	8,454	£1,480,685	937	868	797	725	653	579	504	428	351	273	194
18	Large mixed use (employment led)	31,775	£2,820,352	839	780	720	659	597	534	470	405	340	273	206
19	Estate regen (small infill - houses)	1,885	£705,088	2,179	2,094	2,008	1,921	1,832	1,742	1,651	1,558	1,464	1,369	1,272
20	Estate regen (small infill - flats)	892	£705,088	1,211	1,127	1,042	955	867	778	687	595	502	407	311
21	Estate regeneration (large)	18,200	£14,101,762	509	436	362	286	210	133	54	-	-	-	-
22	Student housing	3,550	£1,057,632	1,614	1,526	1,438	1,351	1,263	1,175	1,088	1,000	912	825	737
23	Hotels	4,260	£705,088	584	540	497	453	410	366	323	279	236	192	149
24	Commercial	500	£2,115,264	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£705,088	-	-	-	-	-	-	-	-	-	-	-
26	Residential care home (7 units)	875	£705,088	626	633	641	648	655	663	670	677	684	692	699
27	Site allocation 1	27,358	£705,088	509	458	406	353	299	245	190	134	77	20	-
28	Site allocation 2	52,708	£14,101,762	608	543	478	411	344	276	207	136	65	-	-
29	Site allocation 3	419,145	£1,057,632	303	265	226	187	147	107	66	24	-	-	-
30	Site allocation 4	150,078	£705,088	744	685	625	564	502	439	375	310	243	176	106
31	Site allocation 5	359,471	£2,115,264	425	378	331	282	233	183	131	77	21	-	-
32	Site allocation 6	77,102	£705,088	760	710	659	607	554	501	446	392	336	279	222
33	Site allocation 7	40,305	£105,763	1,070	999	927	853	779	703	626	549	470	390	309
34	Site allocation 8	44,562	£987,123	562	512	460	408	355	302	247	192	136	79	21
35	Site allocation 9	37,112	£4,019,002	547	494	440	385	330	274	217	159	100	41	-
36	Site allocation 10	59,441	£83,200,398	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£16,217,027	875	814	753	691	627	563	498	432	365	297	228
38	Site allocation 12	108,877	£37,228,653	425	376	327	277	227	175	123	70	17	-	-
39	Site allocation 13	23,405	£19,460,432	489	415	340	264	187	109	29	-	-	-	-
40	Site allocation 14	30,423	£21,364,170	540	470	399	327	254	180	105	28	-	-	-
41	Site allocation 15	69,173	£2,714,589	675	641	607	573	538	502	466	429	392	355	317
42	Site allocation 16	115,289	£1,057,632	691	642	593	543	492	441	388	336	282	227	172
43	Site allocation 17	93,370	£2,115,264	622	571	520	468	416	362	307	252	196	139	81
44	Site allocation 18	44,825	£5,922,740	219	180	140	99	58	17	-	-	-	-	-
45	Site allocation 19	31,915	£12,656,332	797	735	672	607	542	476	409	342	273	203	132
46	Site allocation 20	188,852	£2,150,519	827	794	761	727	693	658	622	586	549	511	472
47	Site allocation 21	28,130	£3,560,695	1,118	1,053	987	921	853	784	715	644	572	500	426
48	Site allocation 22	104,548	£7,861,733	1,004	948	892	835	777	718	658	597	535	473	410
49	Site allocation 23	43,786	£12,021,752	422	370	317	263	208	152	95	38	-	-	-
50	Site allocation 24	29,574	£7,262,408	762	702	641	579	516	453	388	323	256	189	121
51	Site allocation 25	225,448	£6,733,592	767	719	670	621	571	520	468	416	362	308	253
52	Site allocation 26	194,069	£2,855,607	839	791	742	693	642	591	540	487	434	380	326
53	Site allocation 27	35,028	£22,457,057	113	59	4	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£3,278,660	632	578	524	468	412	355	298	239	180	119	57
55	Site allocation 29	27,226	£8,672,584	875	813	749	685	620	554	487	420	351	281	210

BLV4								Residual land values						
	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	£30,000	3,036	2,934	2,831	2,726	2,620	2,512	2,402	2,290	2,177	2,062	1,945
2	Small res devs (houses)	446	£50,000	3,260	3,159	3,055	2,951	2,844	2,736	2,626	2,514	2,401	2,286	2,170
3	Small res dev (flats)	446	£50,000	1,932	1,847	1,760	1,672	1,582	1,492	1,399	1,306	1,211	1,115	1,017
4	Small res devs (houses)	982	£100,000	3,206	3,106	3,005	2,902	2,797	2,690	2,582	2,472	2,361	2,248	2,133
5	Small res dev (flats)	982	£100,000	1,900	1,816	1,730	1,643	1,555	1,466	1,375	1,283	1,190	1,095	999
6	Small residential developments	2,231	£150,000	1,902	1,820	1,735	1,650	1,563	1,475	1,386	1,296	1,204	1,111	1,016
7	Residential development	4,462	£250,000	1,834	1,755	1,675	1,593	1,510	1,426	1,340	1,253	1,165	1,076	986
8	Small scale mixed use, local centres	496	£20,000	1,948	1,872	1,795	1,717	1,638	1,558	1,476	1,393	1,309	1,224	1,138
9	Small scale mixed use, local centres	496	£20,000	1,678	1,603	1,526	1,448	1,369	1,288	1,207	1,124	1,040	955	869
10	Small mixed use	2,431	£150,000	1,268	1,193	1,116	1,039	961	881	800	719	636	552	466
11	Small mixed use	2,977	£200,000	1,004	931	856	780	703	625	546	466	385	303	219
12	Mixed use	7,047	£300,000	983	914	843	772	699	625	551	475	398	320	241
13	Mixed use	14,387	£700,000	794	729	664	597	529	461	391	321	249	176	102
14	Mixed use incl community facility	12,181	£560,000	557	496	433	370	306	242	176	109	41	-	-
15	Mixed use incl health facility	6,155	£400,000	1,205	1,139	1,072	1,004	936	866	795	723	650	576	501
16	Mixed use incl leisure facility	16,187	£700,000	895	834	771	708	643	578	512	445	377	308	238
17	Mixed use	8,454	£420,000	1,063	993	922	851	778	705	630	554	477	399	319
18	Large mixed use (employment led)	31,775	£800,000	903	844	783	722	660	597	534	469	403	337	269
19	Estate regen (small infill - houses)	1,885	£200,000	2,447	2,362	2,276	2,189	2,100	2,010	1,919	1,826	1,732	1,637	1,540
20	Estate regen (small infill - flats)	892	£200,000	1,777	1,693	1,608	1,521	1,433	1,344	1,253	1,161	1,068	973	877
21	Estate regeneration (large)	18,200	£4,000,000	1,064	991	917	841	765	688	609	529	449	367	284
22	Student housing	3,550	£300,000	1,827	1,740	1,652	1,564	1,476	1,389	1,301	1,213	1,126	1,038	950
23	Hotels	4,260	£200,000	702	659	615	572	528	485	441	398	354	311	267
24	Commercial	500	£600,000	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£200,000	88	88	88	88	88	88	88	88	88	88	88
26	Residential care home (7 units)	875	£200,000	1,204	1,211	1,218	1,225	1,233	1,240	1,247	1,255	1,262	1,269	1,276
27	Site allocation 1	27,358	£200,000	527	476	424	371	318	263	208	152	96	38	-
28	Site allocation 2	52,708	£4,000,000	799	735	669	603	536	468	398	328	257	184	111
29	Site allocation 3	419,145	£300,000	305	267	228	189	149	108	68	26	-	-	-
30	Site allocation 4	150,078	£200,000	747	688	628	567	505	442	378	313	247	179	110
31	Site allocation 5	359,471	£600,000	429	382	335	287	238	187	135	81	25	-	-
32	Site allocation 6	77,102	£200,000	767	716	665	613	561	507	453	398	342	286	228
33	Site allocation 7	40,305	£30,000	1,072	1,001	928	855	780	705	628	551	472	392	311
34	Site allocation 8	44,562	£280,000	578	527	476	424	371	317	263	208	151	95	37
35	Site allocation 9	37,112	£1,140,000	624	572	518	463	407	351	294	236	178	118	58
36	Site allocation 10	59,441	£23,600,000	550	494	437	379	320	261	201	139	77	14	-
37	Site allocation 11	42,628	£4,600,000	1,148	1,087	1,026	963	900	836	770	704	637	569	501
38	Site allocation 12	108,877	£10,560,000	670	621	572	522	472	420	368	315	262	208	153
39	Site allocation 13	23,405	£5,520,000	1,085	1,011	936	860	783	704	625	545	463	380	296
40	Site allocation 14	30,423	£6,060,000	1,043	973	902	830	757	683	608	531	454	375	295
41	Site allocation 15	69,173	£770,000	703	669	635	601	566	530	494	458	421	383	345
42	Site allocation 16	115,289	£300,000	697	649	599	549	499	447	395	342	289	234	179
43	Site allocation 17	93,370	£600,000	638	588	536	485	432	378	324	268	213	156	98
44	Site allocation 18	44,825	£1,680,000	313	274	234	194	153	111	69	27	-	-	-
45	Site allocation 19	31,915	£3,590,000	1,081	1,019	956	892	826	760	694	626	557	487	416
46	Site allocation 20	188,852	£610,000	835	802	769	735	701	666	630	594	557	519	480
47	Site allocation 21	28,130	£1,010,000	1,208	1,144	1,078	1,011	944	875	805	735	663	591	517
48	Site allocation 22	104,548	£2,230,000	1,058	1,002	946	889	830	772	712	651	589	527	464
49	Site allocation 23	43,786	£3,410,000	619	567	513	459	404	349	292	235	176	118	58
50	Site allocation 24	29,574	£2,060,000	938	878	817	755	692	629	564	498	432	365	296
51	Site allocation 25	225,448	£1,910,000	788	740	692	642	592	541	489	437	384	330	275
52	Site allocation 26	194,069	£810,000	849	801	753	703	653	602	550	498	445	391	336
53	Site allocation 27	35,028	£6,370,000	573	518	463	407	351	293	235	175	115	54	-
54	Site allocation 28	30,321	£930,000	709	656	601	546	490	433	375	317	257	196	135
55	Site allocation 29	27,226	£2,460,000	1,103	1,041	978	914	849	783	716	648	579	509	438

LEWISHAM CIL Sales value £7,589 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BLV 1								Residual land values						
	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	£171,861	1,589	1,481	1,371	1,260	1,147	1,033	916	798	677	556	432
2	Small res devs (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	1,520	1,429	1,337	1,244	1,149	1,053	955	856	755	653	550
4	Small res devs (houses)	982	£572,869	2,864	2,758	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	£859,304	1,698	1,610	1,521	1,431	1,339	1,245	1,151	1,055	958	859	759
7	Residential development	4,462	£1,432,173	1,680	1,596	1,510	1,424	1,336	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	£859,304	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	679	610	541	470	399	326	252	178	102	25	-
14	Mixed use incl community facility	12,181	£3,208,067	422	357	291	224	157	88	18	-	-	-	-
15	Mixed use incl health facility	6,155	£2,291,476	988	919	848	776	703	629	554	478	400	322	243
16	Mixed use incl leisure facility	16,187	£4,010,084	804	738	672	605	537	467	397	326	253	180	106
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	1,386	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	Hotels	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	195	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	370	329	288	246	203	160	116	71	26	-
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	306	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	£171,861	1,165	1,090	1,013	935	856	776	695	613	529	445	359
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	£6,530,708	686	630	573	515	457	397	337	276	214	151	88
36	Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-
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	£60,494,979	459	408	356	303	250	195	140	85	28	-	-
39	Site allocation 13	23,405	£31,622,375	86	8	-	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£34,715,869	227	153	78	1	-	-	-	-	-	-	-
41	Site allocation 15	69,173	£4,411,092	876	840	803	766	728	690	650	611	570	529	488
42	Site allocation 16	115,289	£1,718,607	900	848	796	744	690	636	581	525	468	411	353
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	31,915	£20,566,001	789	723	656	588	519	448	377	305	232	158	83
46	Site allocation 20	188,852	£3,494,502	1,263	1,226	1,189	1,151	1,112	1,073	1,034	994	953	912	870
47	Site allocation 21	28,130	£5,785,978	1,260	1,191	1,122	1,051	979	906	832	757	681	604	526
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	£19,534,837	414	359	302	245	187	128	69	8	-	-	-
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	476	419	362
52	Site allocation 26	194,069	£4,640,240	1,039	988	937	884	831	778	723	668	612	555	497
53	Site allocation 27	35,028	£36,491,763	-	-	-	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£5,327,683	739	682	624	566	506	446	384	322	259	195	131
55	Site allocation 29	27,226	£14,092,580	915	849	782	714	645	575	504	432	359	285	210

BLV2								Residual land values						
	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	£133,940	2,013	1,906	1,796	1,685	1,572	1,457	1,341	1,223	1,102	980	857
2	Small res devs (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 devs (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	1,662	1,573	1,482	1,390	1,297	1,202	1,106	1,009	910	809	708
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	1,985	1,903	1,821	1,737	1,652	1,565	1,478	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	1,036	953	869	784	697	610	521	431
11	Small mixed use	2,977	£892,932	904	826	748	667	586	504	420	335	249	162	74
12	Mixed use	7,047	£1,339,398	985	911	836	761	684	606	527	447	365	283	200
13	Mixed use	14,387	£3,125,262	741	672	602	532	460	387	314	239	163	86	8
14	Mixed use incl community facility	12,181	£2,500,210	480	415	349	282	215	146	76	6	-	-	-
15	Mixed use incl health facility	6,155	£1,785,864	1,070	1,001	930	858	785	711	636	560	483	404	325
16	Mixed use incl leisure facility	16,187	£3,125,262	858	793	727	660	591	522	452	380	308	235	160
17	Mixed use	8,454	£1,875,157	1,087	1,014	939	863	787	709	629	549	468	386	302
18	Large mixed use (employment led)	31,775	£3,571,728	960	897	833	768	702	635	568	499	429	358	287
19	Estate regen (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 regen (small infill - flats)	892	£892,932	1,116	1,027	937	845	751	657	560	463	364	264	162
21	Estate regeneration (large)	18,200	£17,858,641	413	335	257	177	96	14	-	-	-	-	-
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	4,260	£892,932	679	633	587	541	495	448	402	356	310	264	218
24	Commercial	500	£2,678,796	-	-	-	-	-	-	-	-	-	-	-
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	492	500	507	515	523	531	538	546	554	562
27	Site allocation 1	27,358	£892,932	731	677	623	567	511	454	396	337	278	217	156
28	Site allocation 2	52,708	£17,858,641	683	615	547	477	406	334	261	187	112	36	-
29	Site allocation 3	419,145	£1,339,398	411	371	330	289	246	204	160	117	72	27	-
30	Site allocation 4	150,078	£892,932	846	783	720	656	590	524	457	388	318	247	174
31	Site allocation 5	359,471	£2,678,796	509	460	410	360	308	256	202	146	87	27	-
32	Site allocation 6	77,102	£892,932	975	922	868	813	757	700	643	585	526	466	406
33	Site allocation 7	40,305	£133,940	1,166	1,091	1,014	936	857	777	696	614	530	446	360
34	Site allocation 8	44,562	£1,250,105	659	605	551	496	440	383	325	266	207	146	85
35	Site allocation 9	37,112	£5,089,713	725	669	612	554	495	436	376	315	253	190	126
36	Site allocation 10	59,441	£105,365,980	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£20,537,437	1,050	986	921	854	787	719	650	580	508	436	363
38	Site allocation 12	108,877	£47,146,811	581	530	478	426	372	318	263	207	151	94	36
39	Site allocation 13	23,405	£24,644,924	384	306	226	146	64	-	-	-	-	-	-
40	Site allocation 14	30,423	£27,055,841	479	405	329	253	175	97	17	-	-	-	-
41	Site allocation 15	69,173	£3,437,788	890	854	817	780	742	704	664	625	585	544	502
42	Site allocation 16	115,289	£1,339,398	903	852	800	747	693	639	584	528	472	414	356
43	Site allocation 17	93,370	£2,678,796	771	717	663	608	552	496	438	380	321	261	200
44	Site allocation 18	44,825	£7,500,629	500	459	417	375	332	288	244	199	154	108	61
45	Site allocation 19	31,915	£16,028,130	931	865	798	730	661	591	520	448	374	300	225
46	Site 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	Site allocation 21	28,130	£4,509,307	1,305	1,237	1,167	1,096	1,024	952	878	803	727	650	572
48	Site allocation 22	104,548	£9,956,192	1,180	1,121	1,061	1,000	939	876	812	748	683	616	549
49	Site allocation 23	43,786	£15,224,491	512	457	401	344	286	227	167	107	45	-	-
50	Site allocation 24	29,574	£9,197,200	933	869	804	739	672	604	536	466	396	325	252
51	Site allocation 25	225,448	£8,527,501	912	861	810	758	705	652	597	542	486	430	372
52	Site allocation 26	194,069	£3,616,375	1,044	993	942	890	837	783	728	673	617	560	503
53	Site allocation 27	35,028	£28,439,885	117	60	1	-	-	-	-	-	-	-	-
54	Site allocation 28	30,321	£4,152,134	778	721	663	605	545	485	423	361	298	234	169
55	Site allocation 29	27,226	£10,983,064	1,030	964	897	829	760	690	619	546	473	399	324

BLV3								Residual land values						
	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	£105,763	2,329	2,222	2,112	2,001	1,888	1,773	1,657	1,538	1,418	1,296	1,173
2	Small res devs (houses)	446	£176,272	3,119	3,012	2,902	2,791	2,678	2,563	2,447	2,328	2,208	2,086	1,963
3	Small res dev (flats)	446	£176,272	1,766	1,676	1,584	1,490	1,396	1,299	1,202	1,103	1,002	900	797
4	Small res devs (houses)	982	£352,544	3,089	2,983	2,875	2,766	2,654	2,542	2,427	2,310	2,192	2,072	1,951
5	Small res dev (flats)	982	£352,544	1,758	1,668	1,578	1,486	1,393	1,298	1,202	1,104	1,005	905	803
6	Small residential developments	2,231	£528,816	1,846	1,758	1,669	1,579	1,487	1,394	1,299	1,203	1,106	1,007	907
7	Residential development	4,462	£881,360	1,803	1,719	1,634	1,547	1,459	1,370	1,279	1,187	1,094	999	903
8	Small scale mixed use, local centres	496	£70,509	2,103	2,023	1,941	1,859	1,775	1,689	1,603	1,515	1,426	1,336	1,245
9	Small scale mixed use, local centres	496	£70,509	1,716	1,636	1,555	1,472	1,388	1,303	1,217	1,129	1,040	950	858
10	Small mixed use	2,431	£528,816	1,335	1,256	1,176	1,094	1,011	927	842	755	667	579	489
11	Small mixed use	2,977	£705,088	967	890	811	731	649	567	483	398	313	225	137
12	Mixed use	7,047	£1,057,632	1,025	951	876	801	724	646	567	487	405	323	240
13	Mixed use	14,387	£2,467,808	786	718	648	577	506	433	360	285	209	132	54
14	Mixed use incl community facility	12,181	£1,974,247	523	458	392	326	258	189	120	49	-	-	-
15	Mixed use incl health facility	6,155	£1,410,176	1,132	1,062	991	919	846	772	697	621	544	465	386
16	Mixed use incl leisure facility	16,187	£2,467,808	899	834	767	700	632	563	492	421	349	275	201
17	Mixed use	8,454	£1,480,685	1,134	1,060	986	910	833	755	676	596	515	432	349
18	Large mixed use (employment led)	31,775	£2,820,352	984	921	857	792	726	659	591	522	453	382	310
19	Estate regen (small infill - houses)	1,885	£705,088	2,378	2,289	2,197	2,105	2,011	1,915	1,818	1,720	1,620	1,519	1,416
20	Estate regen (small infill - flats)	892	£705,088	1,327	1,238	1,147	1,055	962	867	771	673	575	474	372
21	Estate regeneration (large)	18,200	£14,101,762	619	542	463	383	302	220	137	52	-	-	-
22	Student housing	3,550	£1,057,632	1,719	1,631	1,543	1,455	1,368	1,280	1,192	1,105	1,017	929	842
23	Hotels	4,260	£705,088	723	677	631	585	539	493	446	400	354	308	262
24	Commercial	500	£2,115,264	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£705,088	186	186	186	186	186	186	186	186	186	186	186
26	Residential care home (7 units)	875	£705,088	699	706	714	722	730	738	745	753	761	769	776
27	Site allocation 1	27,358	£705,088	738	684	630	574	518	461	403	344	285	224	163
28	Site allocation 2	52,708	£14,101,762	754	687	618	548	477	405	332	258	183	107	30
29	Site allocation 3	419,145	£1,057,632	412	372	331	289	247	204	161	117	73	28	-
30	Site allocation 4	150,078	£705,088	847	785	721	657	592	525	458	389	319	248	175
31	Site allocation 5	359,471	£2,115,264	511	462	412	361	310	257	203	147	89	29	-
32	Site allocation 6	77,102	£705,088	978	924	870	815	759	703	645	587	529	469	408
33	Site allocation 7	40,305	£105,763	1,167	1,091	1,015	937	858	778	697	615	531	446	361
34	Site allocation 8	44,562	£987,123	665	611	557	502	446	389	331	272	213	152	91
35	Site allocation 9	37,112	£4,019,002	754	697	641	583	524	465	405	344	282	219	155
36	Site allocation 10	59,441	£83,200,398	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£16,217,027	1,151	1,087	1,022	956	889	820	751	681	610	538	464
38	Site allocation 12	108,877	£37,228,653	672	621	569	517	463	409	354	298	242	185	127
39	Site allocation 13	23,405	£19,460,432	606	527	448	367	285	202	118	33	-	-	-
40	Site allocation 14	30,423	£21,364,170	666	592	516	440	362	284	204	123	41	-	-
41	Site allocation 15	69,173	£2,714,589	901	865	828	791	753	714	675	635	595	554	512
42	Site allocation 16	115,289	£1,057,632	905	854	802	749	696	641	586	531	474	417	359
43	Site allocation 17	93,370	£2,115,264	777	723	669	614	559	502	444	386	327	267	206
44	Site allocation 18	44,825	£5,922,740	535	494	452	410	367	323	279	234	189	143	96
45	Site allocation 19	31,915	£12,656,332	1,036	970	903	835	766	696	625	553	480	406	331
46	Site allocation 20	188,852	£2,150,519	1,270	1,233	1,196	1,158	1,119	1,080	1,041	1,001	960	919	877
47	Site allocation 21	28,130	£3,560,695	1,339	1,270	1,201	1,130	1,058	985	911	836	761	684	605
48	Site allocation 22	104,548	£7,861,733	1,200	1,141	1,081	1,020	959	896	832	768	703	636	569
49	Site allocation 23	43,786	£12,021,752	586	530	474	417	359	300	240	180	118	56	-
50	Site allocation 24	29,574	£7,262,408	998	934	870	804	737	670	601	532	461	390	318
51	Site allocation 25	225,448	£6,733,592	920	869	818	766	713	660	605	550	494	438	380
52	Site allocation 26	194,069	£2,855,607	1,048	997	946	894	841	787	732	677	621	564	507
53	Site allocation 27	35,028	£22,457,057	288	231	172	113	53	-	-	-	-	-	-
54	Site allocation 28	30,321	£3,278,660	807	750	692	633	574	513	452	390	327	263	198
55	Site allocation 29	27,226	£8,672,584	1,115	1,049	981	913	844	774	703	631	558	484	409

BLV4								Residual land values						
	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	£30,000	3,178	3,070	2,961	2,850	2,737	2,622	2,505	2,387	2,267	2,145	2,021
2	Small res devs (houses)	446	£50,000	3,402	3,295	3,185	3,074	2,961	2,846	2,730	2,611	2,491	2,369	2,246
3	Small res dev (flats)	446	£50,000	2,049	1,959	1,867	1,773	1,679	1,582	1,485	1,386	1,285	1,183	1,080
4	Small res devs (houses)	982	£100,000	3,346	3,240	3,132	3,023	2,912	2,799	2,684	2,568	2,449	2,329	2,208
5	Small res dev (flats)	982	£100,000	2,015	1,926	1,835	1,743	1,650	1,555	1,459	1,362	1,263	1,162	1,061
6	Small residential developments	2,231	£150,000	2,016	1,928	1,839	1,748	1,657	1,563	1,469	1,373	1,276	1,177	1,077
7	Residential development	4,462	£250,000	1,945	1,861	1,775	1,689	1,600	1,511	1,421	1,329	1,235	1,141	1,045
8	Small scale mixed use, local centres	496	£20,000	2,205	2,124	2,043	1,960	1,876	1,791	1,705	1,617	1,528	1,438	1,347
9	Small scale mixed use, local centres	496	£20,000	1,818	1,738	1,657	1,574	1,490	1,405	1,318	1,231	1,142	1,052	960
10	Small mixed use	2,431	£150,000	1,491	1,412	1,332	1,250	1,167	1,083	998	911	823	734	644
11	Small mixed use	2,977	£200,000	1,137	1,059	980	900	819	736	653	568	482	395	307
12	Mixed use	7,047	£300,000	1,132	1,059	984	908	831	753	674	594	513	431	347
13	Mixed use	14,387	£700,000	909	841	771	700	629	556	482	408	332	255	177
14	Mixed use incl community facility	12,181	£560,000	639	574	508	442	374	305	236	165	94	20	-
15	Mixed use incl health facility	6,155	£400,000	1,296	1,226	1,155	1,083	1,010	936	861	785	708	629	550
16	Mixed use incl leisure facility	16,187	£700,000	1,008	943	877	809	741	672	601	530	458	385	310
17	Mixed use	8,454	£420,000	1,260	1,186	1,111	1,035	959	881	802	721	640	558	474
18	Large mixed use (employment led)	31,775	£800,000	1,047	984	920	855	789	723	655	586	516	446	374
19	Estate regen (small infill - houses)	1,885	£200,000	2,646	2,556	2,465	2,373	2,279	2,183	2,086	1,988	1,888	1,787	1,684
20	Estate regen (small infill - flats)	892	£200,000	1,893	1,803	1,713	1,621	1,528	1,433	1,337	1,239	1,140	1,040	938
21	Estate regeneration (large)	18,200	£4,000,000	1,174	1,097	1,018	938	857	775	692	607	522	435	347
22	Student housing	3,550	£300,000	1,932	1,844	1,757	1,669	1,581	1,494	1,406	1,318	1,230	1,143	1,055
23	Hotels	4,260	£200,000	842	796	749	703	657	611	565	519	473	427	381
24	Commercial	500	£600,000	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£200,000	388	388	388	388	388	388	388	388	388	388	388
26	Residential care home (7 units)	875	£200,000	1,276	1,284	1,292	1,299	1,307	1,315	1,323	1,331	1,338	1,346	1,354
27	Site allocation 1	27,358	£200,000	757	703	648	592	536	479	421	362	303	243	181
28	Site allocation 2	52,708	£4,000,000	946	878	810	740	669	597	524	450	375	298	221
29	Site allocation 3	419,145	£300,000	414	374	333	291	249	206	163	119	75	29	-
30	Site allocation 4	150,078	£200,000	850	788	725	660	595	529	461	392	323	251	179
31	Site allocation 5	359,471	£600,000	515	466	416	366	314	261	207	151	93	33	-
32	Site allocation 6	77,102	£200,000	984	931	877	822	766	709	652	594	535	475	415
33	Site allocation 7	40,305	£30,000	1,169	1,093	1,017	939	860	780	699	616	533	448	363
34	Site allocation 8	44,562	£280,000	681	627	573	517	461	405	347	288	229	168	107
35	Site allocation 9	37,112	£1,140,000	831	775	718	660	602	542	482	421	359	297	233
36	Site allocation 10	59,441	£23,600,000	760	700	640	578	516	453	389	324	258	192	124
37	Site allocation 11	42,628	£4,600,000	1,424	1,360	1,295	1,228	1,161	1,093	1,024	954	882	810	737
38	Site allocation 12	108,877	£10,560,000	917	866	814	762	708	654	599	543	487	430	372
39	Site allocation 13	23,405	£5,520,000	1,201	1,123	1,044	963	881	798	714	628	542	454	365
40	Site allocation 14	30,423	£6,060,000	1,169	1,095	1,020	943	865	787	707	626	544	461	376
41	Site allocation 15	69,173	£770,000	929	893	856	819	781	742	703	663	623	582	541
42	Site allocation 16	115,289	£300,000	912	861	809	756	702	648	593	537	481	423	365
43	Site allocation 17	93,370	£600,000	793	740	686	631	575	518	461	402	343	284	223
44	Site allocation 18	44,825	£1,680,000	630	589	547	505	462	418	374	329	283	237	191
45	Site allocation 19	31,915	£3,590,000	1,321	1,255	1,187	1,119	1,050	980	909	837	764	690	615
46	Site allocation 20	188,852	£610,000	1,278	1,241	1,204	1,166	1,128	1,089	1,049	1,009	968	927	885
47	Site allocation 21	28,130	£1,010,000	1,430	1,361	1,291	1,221	1,149	1,076	1,002	927	851	774	696
48	Site allocation 22	104,548	£2,230,000	1,254	1,195	1,135	1,074	1,012	950	886	822	757	690	623
49	Site allocation 23	43,786	£3,410,000	782	727	671	613	555	497	437	376	315	252	189
50	Site allocation 24	29,574	£2,060,000	1,174	1,110	1,046	980	913	846	777	708	637	566	494
51	Site allocation 25	225,448	£1,910,000	941	891	840	787	735	681	627	572	516	459	402
52	Site allocation 26	194,069	£810,000	1,058	1,008	956	904	851	797	743	688	632	575	517
53	Site allocation 27	35,028	£6,370,000	748	690	632	572	512	451	389	326	263	198	133
54	Site allocation 28	30,321	£930,000	884	827	769	711	651	591	529	467	404	340	276
55	Site allocation 29	27,226	£2,460,000	1,343	1,277	1,210	1,142	1,073	1,003	932	860	787	712	637

LEWISHAM CIL | Sales value £7,777 psm | AH tenure | Rented 70% | SO 30% | Frst Hms 0%

BLV 1

	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
								Residual land values						
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 devs (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	1,637	1,541	1,444	1,345	1,245	1,143	1,040	935	829	722	612
4	Small res devs (houses)	982	£572,869	3,004	2,892	2,778	2,663	2,545	2,426	2,304	2,181	2,056	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	748	640
6	Small residential developments	2,231	£859,304	1,811	1,718	1,624	1,529	1,432	1,333	1,233	1,132	1,029	925	819
7	Residential development	4,462	£1,432,173	1,790	1,701	1,611	1,519	1,426	1,332	1,236	1,139	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	£859,304	1,297	1,214	1,129	1,043	956	867	777	686	594	500	405
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	238	158	77	-
14	Mixed use incl community facility	12,181	£3,208,067	504	435	366	296	224	152	78	4	-	-	-
15	Mixed use incl health facility	6,155	£2,291,476	1,079	1,006	931	855	778	700	620	540	458	375	291
16	Mixed use incl leisure facility	16,187	£4,010,084	891	821	751	680	608	534	460	385	308	231	152
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	258	154	48	-
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	Hotels	4,260	£1,145,738	672	623	574	526	477	428	380	331	282	233	185
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	461	419	375	332	287	242	196	150	103	56	7
30	Site allocation 4	150,078	£1,145,738	920	855	788	721	652	582	511	439	366	291	215
31	Site allocation 5	359,471	£3,437,215	565	513	461	408	354	299	243	185	125	62	-
32	Site allocation 6	77,102	£1,145,738	1,039	983	926	868	809	749	689	628	566	503	439
33	Site allocation 7	40,305	£171,861	1,262	1,182	1,101	1,019	936	851	766	679	591	501	411
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	£6,530,708	759	700	640	579	517	454	391	326	261	194	127
36	Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£26,351,979	998	930	861	791	720	648	575	501	425	349	271
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	£31,622,375	190	107	23	-	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£34,715,869	325	246	167	86	4	-	-	-	-	-	-
41	Site allocation 15	69,173	£4,411,092	933	895	855	815	775	733	692	649	606	562	518
42	Site allocation 16	115,289	£1,718,607	966	912	857	801	745	687	629	570	511	450	389
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	31,915	£20,566,001	875	806	735	663	590	516	441	364	287	209	130
46	Site allocation 20	188,852	£3,494,502	1,305	1,267	1,228	1,188	1,147	1,106	1,065	1,023	980	937	893
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	£19,534,837	487	429	369	309	247	185	122	58	-	-	-
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	1,103	1,049	995	940	884	827	770	711	652	592	532
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	£14,092,580	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	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
								Residual land values						
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 devs (houses)	446	£223,233	3,156	3,042	2,927	2,809	2,690	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 devs (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	1,292	1,190	1,087	983	877	769
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	1,998	1,911	1,822	1,732	1,641	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	1,068	972	876
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	1,001	919	836	751	666	579	491	401	311	219	126
12	Mixed use	7,047	£1,339,398	1,078	1,000	921	841	760	678	595	510	424	337	249
13	Mixed use	14,387	£3,125,262	829	757	683	609	533	456	379	300	220	139	56
14	Mixed use incl community facility	12,181	£2,500,210	562	494	424	354	282	210	136	62	-	-	-
15	Mixed use incl health facility	6,155	£1,785,864	1,162	1,088	1,013	937	860	782	702	622	540	457	373
16	Mixed use incl leisure facility	16,187	£3,125,262	945	876	806	735	662	589	515	439	363	285	207
17	Mixed use	8,454	£1,875,157	1,180	1,102	1,024	944	863	780	697	612	527	440	352
18	Large mixed use (employment led)	31,775	£3,571,728	1,046	979	911	842	773	702	630	557	483	408	332
19	Estate regen (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 regen (small infill - flats)	892	£892,932	1,231	1,137	1,042	945	846	746	644	541	437	331	224
21	Estate regeneration (large)	18,200	£17,858,641	516	434	351	266	180	93	5	-	-	-	-
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	4,260	£892,932	731	683	634	585	536	488	439	390	342	293	244
24	Commercial	500	£2,678,796	-	-	-	-	-	-	-	-	-	-	-
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	565	573	581	590	598	606	614	623	631	639
27	Site allocation 1	27,358	£892,932	800	743	685	626	567	507	445	384	321	257	193
28	Site allocation 2	52,708	£17,858,641	766	694	622	548	474	398	322	244	164	84	3
29	Site allocation 3	419,145	£1,339,398	462	419	376	332	288	243	197	151	104	57	8
30	Site allocation 4	150,078	£892,932	922	856	790	722	654	584	513	441	368	293	217
31	Site allocation 5	359,471	£2,678,796	567	516	463	410	356	301	245	187	127	64	-
32	Site allocation 6	77,102	£892,932	1,043	986	929	871	812	753	692	631	569	506	442
33	Site allocation 7	40,305	£133,940	1,263	1,183	1,102	1,020	937	852	767	680	592	502	412
34	Site allocation 8	44,562	£1,250,105	731	674	617	558	499	439	378	316	253	189	124
35	Site allocation 9	37,112	£5,089,713	798	739	679	618	556	493	429	365	300	233	166
36	Site allocation 10	59,441	£105,365,980	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£20,537,437	1,135	1,067	998	928	857	784	711	637	562	485	408
38	Site allocation 12	108,877	£47,146,811	647	593	539	483	426	369	311	252	193	132	71
39	Site allocation 13	23,405	£24,644,924	488	405	321	236	149	61	-	-	-	-	-
40	Site allocation 14	30,423	£27,055,841	577	498	419	338	256	172	88	2	-	-	-
41	Site allocation 15	69,173	£3,437,788	948	909	869	829	789	747	706	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	366	303	239
44	Site allocation 18	44,825	£7,500,629	552	508	464	420	374	328	281	234	186	138	89
45	Site allocation 19	31,915	£16,028,130	1,018	948	877	805	732	658	583	507	429	351	272
46	Site allocation 20	188,852	£2,723,443	1,310	1,271	1,232	1,192	1,151	1,110	1,069	1,027	984	941	897
47	Site allocation 21	28,130	£4,509,307	1,396	1,323	1,249	1,174	1,099	1,022	943	864	784	702	620
48	Site allocation 22	104,548	£9,956,192	1,258	1,196	1,133	1,068	1,003	937	869	801	732	662	591
49	Site allocation 23	43,786	£15,224,491	586	527	467	407	346	283	220	156	91	26	-
50	Site allocation 24	29,574	£9,197,200	1,015	947	879	810	740	668	596	523	448	373	296
51	Site allocation 25	225,448	£8,527,501	976	922	868	813	758	701	644	586	527	467	407
52	Site allocation 26	194,069	£3,616,375	1,108	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	1,116	1,047	976	904	831	757	682	606	528	450	371

BLV3

	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
								Residual land values						
1	Very small residential (house)	89	£105,763	2,471	2,358	2,242	2,124	2,005	1,883	1,760	1,635	1,508	1,379	1,248
2	Small res devs (houses)	446	£176,272	3,261	3,148	3,032	2,914	2,795	2,673	2,550	2,425	2,298	2,169	2,038
3	Small res dev (flats)	446	£176,272	1,883	1,788	1,691	1,592	1,492	1,390	1,287	1,182	1,076	968	859
4	Small res devs (houses)	982	£352,544	3,229	3,117	3,003	2,887	2,769	2,650	2,529	2,406	2,281	2,154	2,025
5	Small res dev (flats)	982	£352,544	1,873	1,779	1,683	1,586	1,487	1,387	1,286	1,183	1,078	972	865
6	Small residential developments	2,231	£528,816	1,959	1,867	1,772	1,677	1,580	1,481	1,382	1,280	1,177	1,073	967
7	Residential development	4,462	£881,360	1,913	1,825	1,734	1,643	1,550	1,455	1,359	1,262	1,163	1,063	962
8	Small scale mixed use, local centres	496	£70,509	2,206	2,122	2,036	1,948	1,860	1,770	1,679	1,586	1,492	1,397	1,300
9	Small scale mixed use, local centres	496	£70,509	1,820	1,735	1,649	1,562	1,473	1,383	1,292	1,199	1,106	1,010	914
10	Small mixed use	2,431	£528,816	1,433	1,350	1,265	1,179	1,092	1,003	913	822	730	636	541
11	Small mixed use	2,977	£705,088	1,064	982	899	814	729	642	554	464	374	282	189
12	Mixed use	7,047	£1,057,632	1,118	1,040	961	881	800	718	634	550	464	377	289
13	Mixed use	14,387	£2,467,808	875	803	729	655	579	502	424	345	265	184	102
14	Mixed use incl community facility	12,181	£1,974,247	605	537	467	397	325	253	180	105	30	-	-
15	Mixed use incl health facility	6,155	£1,410,176	1,223	1,149	1,074	998	921	843	764	683	601	518	435
16	Mixed use incl leisure facility	16,187	£2,467,808	986	917	847	775	703	630	555	480	403	326	247
17	Mixed use	8,454	£1,480,685	1,227	1,149	1,070	990	909	827	744	659	573	486	398
18	Large mixed use (employment led)	31,775	£2,820,352	1,069	1,003	935	866	796	725	654	581	507	432	356
19	Estate regen (small infill - houses)	1,885	£705,088	2,497	2,402	2,306	2,208	2,108	2,007	1,905	1,801	1,695	1,588	1,479
20	Estate regen (small infill - flats)	892	£705,088	1,442	1,348	1,252	1,155	1,056	956	855	752	647	541	434
21	Estate regeneration (large)	18,200	£14,101,762	722	640	557	473	387	300	212	122	32	-	-
22	Student housing	3,550	£1,057,632	1,719	1,631	1,543	1,455	1,368	1,280	1,192	1,105	1,017	929	842
23	Hotels	4,260	£705,088	775	727	678	629	580	532	483	434	386	337	288
24	Commercial	500	£2,115,264	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£705,088	186	186	186	186	186	186	186	186	186	186	186
26	Residential care home (7 units)	875	£705,088	771	780	788	796	804	813	821	829	837	846	854
27	Site allocation 1	27,358	£705,088	806	750	692	633	574	513	452	390	328	264	200
28	Site allocation 2	52,708	£14,101,762	837	766	693	620	545	470	393	315	236	155	74
29	Site allocation 3	419,145	£1,057,632	463	420	377	333	289	244	198	152	105	57	9
30	Site allocation 4	150,078	£705,088	923	858	791	723	655	585	514	442	369	294	218
31	Site allocation 5	359,471	£2,115,264	569	517	465	412	358	302	247	189	129	66	1
32	Site allocation 6	77,102	£705,088	1,045	989	932	874	815	755	695	633	571	508	444
33	Site allocation 7	40,305	£105,763	1,264	1,184	1,103	1,021	938	853	767	680	592	503	412
34	Site allocation 8	44,562	£987,123	737	680	623	564	505	445	384	322	259	195	130
35	Site allocation 9	37,112	£4,019,002	827	768	708	647	585	522	458	394	328	262	195
36	Site allocation 10	59,441	£83,200,398	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£16,217,027	1,236	1,168	1,099	1,029	958	886	813	738	663	587	509
38	Site allocation 12	108,877	£37,228,653	739	685	630	574	518	460	402	343	284	223	162
39	Site allocation 13	23,405	£19,460,432	710	627	543	457	371	283	194	103	12	-	-
40	Site allocation 14	30,423	£21,364,170	764	685	606	525	443	360	275	189	103	15	-
41	Site allocation 15	69,173	£2,714,589	958	919	880	840	799	758	716	674	630	587	542
42	Site allocation 16	115,289	£1,057,632	971	917	863	807	750	693	635	576	516	456	394
43	Site allocation 17	93,370	£2,115,264	847	790	733	675	617	557	496	434	372	309	245
44	Site allocation 18	44,825	£5,922,740	587	544	499	455	409	363	317	269	221	173	124
45	Site allocation 19	31,915	£12,656,332	1,123	1,053	983	911	838	764	688	612	535	457	377
46	Site allocation 20	188,852	£2,150,519	1,313	1,274	1,235	1,195	1,154	1,113	1,072	1,030	987	944	900
47	Site allocation 21	28,130	£3,560,695	1,429	1,357	1,283	1,208	1,132	1,055	977	898	818	736	654
48	Site allocation 22	104,548	£7,861,733	1,279	1,216	1,153	1,088	1,023	957	889	821	752	682	611
49	Site allocation 23	43,786	£12,021,752	659	600	541	480	419	357	293	229	165	99	32
50	Site allocation 24	29,574	£7,262,408	1,080	1,013	945	875	805	734	661	588	514	438	362
51	Site allocation 25	225,448	£6,733,592	984	930	876	821	766	709	652	594	535	475	415
52	Site allocation 26	194,069	£2,855,607	1,112	1,059	1,004	949	893	837	779	721	662	602	541
53	Site allocation 27	35,028	£22,457,057	364	303	241	179	115	50	-	-	-	-	-
54	Site allocation 28	30,321	£3,278,660	882	822	761	699	636	572	507	441	375	307	239
55	Site allocation 29	27,226	£8,672,584	1,201	1,132	1,061	989	916	842	767	690	613	535	456

BLV4

	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
								Residual land values						
1	Very small residential (house)	89	£30,000	3,320	3,206	3,091	2,973	2,854	2,732	2,609	2,484	2,357	2,228	2,097
2	Small res devs (houses)	446	£50,000	3,544	3,431	3,315	3,197	3,078	2,956	2,833	2,708	2,581	2,452	2,321
3	Small res dev (flats)	446	£50,000	2,166	2,071	1,974	1,875	1,775	1,673	1,570	1,465	1,359	1,251	1,142
4	Small res devs (houses)	982	£100,000	3,486	3,374	3,260	3,144	3,027	2,907	2,786	2,663	2,538	2,411	2,282
5	Small res dev (flats)	982	£100,000	2,130	2,036	1,940	1,843	1,745	1,645	1,543	1,440	1,336	1,230	1,122
6	Small residential developments	2,231	£150,000	2,129	2,036	1,942	1,847	1,750	1,651	1,551	1,450	1,347	1,243	1,137
7	Residential development	4,462	£250,000	2,055	1,966	1,876	1,784	1,691	1,597	1,501	1,404	1,305	1,205	1,104
8	Small scale mixed use, local centres	496	£20,000	2,308	2,223	2,137	2,050	1,962	1,872	1,780	1,688	1,594	1,498	1,402
9	Small scale mixed use, local centres	496	£20,000	1,922	1,837	1,751	1,664	1,575	1,485	1,394	1,301	1,207	1,112	1,015
10	Small mixed use	2,431	£150,000	1,589	1,506	1,421	1,335	1,248	1,159	1,069	978	886	792	697
11	Small mixed use	2,977	£200,000	1,234	1,152	1,069	984	898	812	723	634	543	452	359
12	Mixed use	7,047	£300,000	1,225	1,147	1,069	989	908	825	742	657	572	485	397
13	Mixed use	14,387	£700,000	998	926	852	777	702	625	547	468	388	307	225
14	Mixed use incl community facility	12,181	£560,000	721	653	583	513	442	369	296	221	146	69	-
15	Mixed use incl health facility	6,155	£400,000	1,387	1,313	1,238	1,162	1,085	1,007	928	847	765	683	599
16	Mixed use incl leisure facility	16,187	£700,000	1,095	1,026	956	885	812	739	665	589	513	435	357
17	Mixed use	8,454	£420,000	1,352	1,274	1,196	1,116	1,035	952	869	784	699	612	524
18	Large mixed use (employment led)	31,775	£800,000	1,133	1,066	998	930	860	789	717	644	570	496	420
19	Estate regen (small infill - houses)	1,885	£200,000	2,765	2,670	2,574	2,476	2,376	2,275	2,173	2,069	1,963	1,856	1,747
20	Estate regen (small infill - flats)	892	£200,000	2,008	1,914	1,818	1,721	1,622	1,522	1,421	1,318	1,213	1,107	1,000
21	Estate regeneration (large)	18,200	£4,000,000	1,277	1,195	1,112	1,028	942	855	767	677	587	495	401
22	Student housing	3,550	£300,000	1,932	1,844	1,757	1,669	1,581	1,494	1,406	1,318	1,230	1,143	1,055
23	Hotels	4,260	£200,000	894	845	796	748	699	650	602	553	504	455	407
24	Commercial	500	£600,000	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£200,000	388	388	388	388	388	388	388	388	388	388	388
26	Residential care home (7 units)	875	£200,000	1,349	1,357	1,365	1,374	1,382	1,390	1,398	1,407	1,415	1,423	1,431
27	Site allocation 1	27,358	£200,000	825	768	710	652	592	532	471	409	346	283	218
28	Site allocation 2	52,708	£4,000,000	1,029	957	885	811	737	661	585	507	427	347	266
29	Site allocation 3	419,145	£300,000	464	422	379	335	291	245	200	154	107	59	11
30	Site allocation 4	150,078	£200,000	927	861	794	727	658	588	517	446	372	298	221
31	Site allocation 5	359,471	£600,000	573	521	469	416	362	307	251	193	133	70	6
32	Site allocation 6	77,102	£200,000	1,052	995	938	880	821	762	701	640	578	515	451
33	Site allocation 7	40,305	£30,000	1,266	1,186	1,105	1,023	939	855	769	682	594	505	414
34	Site allocation 8	44,562	£280,000	753	696	639	580	521	461	400	338	275	211	146
35	Site allocation 9	37,112	£1,140,000	905	845	785	724	662	600	536	471	406	340	273
36	Site allocation 10	59,441	£23,600,000	840	776	712	648	582	515	447	378	309	238	167
37	Site allocation 11	42,628	£4,600,000	1,509	1,441	1,372	1,302	1,231	1,158	1,085	1,011	935	859	782
38	Site allocation 12	108,877	£10,560,000	984	929	875	819	763	705	647	588	529	468	407
39	Site allocation 13	23,405	£5,520,000	1,305	1,223	1,138	1,053	966	879	789	699	607	514	420
40	Site allocation 14	30,423	£6,060,000	1,267	1,188	1,109	1,028	946	863	778	693	606	518	428
41	Site allocation 15	69,173	£770,000	986	947	908	868	827	786	744	702	659	615	570
42	Site allocation 16	115,289	£300,000	978	924	869	813	757	700	642	583	523	462	401
43	Site allocation 17	93,370	£600,000	863	807	750	692	633	573	512	451	388	325	261
44	Site allocation 18	44,825	£1,680,000	682	638	594	549	504	458	411	364	316	268	218
45	Site allocation 19	31,915	£3,590,000	1,407	1,338	1,267	1,195	1,122	1,048	973	896	819	741	661
46	Site allocation 20	188,852	£610,000	1,321	1,282	1,243	1,203	1,163	1,122	1,080	1,038	995	952	908
47	Site allocation 21	28,130	£1,010,000	1,520	1,447	1,374	1,299	1,223	1,146	1,068	989	908	827	744
48	Site allocation 22	104,548	£2,230,000	1,332	1,270	1,207	1,142	1,077	1,011	943	875	806	736	665
49	Site allocation 23	43,786	£3,410,000	855	797	737	677	615	553	490	426	361	295	229
50	Site allocation 24	29,574	£2,060,000	1,256	1,189	1,121	1,051	981	910	837	764	690	614	538
51	Site allocation 25	225,448	£1,910,000	1,005	952	898	843	787	731	673	615	556	496	436
52	Site allocation 26	194,069	£810,000	1,123	1,069	1,015	960	904	847	790	731	672	612	551
53	Site allocation 27	35,028	£6,370,000	823	762	700	638	574	510	444	378	310	242	173
54	Site allocation 28	30,321	£930,000	960	900	838	776	713	649	585	519	452	385	316
55	Site allocation 29	27,226	£2,460,000	1,429	1,360	1,289	1,217	1,144	1,070	995	919	841	763	684

LEWISHAM CIL Sales value £7,965 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BLV 1								Residual land values						
	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	£171,861	1,873	1,753	1,631	1,507	1,381	1,253	1,123	991	857	722	584
2	Small res devs (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	1,551	1,447	1,341	1,234	1,125	1,015	903	790	675
4	Small res devs (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	£859,304	1,924	1,827	1,728	1,627	1,525	1,421	1,316	1,209	1,101	991	880
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	£859,304	1,395	1,308	1,218	1,128	1,036	943	849	753	656	558	458
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	545	464	382	299	214	129	42
14	Mixed use incl community facility	12,181	£3,208,067	586	514	441	367	292	215	138	60	-	-	-
15	Mixed use incl health facility	6,155	£2,291,476	1,170	1,092	1,013	933	852	770	686	602	516	428	340
16	Mixed use incl leisure facility	16,187	£4,010,084	977	904	830	755	679	602	523	444	363	281	198
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	1,648	1,536	1,423	1,309
20	Estate regen (small infill - flats)	892	£1,145,738	1,063	964	863	761	657	552	445	337	227	115	2
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	211
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	340	349	358	366	375	384	393	401	410	419	428
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	467	422	375	329	281	233	185	135	85	35
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	£171,861	1,359	1,275	1,190	1,103	1,015	926	836	745	652	558	462
34	Site allocation 8	44,562	£1,604,034	795	736	675	613	551	487	423	357	291	224	155
35	Site allocation 9	37,112	£6,530,708	833	771	707	643	578	511	444	376	307	237	167
36	Site allocation 10	59,441	£135,197,112	-	-	-	-	-	-	-	-	-	-	-
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	£31,622,375	294	207	118	28	-	-	-	-	-	-	-
40	Site allocation 14	30,423	£34,715,869	423	340	256	171	84	-	-	-	-	-	-
41	Site allocation 15	69,173	£4,411,092	990	949	907	864	821	777	733	687	641	595	548
42	Site allocation 16	115,289	£1,718,607	1,032	975	917	859	799	739	678	616	553	489	424
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	31,915	£20,566,001	962	889	814	738	661	583	504	424	342	260	176
46	Site allocation 20	188,852	£3,494,502	1,348	1,308	1,266	1,225	1,182	1,139	1,096	1,052	1,007	961	915
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	£19,534,837	560	498	436	372	307	242	175	108	39	-	-
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	1,167	1,111	1,054	996	937	877	817	755	693	630	566
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	£14,092,580	1,089	1,015	941	865	788	710	631	551	469	387	303

BLV2								Residual land values						
	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	£133,940	2,298	2,178	2,056	1,932	1,806	1,678	1,548	1,416	1,282	1,146	1,009
2	Small res devs (houses)	446	£223,233	3,298	3,178	3,056	2,932	2,806	2,678	2,549	2,417	2,283	2,147	2,009
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
4	Small res devs (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
5	Small res dev (flats)	982	£446,466	1,892	1,793	1,692	1,590	1,486	1,381	1,274	1,166	1,055	944	831
6	Small residential developments	2,231	£669,699	2,009	1,912	1,813	1,712	1,610	1,506	1,401	1,294	1,186	1,076	965
7	Residential development	4,462	£1,116,165	1,971	1,877	1,782	1,686	1,588	1,488	1,387	1,285	1,181	1,075	968
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
9	Small scale mixed use, local centres	496	£89,293	1,886	1,796	1,706	1,614	1,521	1,426	1,330	1,232	1,133	1,033	931
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
11	Small mixed use	2,977	£892,932	1,098	1,012	924	835	745	654	561	467	372	275	177
12	Mixed use	7,047	£1,339,398	1,170	1,089	1,006	922	836	750	662	573	483	391	299
13	Mixed use	14,387	£3,125,262	918	842	765	686	606	525	443	360	276	191	104
14	Mixed use incl community facility	12,181	£2,500,210	644	572	499	425	350	274	196	118	38	-	-
15	Mixed use incl health facility	6,155	£1,785,864	1,252	1,174	1,096	1,016	934	852	769	684	598	511	422
16	Mixed use incl leisure facility	16,187	£3,125,262	1,032	959	885	810	734	656	578	498	418	336	253
17	Mixed use	8,454	£1,875,157	1,272	1,191	1,108	1,024	939	852	764	675	585	494	401
18	Large mixed use (employment led)	31,775	£3,571,728	1,131	1,061	989	916	843	768	692	615	537	458	378
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
20	Estate regen (small infill - flats)	892	£892,932	1,346	1,247	1,147	1,044	941	835	728	620	510	398	285
21	Estate regeneration (large)	18,200	£17,858,641	618	532	444	355	265	173	80	-	-	-	-
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	4,260	£892,932	784	732	681	630	578	527	476	424	373	322	270
24	Commercial	500	£2,678,796	-	-	-	-	-	-	-	-	-	-	-
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	629	638	647	655	664	673	682	690	699	708	717
27	Site allocation 1	27,358	£892,932	868	808	747	685	623	559	495	430	364	297	229
28	Site allocation 2	52,708	£17,858,641	848	773	697	620	542	462	382	300	217	133	47
29	Site allocation 3	419,145	£1,339,398	513	468	422	376	330	282	234	186	136	86	36
30	Site allocation 4	150,078	£892,932	998	929	860	789	716	643	569	494	417	339	259
31	Site allocation 5	359,471	£2,678,796	624	571	516	460	404	346	288	228	166	101	34
32	Site allocation 6	77,102	£892,932	1,110	1,051	991	930	868	805	742	677	612	545	478
33	Site allocation 7	40,305	£133,940	1,360	1,276	1,191	1,104	1,016	927	837	746	653	559	463
34	Site allocation 8	44,562	£1,250,105	803	744	683	621	558	495	431	365	299	232	163
35	Site allocation 9	37,112	£5,089,713	872	809	746	682	616	550	483	415	346	276	206
36	Site allocation 10	59,441	£105,365,980	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£20,537,437	1,219	1,147	1,075	1,001	926	850	772	694	615	534	453
38	Site allocation 12	108,877	£47,146,811	714	657	599	540	481	421	359	297	235	171	106
39	Site allocation 13	23,405	£24,644,924	592	505	416	326	235	142	48	-	-	-	-
40	Site allocation 14	30,423	£27,055,841	674	592	508	423	336	248	159	69	-	-	-
41	Site allocation 15	69,173	£3,437,788	1,004	963	921	878	835	791	747	701	656	609	562
42	Site allocation 16	115,289	£1,339,398	1,035	978	920	862	802	742	681	619	556	492	427
43	Site allocation 17	93,370	£2,678,796	911	852	791	730	668	605	541	477	411	344	276
44	Site allocation 18	44,825	£7,500,629	603	558	511	464	416	368	319	269	219	168	116
45	Site allocation 19	31,915	£16,028,130	1,104	1,031	956	880	803	725	646	566	484	402	318
46	Site 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
47	Site allocation 21	28,130	£4,509,307	1,486	1,409	1,332	1,253	1,173	1,092	1,009	926	841	755	668
48	Site allocation 22	104,548	£9,956,192	1,337	1,271	1,204	1,136	1,067	997	926	854	782	708	633
49	Site allocation 23	43,786	£15,224,491	659	597	534	470	406	340	274	206	138	68	-
50	Site allocation 24	29,574	£9,197,200	1,096	1,026	954	881	807	732	656	578	500	421	340
51	Site allocation 25	225,448	£8,527,501	1,039	983	926	868	810	750	690	629	567	504	441
52	Site allocation 26	194,069	£3,616,375	1,172	1,116	1,059	1,001	942	882	822	760	698	635	571
53	Site allocation 27	35,028	£28,439,885	269	204	139	73	6	-	-	-	-	-	-
54	Site allocation 28	30,321	£4,152,134	929	866	801	736	669	602	533	464	394	322	250
55	Site allocation 29	27,226	£10,983,064	1,203	1,130	1,055	979	902	824	745	665	583	501	417

BLV3								Residual land values						
	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	£105,763	2,614	2,494	2,372	2,248	2,122	1,994	1,864	1,732	1,598	1,462	1,324
2	Small res devs (houses)	446	£176,272	3,404	3,284	3,162	3,038	2,912	2,784	2,654	2,522	2,388	2,252	2,114
3	Small res dev (flats)	446	£176,272	2,000	1,900	1,797	1,693	1,588	1,481	1,372	1,262	1,150	1,037	922
4	Small res devs (houses)	982	£352,544	3,369	3,250	3,130	3,008	2,884	2,759	2,631	2,501	2,369	2,236	2,100
5	Small res dev (flats)	982	£352,544	1,988	1,889	1,788	1,686	1,582	1,477	1,370	1,261	1,151	1,040	926
6	Small residential developments	2,231	£528,816	2,072	1,975	1,876	1,775	1,673	1,569	1,464	1,357	1,249	1,139	1,028
7	Residential development	4,462	£881,360	2,024	1,930	1,835	1,738	1,640	1,541	1,440	1,337	1,233	1,128	1,021
8	Small scale mixed use, local centres	496	£70,509	2,310	2,221	2,130	2,038	1,945	1,850	1,754	1,656	1,557	1,457	1,355
9	Small scale mixed use, local centres	496	£70,509	1,923	1,834	1,744	1,652	1,558	1,464	1,368	1,270	1,171	1,071	969
10	Small mixed use	2,431	£528,816	1,531	1,443	1,354	1,264	1,172	1,079	985	889	792	693	594
11	Small mixed use	2,977	£705,088	1,161	1,075	987	898	808	717	624	530	435	338	241
12	Mixed use	7,047	£1,057,632	1,210	1,129	1,046	962	876	790	702	613	523	431	339
13	Mixed use	14,387	£2,467,808	964	888	810	732	652	571	489	406	322	236	150
14	Mixed use incl community facility	12,181	£1,974,247	687	615	542	468	393	317	239	161	82	1	-
15	Mixed use incl health facility	6,155	£1,410,176	1,313	1,235	1,157	1,077	996	913	830	745	659	572	483
16	Mixed use incl leisure facility	16,187	£2,467,808	1,072	1,000	926	850	774	697	619	539	458	377	294
17	Mixed use	8,454	£1,480,685	1,319	1,237	1,155	1,070	985	899	811	722	632	540	448
18	Large mixed use (employment led)	31,775	£2,820,352	1,155	1,084	1,013	940	866	792	716	639	561	482	402
19	Estate regen (small infill - houses)	1,885	£705,088	2,616	2,516	2,414	2,311	2,206	2,099	1,991	1,881	1,770	1,657	1,543
20	Estate regen (small infill - flats)	892	£705,088	1,557	1,458	1,357	1,255	1,151	1,046	939	830	720	609	495
21	Estate regeneration (large)	18,200	£14,101,762	825	738	651	562	471	380	287	192	97	-	-
22	Student housing	3,550	£1,057,632	1,719	1,631	1,543	1,455	1,368	1,280	1,192	1,105	1,017	929	842
23	Hotels	4,260	£705,088	828	776	725	674	622	571	520	468	417	366	314
24	Commercial	500	£2,115,264	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£705,088	186	186	186	186	186	186	186	186	186	186	186
26	Residential care home (7 units)	875	£705,088	844	853	861	870	879	888	896	905	914	923	932
27	Site allocation 1	27,358	£705,088	875	815	754	692	630	566	502	437	371	304	236
28	Site allocation 2	52,708	£14,101,762	919	844	768	691	613	534	453	371	288	204	119
29	Site allocation 3	419,145	£1,057,632	513	468	423	377	330	283	235	186	137	87	36
30	Site allocation 4	150,078	£705,088	999	931	861	790	718	645	570	495	418	340	260
31	Site allocation 5	359,471	£2,115,264	626	572	517	462	405	348	289	230	168	103	36
32	Site allocation 6	77,102	£705,088	1,112	1,053	993	932	870	808	744	679	614	548	481
33	Site allocation 7	40,305	£105,763	1,361	1,277	1,191	1,105	1,017	928	838	746	654	559	464
34	Site allocation 8	44,562	£987,123	809	749	689	627	564	501	437	371	305	238	169
35	Site allocation 9	37,112	£4,019,002	901	838	775	711	645	579	512	444	375	305	234
36	Site allocation 10	59,441	£83,200,398	-	-	-	-	-	-	-	-	-	-	-
37	Site allocation 11	42,628	£16,217,027	1,320	1,249	1,176	1,102	1,027	951	874	795	716	636	554
38	Site allocation 12	108,877	£37,228,653	805	748	690	631	572	512	450	388	326	262	197
39	Site allocation 13	23,405	£19,460,432	814	726	638	548	456	363	269	174	77	-	-
40	Site allocation 14	30,423	£21,364,170	862	779	695	610	523	435	346	256	165	72	-
41	Site allocation 15	69,173	£2,714,589	1,015	973	931	889	846	802	757	712	666	619	572
42	Site allocation 16	115,289	£1,057,632	1,038	981	923	864	805	744	683	621	559	495	430
43	Site allocation 17	93,370	£2,115,264	917	858	797	736	674	611	547	483	417	350	282
44	Site allocation 18	44,825	£5,922,740	639	593	546	499	452	403	354	304	254	203	151
45	Site allocation 19	31,915	£12,656,332	1,210	1,137	1,062	986	909	831	752	671	590	507	424
46	Site allocation 20	188,852	£2,150,519	1,355	1,315	1,274	1,232	1,189	1,146	1,103	1,059	1,014	969	923
47	Site allocation 21	28,130	£3,560,695	1,520	1,443	1,365	1,286	1,206	1,125	1,043	959	875	789	702
48	Site allocation 22	104,548	£7,861,733	1,357	1,291	1,224	1,156	1,087	1,017	946	874	802	728	653
49	Site allocation 23	43,786	£12,021,752	732	670	607	544	479	413	347	279	211	142	71
50	Site allocation 24	29,574	£7,262,408	1,162	1,091	1,019	946	872	797	721	644	566	486	406
51	Site allocation 25	225,448	£6,733,592	1,047	991	934	876	818	758	698	637	575	512	449
52	Site allocation 26	194,069	£2,855,607	1,176	1,120	1,063	1,005	946	886	826	764	702	639	575
53	Site allocation 27	35,028	£22,457,057	439	375	310	244	177	109	40	-	-	-	-
54	Site allocation 28	30,321	£3,278,660	958	894	830	764	698	631	562	493	422	351	279
55	Site allocation 29	27,226	£8,672,584	1,288	1,215	1,140	1,064	987	909	830	750	668	586	502

BLV4								Residual land values						
	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	£30,000	3,462	3,342	3,220	3,096	2,970	2,843	2,713	2,581	2,447	2,311	2,173
2	Small res devs (houses)	446	£50,000	3,687	3,567	3,445	3,321	3,195	3,067	2,937	2,805	2,671	2,535	2,397
3	Small res dev (flats)	446	£50,000	2,283	2,183	2,080	1,976	1,871	1,764	1,655	1,545	1,433	1,320	1,205
4	Small res devs (houses)	982	£100,000	3,626	3,508	3,388	3,266	3,142	3,016	2,888	2,758	2,626	2,493	2,357
5	Small res dev (flats)	982	£100,000	2,245	2,146	2,045	1,943	1,839	1,734	1,627	1,518	1,408	1,297	1,184
6	Small residential developments	2,231	£150,000	2,242	2,145	2,046	1,945	1,843	1,739	1,634	1,527	1,419	1,309	1,198
7	Residential development	4,462	£250,000	2,165	2,071	1,976	1,880	1,782	1,682	1,581	1,479	1,375	1,269	1,162
8	Small scale mixed use, local centres	496	£20,000	2,412	2,322	2,232	2,140	2,047	1,952	1,856	1,758	1,659	1,559	1,457
9	Small scale mixed use, local centres	496	£20,000	2,025	1,936	1,846	1,754	1,660	1,565	1,469	1,372	1,273	1,172	1,071
10	Small mixed use	2,431	£150,000	1,687	1,599	1,510	1,420	1,328	1,235	1,140	1,045	948	849	750
11	Small mixed use	2,977	£200,000	1,331	1,244	1,157	1,068	978	887	794	700	605	508	410
12	Mixed use	7,047	£300,000	1,318	1,236	1,153	1,069	984	897	810	721	630	539	446
13	Mixed use	14,387	£700,000	1,087	1,011	933	855	775	694	612	529	445	359	273
14	Mixed use incl community facility	12,181	£560,000	803	731	658	584	509	433	355	277	198	117	35
15	Mixed use incl health facility	6,155	£400,000	1,477	1,399	1,321	1,241	1,160	1,077	994	909	823	736	647
16	Mixed use incl leisure facility	16,187	£700,000	1,182	1,109	1,035	960	883	806	728	648	568	486	403
17	Mixed use	8,454	£420,000	1,444	1,363	1,280	1,196	1,111	1,024	936	847	757	666	573
18	Large mixed use (employment led)	31,775	£800,000	1,218	1,148	1,076	1,004	930	855	779	702	624	545	465
19	Estate regen (small infill - houses)	1,885	£200,000	2,884	2,783	2,682	2,579	2,474	2,367	2,259	2,149	2,038	1,925	1,811
20	Estate regen (small infill - flats)	892	£200,000	2,123	2,024	1,923	1,821	1,717	1,612	1,505	1,396	1,286	1,175	1,061
21	Estate regeneration (large)	18,200	£4,000,000	1,380	1,294	1,206	1,117	1,026	935	842	747	652	555	456
22	Student housing	3,550	£300,000	1,932	1,844	1,757	1,669	1,581	1,494	1,406	1,318	1,230	1,143	1,055
23	Hotels	4,260	£200,000	946	895	844	792	741	690	638	587	536	484	433
24	Commercial	500	£600,000	-	-	-	-	-	-	-	-	-	-	-
25	Storage	2,500	£200,000	388	388	388	388	388	388	388	388	388	388	388
26	Residential care home (7 units)	875	£200,000	1,421	1,430	1,439	1,448	1,456	1,465	1,474	1,483	1,491	1,500	1,509
27	Site allocation 1	27,358	£200,000	893	833	772	711	648	585	520	455	389	322	255
28	Site allocation 2	52,708	£4,000,000	1,111	1,036	960	883	805	725	645	563	480	396	310
29	Site allocation 3	419,145	£300,000	515	470	425	379	332	285	237	188	139	89	38
30	Site allocation 4	150,078	£200,000	1,003	934	864	793	721	648	574	498	421	343	264
31	Site allocation 5	359,471	£600,000	630	576	522	466	409	352	293	234	172	107	40
32	Site allocation 6	77,102	£200,000	1,119	1,060	1,000	939	877	814	751	686	621	554	487
33	Site allocation 7	40,305	£30,000	1,362	1,278	1,193	1,107	1,019	930	840	748	655	561	466
34	Site allocation 8	44,562	£280,000	825	765	704	643	580	517	452	387	321	254	185
35	Site allocation 9	37,112	£1,140,000	978	916	852	788	723	657	590	522	453	383	312
36	Site allocation 10	59,441	£23,600,000	919	852	785	716	647	577	505	433	359	285	209
37	Site allocation 11	42,628	£4,600,000	1,593	1,521	1,448	1,375	1,300	1,223	1,146	1,068	989	908	827
38	Site allocation 12	108,877	£10,560,000	1,050	993	935	876	817	757	695	633	571	507	442
39	Site allocation 13	23,405	£5,520,000	1,409	1,322	1,233	1,143	1,052	959	865	770	673	575	476
40	Site allocation 14	30,423	£6,060,000	1,365	1,282	1,198	1,113	1,026	938	849	759	668	575	481
41	Site allocation 15	69,173	£770,000	1,043	1,001	959	917	874	830	785	740	694	648	600
42	Site allocation 16	115,289	£300,000	1,044	987	929	871	811	751	690	628	565	501	437
43	Site allocation 17	93,370	£600,000	933	874	814	752	690	627	564	499	433	366	299
44	Site allocation 18	44,825	£1,680,000	733	688	641	594	546	498	449	399	349	298	246
45	Site allocation 19	31,915	£3,590,000	1,494	1,421	1,346	1,270	1,193	1,115	1,036	956	874	791	708
46	Site allocation 20	188,852	£610,000	1,363	1,323	1,282	1,240	1,198	1,155	1,111	1,067	1,022	977	931
47	Site allocation 21	28,130	£1,010,000	1,610	1,534	1,456	1,377	1,297	1,216	1,134	1,050	965	880	793
48	Site allocation 22	104,548	£2,230,000	1,410	1,345	1,278	1,210	1,141	1,071	1,000	928	855	782	707
49	Site allocation 23	43,786	£3,410,000	929	867	804	740	676	610	543	476	408	338	268
50	Site allocation 24	29,574	£2,060,000	1,338	1,267	1,195	1,122	1,048	973	897	820	742	662	582
51	Site allocation 25	225,448	£1,910,000	1,068	1,012	955	898	839	780	719	658	596	534	470
52	Site allocation 26	194,069	£810,000	1,187	1,131	1,073	1,015	956	897	836	775	713	649	585
53	Site allocation 27	35,028	£6,370,000	899	835	769	703	636	568	499	429	358	286	213
54	Site allocation 28	30,321	£930,000	1,035	972	907	842	775	708	640	570	500	429	356
55	Site allocation 29	27,226	£2,460,000	1,516	1,443	1,368	1,292	1,215	1,137	1,058	978	896	814	730