



Old Oak and Park Royal Development Corporation Community Infrastructure Levy Viability Study



Prepared for
Old Oak and Park Royal Development Corporation

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1 Executive Summary

- 1.1 This report tests the ability of a range of development typologies throughout the Old Oak and Park Royal Development Corporation's ('OPDC's') area to accommodate contributions towards infrastructure through the Community Infrastructure Levy ('CIL'). Levels of CIL have been tested in combination with the cumulative impact of OPDC's Local Plan policy requirements. This is in line with the requirements of the National Planning Policy Framework ('NPPF') the National Planning Practice Guidance ('PPG') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.
- 1.2 OPDC consulted on a Preliminary Draft Charging Schedule ('PDCS') from 3 October 2016 to 25 November 2016. Given the passage of time since the preparation of the supporting viability evidence informing the published PDCS, OPDC has commissioned BNP Real Estate to prepare an updated CIL viability assessment to inform its Draft Charging Schedule ('DCS').

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 OPDC's area to their value in existing use (plus a premium), herein after referred to as 'benchmark land value'. If a development incorporating OPDC's policy requirements including a given level of CIL generates a higher residual land value than the benchmark land value, then it can be concluded that the site is viable. Following the adoption of the Charging Schedule, developers will need to reflect CIL requirements in their bids for sites, in line with requirements set out in the PPG¹ and the Mayor of London's supplementary planning guidance on '*Affordable Housing and Viability*' and in the RICS Guidance on '*Assessing viability in planning under the National Planning Policy Framework 2019 for England*'.
- 1.4 The study utilises the residual land value method of calculating the value of each development typology. 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, Section 106 contributions 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 OPDC is testing the viability of its policies at a time when commercial markets such as industrial and logistics have experienced a period of growth. In contrast, other markets such as retail have contracted as a result of long terms shifts towards internet retailing and the impact of the coronavirus pandemic lockdowns. Residential markets have faced a period of stagnation and strong recovery. Forecasts for future house price growth were revised up from 0% in March 2021 following the Prime Minister's announcement of the roadmap out of the third national lockdown on 22 February and the Chancellor's March 2021 budget. This along with the continued low interest rates resulted in the 2021 forecasts reflecting a more optimistic outlook than those published in 2020. In the end, London achieved house price growth of 5.13%² over the course of 2021.
- 1.6 We have allowed for medium term growth as a sensitivity analysis on the base residential typologies, which applies growth to sales values of 10% and inflation on costs of 5% to provide an indication of the extent of improvement to viability that might result. It is important to note, however, that our assessment of suggested CIL rates relies on current and not

¹ PPG Paragraph: 006 Reference ID: 10-006-20190509, "*It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.*".

² As reported on the Land Registry House Price Index.

grown appraisal inputs.

- 1.7 This sensitivity analysis is indicative only, but is intended to assist OPDC in understanding the ability of potential development sites on a high level basis, both in today's terms but also in the future. Some sites may require more detailed viability analysis when they come forward through the development management process due to specific site circumstances that cannot be reflected in an area wide assessment³. However, the rates are set at a level which allows a significant buffer below the 'maximum' potential rates to allow for such costs.

Key findings

- 1.8 The key findings of the study are as follows:

Residential rates

- The results of our appraisals of **residential developments delivered as market sale or Build to Rent ('BtR')** units shows a wide range of potential maximum CIL rates. We have recommended a CIL rate of £80 per square metre for such residential developments.
- Our appraisals of **older person's housing** indicate that the viability of retirement housing and Extra Care housing developments is likely to be challenging and on this basis we recommend OPDC considers adopting a nominal CIL rate of say £35 per square metre for these uses.
- The results of our testing of **co-living** schemes identifies that such schemes should be able to absorb a CIL rate of £135 per square metre.
- Our assessment of **student accommodation** has identified that such schemes show good viability and we have recommended a CIL charge of £190 per square metre.
- Our recommended rates have regard to the PPG requirement not to set CIL rates at the margins of viability. We are also mindful of the flexibility authorities now have a result of the changes to the CIL regulations which remove pooling restrictions on Section 106 obligations, providing much greater flexibility in how funds can be raised for infrastructure. In addition, residential schemes will need to make provision for affordable housing and our proposed rates strike an appropriate balance between the objectives set out in Policy H2, H6 and H7 and the need to raise funds for infrastructure to support growth.

Commercial

- It is worth noting that the results of this viability exercise, which identify certain commercial development as not viable, do not mean that sites will not be developed within OPDC's area for these uses. This is because viability is only one of many factors which affect a landowner's decision making. For example, owner occupiers such as a logistics company, may wish to locate in OPDC as it both complements their existing locations and provides good links to key markets and the strategic highway network. Alternatively, a business may wish to develop their own premises by reference to their own cost benefit analysis, which will bear little relationship to the residual land value calculations that a speculative landlord developer may undertake.

³ The NPPF identifies at para 57 that "It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage". This is reiterated in the PPG (para 007 Reference ID: 10-007-20190509) which provides further detail on this including an illustrative list of circumstances where viability should be assessed in decision making.

- At current rent levels, the delivery of smaller **Office developments** across the OPDC's area is identified as having challenging viability. However, **larger office developments** (20,000 square foot +) can viably support a CIL charge of up to £80 per square metre. There are two options. Firstly, OPDC could choose to set a split rate for offices with a nominal rate of say £35 per square metre on small office developments and a charge of £80 per square metre on larger office developments. Alternatively, OPDC could choose to set a nominal rate on larger offices if there will not be many of this form of development that would come forward during the life of the charging schedule.
- Our appraisals of speculative **industrial and warehousing developments** (including distribution and logistics facilities) indicate that viability is challenging and we therefore suggest the OPDC considers setting a nominal rate of £35 per square metre for these schemes.
- The residual values generated by our appraisals of **retail developments** in the OPDC's area identify such schemes as having challenging viability at current values and costs. We suggest that OPDC considers adopting a nil or nominal rate of £35 per square metre on such development across the OPDC's area.
- Our appraisals of **hotel developments** identified that such uses would be able to support a CIL charge of £80 per square metre.
- Our assessment of **Data Centres** indicates that such developments show good viability and would be able to support a CIL charge of £120 per square metre.
- OPDC could also consider setting a nominal rate of CIL on **all other uses** of no more than say £35 per square metre. A nominal rate is unlikely to be a significant factor in developers' decision making and could be absorbed without having a significant impact on viability across the OPDC's area, whilst making an important contribution towards the delivery of much needed supporting infrastructure. In addition, OPDC could consider excluding uses such as healthcare, emergency services facilities and education from this category in line with the approach adopted in the Mayoral CIL Charging Schedule. If a nominal rate is not set on all other uses, a nil rate would apply by default. As set out above, we have advised that OPDC includes elderly accommodation, offices, retail and industrial and warehousing within this category.

Proposed rates

- Our suggested CIL rates for OPDC are summarised in Table 1.8.2 below.

Table 1.8.2: Suggested CIL rates

Use	OPDC Suggested (£ per sq m) CIL Charge
Residential (excluding Older Persons Housing)	£80
Co-living	£135
Student accommodation	£190
Hotel	£80
Data Centres	£120
Large Offices (20,000 sq ft +)	£80
All other Uses ⁴	£35

⁴ Excluding: Medical, health and emergency services which are publicly funded and Development used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher education and affordable workspace.

- The proposed CIL rates amount to well below 5% of development costs and are 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 i.e. they would be unviable even if a zero CIL were adopted. 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. We therefore recommend that OPDC pays limited regard to the unviable schemes as they are unlikely to come forward unless there are significant changes to main appraisal inputs.
 - With respect to the application of a nominal CIL, this is unlikely to be the determining factor in whether a developer brings forward a site, or whether or not a scheme is viable. As identified in section 7 of this study, the proposed CIL is a marginal factor in a scheme's viability i.e. typically less than 1% of total development costs in terms of the uses tested allowing for a nominal charge of £35 per square metre (shown to be between 0.7% and 1.3%). The CIL Guidance identifies that a charging authority does not have to set a nil rate; the setting of a nominal rate would allow OPDC to achieve the balance required by the CIL regulations between the delivery of development and the provision of infrastructure to support the growth envisaged in OPDC's Local Plan.
- 1.9 The suggested rates are also set at a significant discount to the maximum rates, in line with the requirements set out in the Planning Practice Guidance. Consequently, there is sufficient flexibility for schemes to be able to withstand the impact of economic cycles over the life of the Charging Schedule. That said, current mainstream forecasts are that residential values will increase over the next five years.

2 Introduction

- 2.1 OPDC commissioned this study to consider the ability of developments in their administrative area to accommodate contributions towards essential supporting infrastructure through CIL, alongside policies in the Local Plan. The aim of the study is to assess at high level the viability of development typologies representing the types of developments that are expected to come forward to test a range of potential CIL rates to inform a Draft Charging Schedule ('DCS') for consultation.
- 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 OPDC's planning policies alongside potential rates 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 OPDC in understanding the capacity of schemes to absorb CIL and to inform a Draft Charging Schedule for consultation and Examination in Public. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and PPG 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 as a whole.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development in the OPDC area and does not account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. Scheme specific testing may still be required at the point where they come forward⁵.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance⁶, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

Economic and housing market context

- 2.6 The housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. Between January 2010 and January 2015 the UK national average house price grew by 17.50% (Land Registry House Price Index).

⁵ However, the PPG notes that once plan policies are adopted, land values should adjust to reflect the requirements and that price paid for the land should not be used as a justification for failing to provide policy compliant developments (see for example paragraph 002).

⁶ Although this document was published prior to the NPPF and PPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the PPG. The same cannot be said of some of the approaches advocated in the RICS guidance 'Financial Viability in Planning 2012' (particularly its approach to site value benchmark) but these have always been inconsistent with the LHDG guidance and the approach now advocated by the PPG. In any event, the RICS guidance has since been updated and accords with the approach taken in the PPG, acknowledging that, *"This guidance sets out best practice for the implementation of the revised current planning policy. The NPPF and PPG are the 'authoritative requirement', as defined in RICS Valuation – Global Standards (commonly known as the Red Book). This means that any valuation-based requirements in the PPG take precedence over any other valuation basis or approach set out in the standards."* (paragraph 1.1.4)

- 2.7 The June 2016 referendum on the UK's membership of the EU resulted in a decision in favour of exit. Initially, the economic impact was a fall in the Pound Sterling to a 31-year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound Sterling continued to remain below its pre-June 2016 levels the FTSE recovered and reported all-time highs. Despite this, since June 2016 the UK has been in a period of uncertainty in relation to many factors that impact the property investment and letting markets. However, the UK economy sustained momentum following the result of the UK's June 2016 referendum, and the performance of the UK housing market surprised many following 2016.
- 2.8 The majority won by the Conservatives in the December 2019 General Election provided more certainty, resulting in the passing of the EU Withdrawal Bill in the House of Commons and subsequent exit from the EU in January 2020. Markets responded positively to increased certainty, with the FTSE 100 closing the year up 12% at 7,542 points. On the ground, agents reported the week of the General Election to be the best week of 2019 for exchanges and 2020 started positively. However, market conditions were still tempered by heightened uncertainty relating to post EU exit trade and related arrangements prior to an agreed deal. A deal was agreed between the UK and EU negotiators on 24 December 2020 and has since been ratified by both sides. The trade agreement eased the uncertainty surrounding the economic and political future relationship between the United Kingdom and the EU. However, the first half of 2021 saw a significant fall in UK exports, largely as a result of an increased administrative burden for exporters and reduced demand from EU countries. Imports from EU countries have not fallen to the same extent, resulting in a worsening of the UK's balance of trade.
- 2.9 A number of the leading residential property consultancy companies including BNP Paribas Real Estate ('BNPPRE'), JLL, Knight Frank and Savills agreed that uncertainty regarding the outcome of the UK's exit from the EU weighed on buyer sentiment through 2019. This was eased somewhat by the result of the 2019 General Election. Knight Frank's UK Residential Market Forecast 2020-2024 identified that in the short-term, the removal of some of the uncertainty as result of the general election would *"pave the way for the release of some of the pent-up demand that has built in recent years, though the extent to which this translates into transactions will depend on the size of the pricing expectation gap between buyers and sellers"*.
- 2.10 The positive start to 2020 was curtailed by the outbreak of COVID-19, a global pandemic as declared by the World Health Organisation in March 2020. The virus impacted global financial markets, with the outlook continuing to be unclear. The Bank of England ('BoE') responded to the economic impact of COVID-19 by lowering the base rate to 0.25% and introducing financial arrangements to help the bridge the economic hardship caused by COVID-19.
- 2.11 The UK Government introduced a series of restrictive and economically disruptive measures to slow the spread of COVID-19 and pledged a support package of £350bn to stabilise the economy during the shock caused by COVID-19. On 19 March 2020, the BoE again lowered the base rate to a historic low of 0.1%. Furthermore, the Pound Sterling fell to a 30-year low against the US Dollar at a level of \$1.00 being valued at £1.15. Since the commencement of the UK Government restrictions and financial support in March 2020, a number of packages and policy initiatives have been introduced to both attempt to curb the virus spread and sustain economic activity where possible. The Chancellor's Winter Economy Plan included a six-month Job Support Scheme, as well as other tax cuts and grants/loans to support businesses. As part of the March 2021 budget, the furlough scheme was extended to September 2021. Importantly for the housing market, the Stamp Duty holiday was extended in England until the end of June 2021 tapering until September 2021. The successful vaccine production and subsequent rollout programme has allowed for the full easing of restrictions within the U.K, which has in turn led to a positive rebound in economic activity. However, the rebound in economic activity has seen inflation rates ascend above the BoE's inflation target of 2%. The BoE's Monetary Policy Committee's ('MPC') December 2021 summary notes that the *"twelve-month CPI inflation rose from 3.1%*

in September to 5.1% in November, triggering the exchange of open letters between the Governor and the Chancellor of the Exchequer". It went on to identify that, "Relative to the November Report projection, there has been significant upside news in core goods and, to a lesser extent, services price inflation. Bank staff expect inflation to remain around 5% through the majority of the winter period, and to peak at around 6% in April 2022, with that further increase accounted for predominantly by the lagged impact on utility bills of developments in wholesale gas prices."

- 2.12 The BoE summarised the economic outlook in their 19 March 2020 press release published alongside the lowering of the base rate *"The spread of Covid-19 and the measures being taken to contain the virus will result in an economic shock that could be sharp and large, but should be temporary"*. The BoE stated in June 2020 that *"UK GDP contracted by around 20% in April, following a 6% fall in March. Evidence from more timely indicators suggests that GDP started to recover thereafter... and housing activity has started to pick up recently"*.
- 2.13 The BoE identified in their December 2021 MPC Summary that, *"growth in many sectors has continued to be restrained by disruption in supply chains and shortages of labour. The impact of the Omicron variant, associated additional measures introduced by the UK Government and Devolved Administrations, and voluntary social distancing will push down on GDP in December and in 2022 Q1. The experience since March 2020 suggests that successive waves of Covid appear to have had less impact on GDP, although there is uncertainty around the extent to which that will prove to be the case on this occasion."* The BoE revised their expectations for the level of UK GDP in 2021 Q4 down by 0.5% (since the November 2021 Report), leaving GDP at around 1.5% below its pre-Covid level.
- 2.14 The MPC Summary went on to highlight that The Labour Force Survey identified the unemployment rate fell by 4.2% in the three months to October, while the number of payrolled employees continued to rise strongly in November. It stated that, *"there is little sign in the available data that the closure of the Coronavirus Job Retention Scheme at the end of September has led to a weakening in the labour market. The LFS unemployment rate is now expected to fall to around 4% in 2021 Q4, compared with the 4.5% projection in the November Report"*. The BoE continues to estimate that underlying earnings growth has remained above pre-pandemic rates, and the MPC continues to see upside risks around the projection for pay in the November Report.
- 2.15 In the context of this data, particularly on the labour market *"being tight and continuing to tighten"* and there being *"signs of greater persistence in domestic cost and price pressures"*, the MPC judged that it would be *"necessary over coming months to increase Bank Rate in order to return CPI inflation sustainably to the 2% target"*. Although the Omicron variant was considered to be *"likely to weigh on near-term activity, its impact on medium-term inflationary pressures is unclear at this stage"*. Notwithstanding this, on 15 December 2021 the MPC voted by a majority of 8-1 to increase Bank Base Rate by 0.15 percentage points, to 0.25%. The MPC concluded that it, *"will review developments, including emerging evidence on the implications for the economy of the Omicron variant, as part of its forthcoming forecast round ahead of the February 2022 Monetary Policy Report"*. We note that the BoE MPC voted to increase the bank base rate by 0.25% at both its meeting in February 2022 and again in March 2022 and currently stands at 0.75%. The base rate now reflects the pre-covid rate in place between August 2018 and February 2020. This rate is typical for the past decade, but remains very low in historic terms.
- 2.16 The International Monetary Fund ("IMF") produced a similar forecast for the UK economy in their October 2021 Global Economic Outlook. The IMF stated that the UK economy shrank by 9.8% in 2020. They have forecast a return to positive economic growth in 2021 at rate of 6.8%, an increase from 5.3% as reported by the IMF in April. Furthermore, they predict the global economy will grow by 5.9% in 2021 and at a rate of 4.9% in 2022. The IMF have stated that despite the prospect of economic growth the coronavirus continues to impact the global economy. They set out in their October 2021 Global Economic Outlook that, *"The global economic recovery is continuing, even as the pandemic resurges. The fault lines opened up by COVID-19 are looking more persistent – near term divergences are expected"*

to leave lasting imprints on medium-term performance. Vaccine access and early policy support are the principal drivers of that gap”.

- 2.17 Despite the economic headwinds facing the UK, the housing market has outperformed expectations. Halifax’s Managing Director, Russell Galley states in the Halifax Housing Market Outlook for 2022 published in December 2021 that, “The UK housing market continued to defy expectations during 2021. Despite the country continuing to grapple with the impact of the coronavirus and being back in ‘lockdown’ during the first half of the year, the average property price has risen by a further 8% so far this year following a 6% rise in 2020”. The Report goes on to identify that, annual house price growth for 2021 was 8.2%, having peaked at 9.5% in May 2021, which is the strongest rate of annual growth since July 2014. Further, *“average property prices are almost £34,000 higher than at the onset of the pandemic (£239,176 in March 2020)”*.
- 2.18 Nationwide’s Chief Economist, Robert Gardener, commented the following in Nationwide’s December 2021 House Price Index Report “Annual house price growth remained in double digits in December at 10.4%, making 2021 the strongest calendar year performance since 2006. Prices rose by 1% month-on-month, after taking account of seasonal effects. “The price of a typical UK home is now at a record high of £254,822, up £23,902 over the year - the largest rise we’ve seen in a single year in cash terms. Prices are now 16% higher than before the pandemic struck in early 2020.”
- 2.19 Both Nationwide and Halifax indicate the house price growth has continued despite the winding down of Government support schemes. Nationwide reported in their December 2021 House Price Index Report that, “Demand has remained strong in recent months, despite the end of the stamp duty holiday at the end of September. Mortgage approvals for house purchase have continued to run above pre-pandemic levels, despite the surge in activity seen earlier in the year. Indeed, in the first 11 months of 2021 the total number of property transactions was almost 30% higher than over the same period of 2019. At the same time, the stock of homes on the market has remained extremely low throughout the year, which has contributed to the robust pace of price growth.”
- 2.20 Halifax’s Russell Galley, identified in the December 2021 Halifax Housing Market Outlook for 2022 that *“the Stamp Duty holiday undoubtedly helped to drive activity, with many buyers racing to bring forward transactions that might otherwise have been planned for next year. This intensified already heightened demand from increased homeworking and the desire for more space, a characteristic of the market that has endured beyond the end of the tax break”*. He further identified that, *“the extension of the Government’s job support schemes, together with continued limitations on spending opportunities for consumers, boosted the funds available to households to finance property purchases. Record low interest rates have also been supportive, pushing house price-to-income ratios to reach historic highs. This has particularly stretched first-time buyer affordability, however, as raising a suitable deposit continues to be a significant barrier for many looking to get onto the property ladder.”*
- 2.21 In the March 2021 budget, the Chancellor announced a Government-backed mortgage scheme that would help both first time buyers and current homeowners to secure a mortgage with just a 5% deposit to buy a house of up to £600,000 available to lenders from 19 April 2021. The scheme is now available from lenders on high streets across the country, with Lloyds, Santander, Barclays, HSBC, NatWest and Virgin Money. This scheme is further supporting the housing market.
- 2.22 Savills reported within their Winter 2021 Residential Property Forecasts research report that, *“Back in March 2020, all of the speculation was about how far house prices and transaction levels would fall as a result of the economic impact of Covid-19. Then, few could have predicted the scale of government intervention to support jobs and the housing market more directly. But still the market contrived to confound most housing experts, selling us the most outrageous dummy. The average UK house price rose by 12.3% over 18 months. And annual transaction levels hit 1.55 million in the year to September 2021, 30% more than the 2017-19 average. That begs the question as to what happens next, especially given the*

stamp duty holiday is over and many of the factors that encouraged homeowners to reconsider what they wanted from a home are fading". Savills identify that they "expect price growth next year to be much more muted than we have seen of late, with the prospect of the current burst of inflation persisting into next year and bringing forward the first anticipated interest rate rise [which has now happened see para 2.15 above]". They identify a number of economic factors that support decelerating price growth as opposed to something more dramatic. These being; low interest rates, low fixed mortgage rates insulating the vast majority of mortgage homeowners and unemployment appearing to have been contained, limiting the risk of forced sales. Savills go on to identify that despite a softening to demand, their anticipated moderation is further supported by a constrained housing supply, which means that undersupply will continue to characterise the market going into 2022.

- 2.23 As previously identified, forecasts for house price growth identify that values are expected to increase over the next five years, however this price growth is identified as being more moderate than over the past 20 years. There is a consensus that there will continue to be strong price growth across all major markets, albeit at a slower rate of growth than that experienced in 2021 to reflect the removal of the stamp duty holiday, removal of furlough and some current uncertainty and disruption around fuel, deliveries, and inflation. On this basis growth is forecast to remain steady between 2022 - 2024, when it is anticipated that the COVID-19 outbreak may have largely subsided. Further, positive growth is envisaged over this period as the BoE base rate is expected to remain low by historic standards for some time yet, more certainty emerging on the deal now agreed for the UK's exit from the EU and employment growth, wage growth and GDP growth return towards trend levels.
- 2.24 Residential market forecasts issued by the main real estate consultancies indicate that there will be growth in sales values in the UK, as summarised in Table 2.24.1.

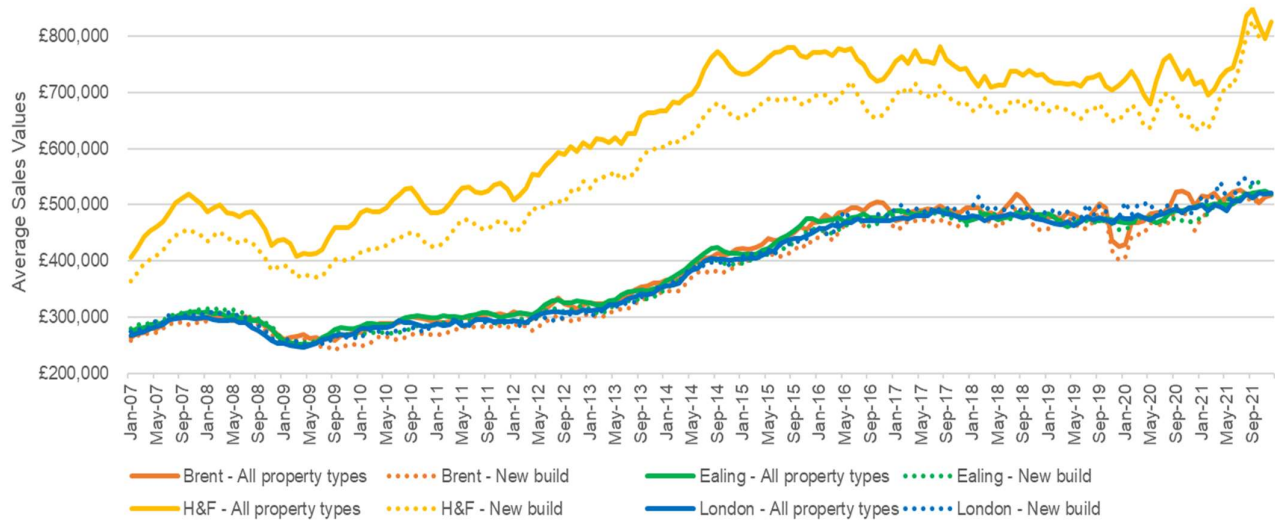
Table 2.24.1: National residential forecasts

Agent	2022	2023	2024	2025	2026
JLL UK Residential Forecasts 2020 - 2025 (November 2021) - UK	4.5%	4.5%	3.0%	3.5%	4.5%
Savills Mainstream Residential Property Forecasts Winter 2021 (November 2021) - UK	3.5%	3.0%	2.5%	2.0%	1.5%
Hamptons Market Insight Forecast edition (Autumn 2021) - Great Britain	3.5%	3.0%	2.5%	-	-
CBRE Five Year Forecast 2021 Regional House Price Forecasts (April 2021) – UK	1.5%	3.5%	3.0%	3.0%	-
Knight Frank House price forecasts revised up after Budget (March 2021) - UK	4.0%	4.0%	4.0%	5.0%	-
Average	3.40%	3.60%	3.00%	3.38%	3.0%

Local Housing Market Context

- 2.25 House prices in OPDC's area have followed recent national trends, with values falling in the global financial crisis in 2008 to 2009 and recovering over the intervening years and significantly exceeding the previous peak of the market values, as shown in Figure 2.25.1. As can also be seen in Figure 2.25.1, the Coronavirus pandemic and associated lockdown measures had a negligible impact on residential values by reference to the Land Registry House Price Index from March 2020 onwards. Values reflected a fluctuating but generally upward trajectory from the beginning of 2020 and this continued into 2021.

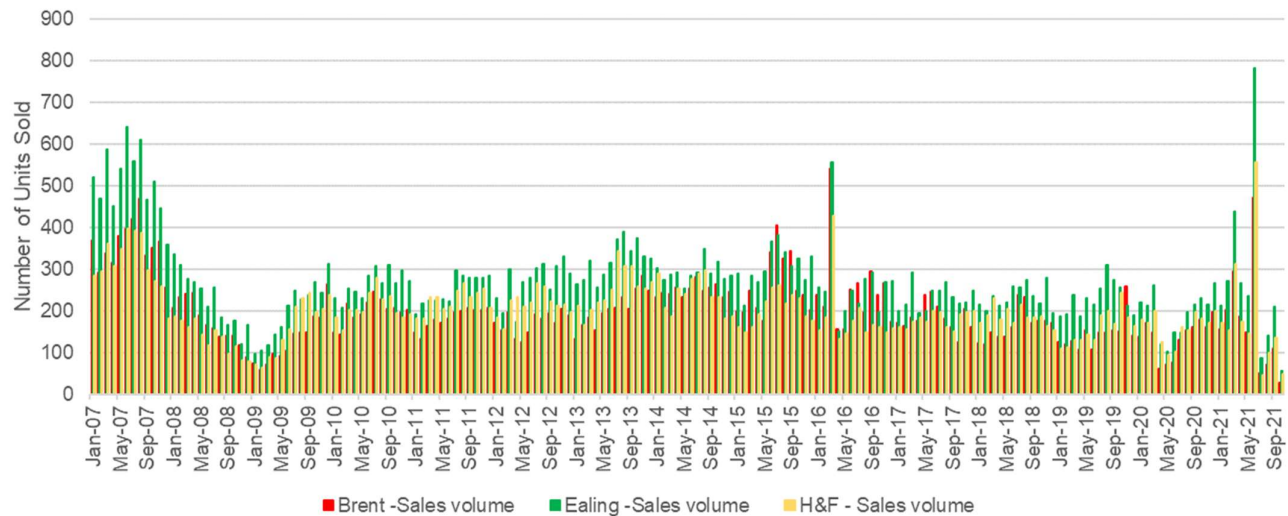
Figure 2.25.1: Average house prices in London and OPDC area



Source: Land Registry

2.26 Sales volumes in OPDC’s area fell below historic levels in 2009 and although having improved significantly in the period up to March 2020, they had not returned to the levels achieved prior to the 2008 crash (see Figure 2.26.1). Sales volumes in the period from April to June 2020 are lower than in many of the months from the beginning of 2019, which is to be expected given the restrictions on housing market activity in the first lockdown. However, volumes have increased from their lowest level in May 2020 (see Figure 2.26.1).

Figure 2.26.1: Sales volumes in OPDC area (sales per month)



Source: Land Registry

2.27 Residential market forecasts issued by the main real estate consultancies indicate that there will be growth in sales values in the London market, as summarised in Table 2.27.1.

Table 2.27.1: Residential forecasts: London

Agent	2022	2023	2024	2025	2026
JLL UK Residential Forecasts 2020 - 2025 (November 2021) – Greater London	6.0%	5.5%	3.5%	4.0%	4.5%
Savills Mainstream Residential Property Forecasts Winter 2021 (November 2021) - London	2.0%	1.5%	1.0%	0.5%	0.5%
Hamptons Market Insight Forecast edition (Autumn 2021) - Greater London	1.0%	1.5%	3.0%	-	-
CBRE Five Year Forecast 2021 Regional House Price Forecasts (April 2021) – London	3.0%	3.1%	2.8%	2.8%	-
Knight Frank House price forecasts revised up after Budget (March 2021) – Greater London	4.0%	3.0%	3.0%	3.0%	-
Average	3.2%	2.92%	2.66%	2.58%	2.5%

Built to Rent ('BtR') sector market context

- 2.28 The proportion of households privately renting in the UK is forecast to increase from under 10% in 1991 to circa 22% by 2023, largely as a result of affordability issues for households who would have preferred to owner occupy⁷. Over the same period, the proportion of households' owner occupying is forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property in the capital.
- 2.29 Perceived softening of the housing for sale market has prompted developers to seek bulk sales to BtR operators, with significant flows of investment capital into the sector. Investment yields have remained stable in London at 3% to 4%. The BtR sector has been attracting growing levels of interest from institutional investors. Investment in the sector has increased from circa £1 billion in 2015 to an expected £4.02 billion in 2020, which exceeds 2018's record investment of £3.7 billion despite the potential impact of the coronavirus.
- 2.30 Notwithstanding this, BtR housing as an asset class is still emerging and valuing 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 BtR developments.
- 2.31 The BtR 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 BtR 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.
- 2.32 A reduced profit margin helps to compensate (to some degree) for the discount to market value that investors will seek. BtR units typically transact at discounts of up to 20% of market value on the basis of build to sell. However, forward funding arrangements may help to reduce finance costs during the build period which offsets the reduction in market value to some degree.
- 2.33 On larger developments, BtR 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.

⁷ Knight Frank 'Multihousing 2019: PRS Research 2019

However, demand for BtR products 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 NPPF

- 2.34 In February 2019, the Government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019 and July 2021.
- 2.35 Paragraph 34 of the NPPF states that *“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”*.
- 2.36 Paragraph 58 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”*.
- 2.37 In OPDC’s area and other major urban areas, 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.
- 2.38 Prior to the publication of the updated NPPF, the meaning of a *“competitive return”* to landowners had been the subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group⁸ concluded that the existing use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS considered that a competitive return should be determined by market value, although there was no consensus around this view. The revised NPPF removes the requirement for *“competitive returns”* and is silent on how landowner returns should be assessed. The revised PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium⁹. 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 stage¹⁰. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so and this would result in the delivery of a lower overall number of affordable units.

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

⁹ Paragraph: 013 Reference ID: 10-013-20190509

¹⁰ Paragraph: 002 Reference ID: 10-002-20190509

CIL Policy Context

- 2.39 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 have removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.40 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.
- 2.41 The CIL regulations state that in setting a charge, local authorities must strike "an appropriate balance" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within OPDC's evidence base).
- 2.42 From September 2019, the previous two-stage consultation has been amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.43 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. 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.
- 2.44 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.45 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.
- 2.46 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: 25-022-20190901) clarifies that CIL Regulation 13 permits charging authorities to "*apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development*". Charging

Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the 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, although that Order does provide a useful reference point. 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.

- 2.47 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 OPDC will need to consider, as the timing of payment of CIL can have an impact on an Applicant’s cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.48 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government “*continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area.*” The White Paper summarised the main finding of the CIL review to be that “*the current system is not as fast, simple, certain or transparent as originally intended.*”
- 2.49 As a result, the Government committed to “*examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017.*” Revised regulations came into effect on 1 September 2019 which introduced the following changes:
- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities will no longer be required to publish a Regulation 123 list.
 - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
 - Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
 - Introduction of ‘carry-over’ provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
 - Charging authorities are to be required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
 - Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

The Planning White Paper 2020

- 2.50 In August 2020, MHCLG issued ‘*Planning for the future: White Paper*’ which set out high level proposals for fundamental reforms to the town planning system in the UK. The White Paper proposes that the current plan-led system with planning permission required for

individual development proposals be scrapped. The current structure would be replaced with more detailed local plans, which would identify areas within boroughs as land for 'Growth', 'Renewal' or 'Protected', with varying degrees of permission required in each zone.

- 2.51 The White Paper also proposes to reform the current system of planning obligations, with both CIL and Section 106 agreements replaced by a 'Single Infrastructure Tariff'. At present the White Paper proposes that the tariff would be set as a simple proportion of GDV. Local authorities who wish to provide on-site affordable housing on developments in their areas would need to purchase units from developers at market value, using their receipt from this tariff. The balance of any tariff could be used at the discretion of the local authority.
- 2.52 The proposed arrangements are problematic in terms of implementation and in particular, the government's initial proposals that a national tariff be set, inferring that every site would make the same tariff payment (in terms of percentage of GDV). This will inevitably mean that the tariff needs to be set by reference to the least viable site within each borough (as local discretion has been indicated as being allowed). A GDV only approach clearly disregards other factors that influence scheme viability (such as existing use values, which vary significantly between sites) and it is unclear from the White Paper how the heterogeneity of circumstances in urban areas will be addressed.
- 2.53 The Government initially said it would respond to feedback on the White Paper by spring 2021. But this deadline passed, and in July 2021, the then secretary of state Robert Jenrick advised that the response would be published in autumn 2021 followed by a Planning Bill. However, following a cabinet reshuffle the new Secretary of State for Levelling Up, Housing and Communities, indicated in a speech in October 2021 that he was still considering the circa 40,000 responses received to the White Paper and would make an announcement on next steps in due course. It remains unclear how the complex and challenging issues of the proposed reforms will be addressed, however as at early 2022, we understand that the Government no longer intends to pursue a Planning Bill. The Levelling Up White Paper, published in February 2022, confirms that several of the objectives set out by the Government in the 2020 planning white paper remain on its agenda. The objectives that would require legislation will likely be progressed in a forthcoming Levelling Up Bill.
- 2.54 We note that amongst these objectives is a new approach to securing contributions from developers towards the infrastructure needed to support their schemes, including affordable housing. The Levelling Up White Paper states that, *"the Government is developing models for a new infrastructure levy which will enable local authorities to capture value from development more efficiently"*. The approach advocated by the Planning White Paper, of replacing existing section 106 and CIL with a nationally set charge, seems unlikely to be taken forward. In January 2022, former planning minister Christopher Pincher advised Parliament that the new levy *"will be set by the local authority"* and *"enable greater land capture value to be obtained by local authorities, so that local authorities and local communities get the infrastructure that they want, up front in the development process"*. Further, in a parliamentary debate later in January 2022, Junior Housing Minister Eddie Hughes stated that the levy would still be based on *"a non-negotiable charge on a fixed proportion of the development value"*. No further detail or timescales are known about the Government's proposed changes to the approach to securing planning obligations and consequently our concerns set out above at paragraph 2.52 remain.

The London Plan

- 2.55 The Development Plan in OPDC includes the London Plan 2021, OPDC's Local Plan and the West London Waste Plan. We identify in the next section where there are specific requirements set out in the London Plan that need to be reflected in the viability assessments in support of OPDC's Draft CIL Charging Schedule.
- 2.56 Policy H4 Delivering affordable housing in the London Plan 2021 sets a strategic target for 50% of all new housing supply to be delivered as affordable housing over the plan period, taking account of all sources of supply, including estate regeneration schemes. The London

Plan 2021 Policy H5 Threshold approach adopts two routes for schemes; a 'fast track' route, where schemes provide 35% affordable housing with a tenure mix that meets local requirements; and a 'viability tested route' for schemes that cannot viably deliver the full 35% affordable housing. The fast track route only applies to industrial sites where schemes fully re-provide the existing employment floorspace. Public sector owned sites and Strategic Industrial Locations, Locally Significant Industrial Sites and Non-Designated Industrial Sites appropriate for residential uses where the scheme would result in a net loss of industrial capacity are required to provide 50% affordable housing. Although individual boroughs can set their own fast track threshold (in excess of 35%) OPDC's policies SP4 and H2 mirror the London Plan 2021 approach.

- 2.57 Policy H11 Build to Rent sets out a series of criteria for schemes to qualify as BtR. It also identifies that to follow the Fast Track Route, BtR schemes must deliver at least 35% affordable housing, or 50 % where the development is on public sector land or industrial land appropriate for residential uses in accordance with Policy E7 Industrial intensification, co-location and substitution. The Mayor expects at least 30% of Discount Market Rent ('DMR') homes to be provided at an equivalent rent to London Living Rent with the remaining 70% at a range of genuinely affordable rents. OPDC's Policy H6 mirrors the London Plan 2021 approach.
- 2.58 Policy H13 Specialist older persons housing supports the provision of specialist older person accommodation and identifies that such housing should deliver affordable housing in accordance with the threshold approach.
- 2.59 The London Plan 2021 requires at Policy H15 Purpose-built student accommodation that the maximum level of accommodation is secured as affordable student accommodation. Affordable Student accommodation is defined through the London Plan 2021 and associated guidance as being purpose built student accommodation ('PBSA') where a bedroom is provided at a rental cost for the academic year equal to or below 55 per cent of the maximum income that a new full-time student studying in London and living away from home could receive from the Government's maintenance loan for living costs for that academic year. The actual amount the Mayor defines as affordable student accommodation for the coming academic year is published in the Mayor's Annual Monitoring Report ('AMR'). The most recent AMR 16 2018/19 was published in March 2021. This identifies that for the academic year 2018/19 the annual rental cost for affordable PBSA must not exceed £6,606. The London Plan 2021 identifies that to follow the Fast Track Route, at least 35% of the accommodation must be secured as affordable student accommodation or 50% where the development is on public land or industrial land appropriate for residential uses in accordance with Policy E7 Industrial intensification, co-location and substitution.
- 2.60 Policy H16 Large-scale purpose-built shared living sets out criteria that such schemes must meet including but not limited to; good quality and design, locational factors, single management, minimum tenancy lengths of no less than three months, the provision of communal facilities and services (e.g. access to a communal kitchen, outside amenity space (roof terrace and/or garden), internal amenity space (dining rooms, lounges), laundry and drying facilities, a concierge, bedding and linen changing and/or room cleaning services, units providing adequate functional living space and layout, and are not self-contained homes or capable of being used as self-contained homes, a management plan, and a cash in lieu contribution towards conventional C3 affordable housing. With respect to the latter Policy H16 identifies that developments are expected to provide a contribution that is equivalent to 35% of the units, or 50 per cent where the development is on public sector land or industrial land appropriate for residential uses in accordance with Policy E7 Industrial intensification, co-location and substitution, to be provided at a discount of 50 per cent of the market rent. Further, it notes that such schemes will be subject to the Viability Tested Route set out in Policy H5 Threshold approach to applications, however, developments which provide a contribution equal to 35 per cent of the units at a discount of 50 per cent of the market rent will not be subject to a Late Stage Viability Review.

- 2.61 Policy E3 Affordable workspace identifies that in defined circumstances, planning obligations may be used to secure affordable workspace (in the B Use Class) at rents maintained below the market rate for that space for a specific social, cultural or economic development purpose. It goes on to identify that boroughs, in their Development Plans, should consider detailed affordable workspace policies in light of local evidence of need and viability.

Mayoral CIL

- 2.62 The OPDC is located within Mayoral CIL Band 2, which attracts a rate of £60 per square metre before indexation¹¹ (£60.55 indexed to 2021), which is liable on most development (except medical/health and educational facilities). MCIL2 does not set higher charges for commercial uses in the 'Rest of London' area. Receipts from the Mayoral CIL have been used to deliver the Elizabeth line with future receipt to be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line which is currently planned) to relieve pressure on existing transport networks. Although Crossrail 2 is 'on hold' due to TfL's funding issues associated with a fall in fare revenue, the route remains safeguarded.

- 2.63 This study takes into consideration the full indexed cost associated with the MCIL2.

Local Policy context

- 2.64 This study takes into account the OPDC's Local Plan, which includes *inter alia* affordable housing requirements; sustainability; open space; and developer contributions towards infrastructure. There are numerous policy requirements that are now embedded in base build costs for schemes (i.e. secure by design, landscaping, amenity space, internal space standards etc.). This study takes into account the cumulative impact of these policies as required by the NPPF.

- 2.65 A summary is provided below of the policies identified as having cost implications for developments:

- Policy SP4 – Thriving Communities (this seeks the creation of sustainable communities through the provision of a range of housing types and affordabilities that meet local needs and contributes towards strategic needs supported by a range of high quality social infrastructure facilities. In particular this sets out the OPDC's housing numbers and a strategic 50% affordable housing target);
- Policy SP5 – Economic Resilience (this sets out and supports the delivery of the OPDC's new jobs numbers including the provision of employment space across a range of sizes, types, tenures, forms and affordabilities);
- Policy D2 – Accessible and inclusive design (requires the delivery of development that is compliant with the latest guidance on accessible and inclusive design and an integral part of design);
- Policy D3 – Well-designed buildings (identifies that proposals for non-residential development should achieve BREEAM Excellent rating);
- Policy EU9 – Minimising Carbon Emissions and Overheating (requires developments to meet or exceed the on-site carbon emissions targets set out in the London Plan energy hierarchy and where they cannot, they should make a sufficient financial contribution towards carbon reduction in line with the OPDC's carbon off-set policy);

¹¹ The impact of indexation is discussed in section 6.

- Policy H2 – Affordable Housing (requires the delivery of affordable housing on all residential developments with the capacity to provide more than 10 self-contained units (or have a gross internal floorspace of more than 1,000 square metre) in accordance with the overarching 50% target set out in Policy SP4, subject to viability, by applying the Mayor’s threshold and viability approach. Policy H2 also identifies the requirement for review mechanisms in line with the Mayoral Guidance to maximise the delivery of affordable housing. It identifies the requirement for a minimum of 30% of affordable housing to be provided as social rent/London Affordable Rent and the remainder as a range of social rent or London Affordable Rent, Intermediate housing, including London Living Rent and London Shared Ownership);
- Policy H3 – Housing Mix (identifies that new residential developments should deliver a balanced mix of housing types and sizes taking into account a number of considerations including delivering 25% of units as three bedrooms or more. Developments should also provide either social rent or London Affordable Rent homes in a mix of sizes that accords with OPDC’s most up to date Strategic Housing Market Assessment. All self-contained housing will be required to meet the London plan and national housing space standards. Further, Policy H3 requires that sites should deliver 90% of units as Building Regulation M4(2) ‘accessible and adaptable dwellings’ and 10% of new housing as Building Regulation M4(3) ‘wheelchair user dwellings’ across all tenures);
- Policy H6 – BtR Housing (requires new self-contained purpose built BtR accommodation to accord with Policy P2 with the exception that affordable housing should be delivered as intermediate housing with a preference for London Living Rent Housing. In line with the London Plan Policy H11 criteria, such schemes should be under single ownership and management; subject to a covenant for at least 15 years and in the event that any units are sold out of the BtR sector a clawback mechanism will be used to secure appropriate financial contributions towards the delivery of affordable housing; provide an appropriate Residential Management Plan; and offer longer-term tenancies with rent certainty of at least 3 years and no up-front fees);
- Policy H7 – Co-Living and Shared Housing (accords with the requirements and criteria set out in Policy H16 in the London Plan which includes a payment in lieu of the provision of on-site affordable housing);
- Policy H10 – Student Housing (identifies that student housing will be supported where it meets a range of criteria including the provision of affordable student accommodation subject to the thresholds and viability tests as defined in the London Plan and or Mayoral Guidance and be secured for occupation by a specified higher educational institution); and
- Policy E3 – Supporting Small Business and Start Ups (requires that proposals that generate new employment floorspace to incorporate an appropriate quantum of affordable workspace offered at a discount to market rent).

Development context

- 2.66 The Mayor of London established the OPDC on 1 April 2015 as a ‘Mayoral Development Corporation’ under powers of the Localism Act (2011). The OPDC is the second of its kind in London, the first being the London Legacy Development Corporation (LLDC).
- 2.67 The OPDC area is the only location where HS2 interchanges with the Elizabeth Line. The Old Oak ‘super-hub’ station is due to open after 2028, making Old Oak one of London’s most accessible destinations. As a result, the OPDC has been recognised by the Mayor of London as a significant opportunity to create a thriving new area in London built on the principle of mixed use, high quality, high density development supported by very high levels of public transport accessibility. The OPDC’s key aims include:

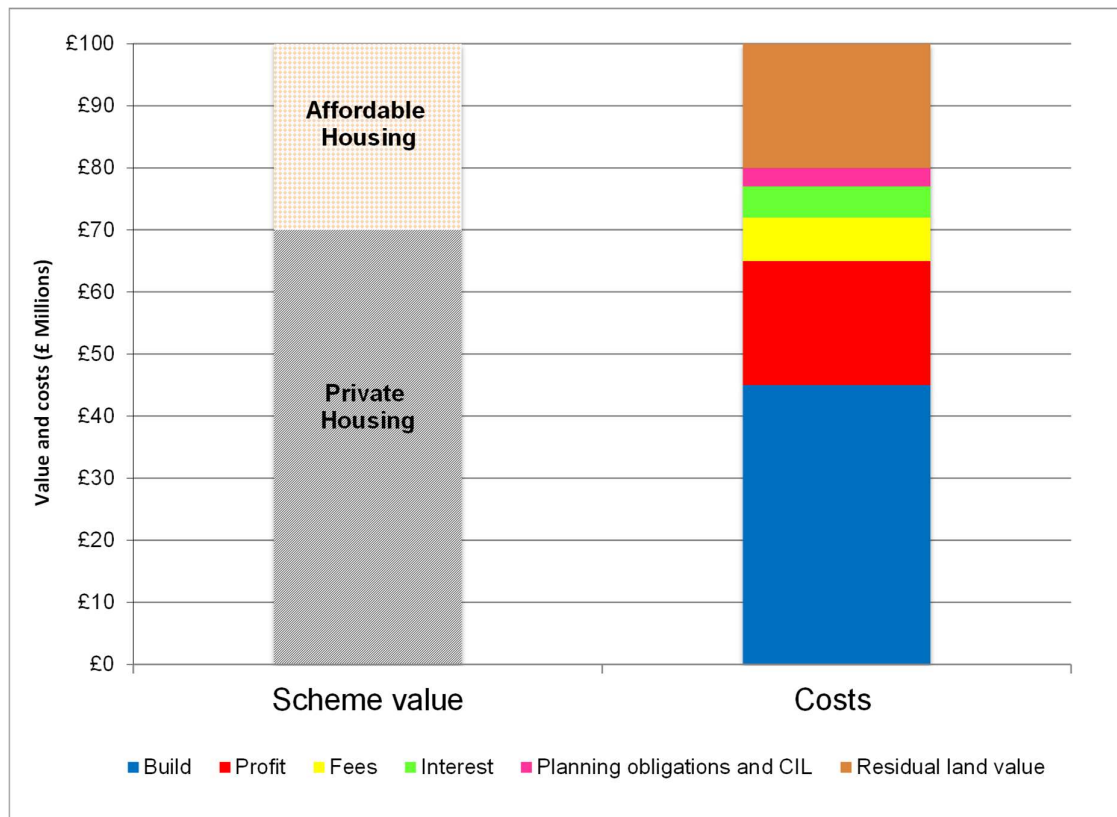
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- a transforming one of London's most inaccessible areas into a well-connected, world-class transport interchange;
 - b enabling delivery of new housing and commercial development, surrounded by sustainable and thriving neighbourhoods and open space;
 - c protecting, intensifying and strengthening Park Royal; and
 - d protecting and improving Wormwood Scrubs.
- 2.68 OPDC's area covers circa 650 Ha of inner north-west London within Zones 2 and 3. The area is predominantly industrial in nature, with large amounts of land used for transport functions as well as some small residential communities and important amenity and heritage assets. Developments in the OPDC's area are predominantly major regeneration projects, however there is also likely to be an element of small in-fill development.
- 2.69 The spatial vision for the OPDC area seeks to deliver 25,500 new homes of which 19,850 are identified as being delivered between 2018 - 2038 along with 36,350 new jobs over the same period.

3 Methodology and appraisal approach

- 3.1 The PPG on CIL identifies at Para 020 Ref ID: 25-020-20190901 that “charging authorities should use an area based approach, involving a broad test of viability across their area, as the evidence to underpin their charge”. The PPG goes on to identify that, “there are a number of valuation models and methodologies available to charging authorities to help them in preparing this evidence. Charging authorities should use evidence in accordance with planning practice guidance on viability”.
- 3.2 Our methodology follows standard development appraisal conventions, which is advocated by the PPG on Viability, using locally-based sites and assumptions that reflect local market circumstances and planning policy requirements. The study is therefore specific to OPDC and reflects the adopted planning policy requirements.

Approach to testing development viability

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



- 3.4 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'.
- 3.5 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 the OPDC area, many sites will be previously developed. These sites can sometimes encounter 'exceptional' costs (e.g. archaeological issues and decontamination). Such costs can be very difficult to anticipate before detailed site surveys are undertaken. In any event, PPG on Viability paragraph 012 indicates that such costs should be taken into account when defining benchmark land value;
 - Assumptions about development phasing, phasing of CIL and 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. Typically, developers and banks are targeting around 17-20% profit on value of the private housing element, depending on the type of scheme and price point. Ultimately, however, profit should be based on a scheme specific assessment of risk.
- 3.6 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'¹² 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.
- 3.7 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.8 In February 2019, 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, green and digital infrastructure). Such policies should not undermine the deliverability of the plan*". The NPPF is not prescriptive on the type of methodology local planning authorities should use when

¹² 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 in line with the PPG definition.

assessing viability. The PPG on viability indicates that benchmark land value should be based on existing use value, plus a premium for the landowner. It goes on to note that *“the premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions.”* (para 013, reference ID 10-103-20190509).

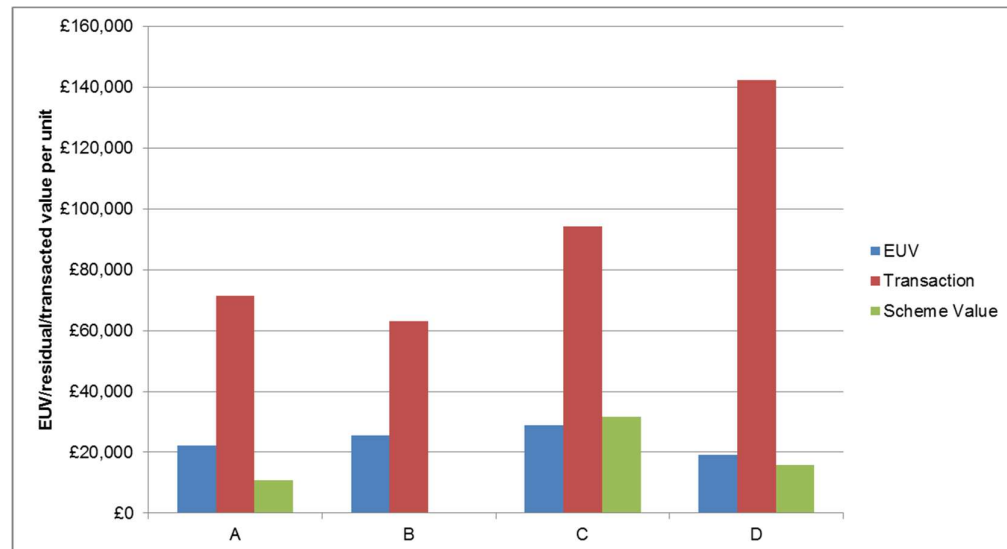
- 3.9 The Mayor of London’s Affordable Housing and Viability SPG focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be *“fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses”*.
- 3.10 The Local Housing Delivery Group published guidance¹³ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *“consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy”*.
- 3.11 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value *“is based on a premium over current use values”* with the *“precise figure that should be used as an appropriate premium above current use value [being] determined locally”*. The guidance considers that this approach *“is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner”*.
- 3.12 The examination on the Mayor of London’s first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:
- “The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.”* (paragraph 8) and that *“I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done”* (paragraph 9).
- 3.13 In his concluding remark, the Examiner points out that
- “the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept**. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges.* (paragraph 32 – emphasis added).

¹³ Viability Testing Local Plans. Advice for planning practitioners. Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

- 3.14 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.15 Respondents to consultations on planning policy documents in other authorities have suggested that local planning authorities should run their analysis of benchmark land values on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements. The 2019 PPG now recognises this issue and states in no fewer than five places that prices paid for sites should not be used as benchmark land values. It also warns that there may be a fundamental mismatch between benchmark land values and prices paid for sites, as developers will use their own 'personal' inputs to their appraisals for formulating bids for sites and these inputs may depart from standard assumptions.
- 3.16 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell OPDC nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as OPDC, the 'bottom line' in terms of land value will be the value of the site in its existing use.
- 3.17 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.15. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' CIL rates, the outcome would be unreliable and potentially highly misleading.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.

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

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



- 3.19 The issue is recognised in the PPG on viability, which draws attention to the propensity for prices paid for sites to exceed benchmark land values *“due to different assumptions and methodologies used by individual developers, site promoters and landowners”* (para 014, reference ID 10-014-20190509). As a consequence, the PPG goes on to identify in the same para that market evidence, *“should not be used in place of benchmark land value [as] there may be a divergence between benchmark land values and market evidence”*.
- 3.20 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

4 Appraisal assumptions

Residential development

- 4.1 We have appraised 5 residential development typologies, reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the OPDC's area. OPDC have considered these in light of their knowledge of actual developments that have come forward in the area as well as development that they anticipate will come forward in the area over the plan period. These typologies are therefore reflective of developments that have been consented/are being considered as well as those expected to come forward in the OPDC in future.
- 4.2 Details of the schemes appraised are provided in Table 4.2.1 and Table 4.2.2 summarises the housing mix adopted for the purpose of this assessment. These have been arrived at based on a combination of the Local Plan position and past schemes in the area.

Table 4.2.1: Development typologies

Typology	Housing type	Development density units per ha
Low Density	Flats	300
Medium Low Density	Flats	400
Medium Density	Flats	500
Medium High Density	Flats	600
High Density	Flats	800

Table 4.2.2: Unit Mix

Tenure	1 Bed flat	2 Bed flat	3 Bed flat	4 Bed flat
<i>Unit size</i>	<i>50 sq m</i>	<i>70 sq m</i>	<i>86 sq m</i>	<i>108 sq m</i>
Private units	50.00%	40.00%	10.00%	0.00%
Affordable Units	23.00%	28.00%	34.00%	15.00%

- 4.3 With respect to the size of units adopted in the study, these have been informed by the minimum gross internal floor areas set out in the London Plan and the 'Technical housing standards Nationally Described Space Standard' published in March 2015.

Residential sales values

- 4.4 We have undertaken research into sales values achievable on new build developments in and around the OPDC area using a number of online database sources including Molior London, Land Registry, Rightmove and Zoopla. Given the predominantly industrial nature of the area, and the majority of new build schemes currently being built, but not yet available to the market, there is limited new build data within the OPDC area at present. We have therefore considered evidence from new developments coming forward or delivered in the periphery of the OPDC area to identify the tone of achievable sales values for the area. This is the same approach that we adopted to establish the sales values used in previous viability studies prepared for the OPDC. In our experience this is a common approach taken to assessing the viability of regeneration areas (such as the London Legacy Development Corporation and the Old Kent Road Opportunity Area), where by their nature there is limited or no new build sales evidence available for the area being assessed. Moreover, the significant redevelopment that OPDC propose would significantly change the appeal and values achievable in the area in comparison to the more limited impact of smaller scale/infill development. We have also had regard to residential values adopted in scheme-specific viability assessments submitted to the OPDC in support of planning applications for future

developments in the area.

4.5 Our assessment of new build sales values in and around the OPDC's area identifies that developments attract values of between £685 per square foot (£7,373 per square metre) to £1,285 per square foot (£13,832 per square metre).

4.6 Key schemes in and around the OPDC's area are as follows:

- **The Television Centre** is a development being delivered as a joint venture between Stanhope and the BBC located within the former BBC Television Centre in White City. The development consists of 942 units of which 800 are being delivered as private units. The Television Centre benefits from close proximity of both Wood Lane and White City Underground Stations. Phase 1 includes 432 units and was fully completed at the end of February 2019, at which point 393 units had sold (91%) leaving 39 remaining unsold. As of the end of December 2021, 10 units remain to be sold, which are all large 3 beds+ ranging from 1,700 square foot to 3,200 square foot and from £2.5 million to £4.8 million. The second Phase of 368 private units are due to commence during 2021. We understand that the achieved sales values range from £960 per square foot to £1,740 per square foot with an average of £1,270 per square foot.
- **White City Living:**
 - **Parent Consent + Phase 1 - Plots A1-A3** is a scheme of 432 units in three blocks and as of December 2021 we understand that 10 units remain unsold. We understand that the achieved sales values range from £1,110 per square foot to £1,490 per square foot with an average of £1,275 per square foot.
 - **Phase 3 Plots E1-E3** includes 317 units and is due to complete in Q2 2023 to Q1 2024. We understand that 243 units have been sold by December 2021 (77%). Plots E2 and E3 comprise 102 units and 107 units respectively and have not yet been released. We understand that asking prices of a sample of the 1, 2 and 3 bedroom units in the scheme dated June 2020 to June 2021 ranged from £1,380 per square foot to £1,960 per square foot, with an average of £1,575 per square foot.
 - **Westmont (Centre House / AGLI Campus)** is being marketed in two phases. Phase 1 (south - Westmont Club Residences) comprises 266 private units, which are due to complete in Q4 2024/Q1 2025. It was launched in October 2021 and 75 units had sold by the end of Q4 2021. A sample of the asking prices for 10 units in the scheme show a range between £1,230 per square foot and £1,710 per square foot with an average of £1,420 per square foot. Phase 2 (north) comprises 261 units, of which 76 will be private. Construction has commenced and it is due to complete in Q4 2024, but has not been launched yet.
- **Portobello Square (Phase 2 Bond Mansions / The Auria)** forms part of the Worrington Green Development being delivered by Catalyst Housing comprising 321 units of which 168 are for market sale. Bond Mansions comprises 91 units of which 31 are for market sale and was completed in Q1 2020. The scheme launched in June 2019 and as at December 2021 we understand that 8 units remain. Asking prices range between £855 per square foot and £1,260 with an average of £1,090 per square foot. Achieved prices range from £952 per square foot to £1,182 per square foot with an average of £1,075 per square foot.
- **One West Point (Portal West Business Centre)** is a City and Docklands development of 701 residential units delivered in four blocks. The first units to complete were the DMR units in August 2021 and the rest of the scheme is due to complete in spring to winter 2022 as follows:
 - Block A is 42 storeys and 362 units - 350 private sale, 12 DMR;
 - Block B is nine storeys and 31 units - 19 LAR, eight DMR, four BTR;

- Block C is 32 storeys and 251 units - 112 DMR, 139 BTR; and
- Block D is 11 storeys and 57 units - all DMR and the only block that is complete.

As at December 2021 215 private units had sold in Block A (61%). Asking prices range from £940 per square foot to £1,180 with an average of £1,060 square foot.

- **Western Circus (Homebase W3)** is a scheme of 364 units including 236 private units being delivered by Barratt. Construction commenced in Q2 2019 with the first block due to complete in Spring 2022 and the remainder in Q3 2022. The scheme launched in September 2019 and by December 2021 195 units had sold. Asking sales values range from £755 square foot to £1,000 per square foot with average values of £865 per square foot.
- **First Central (Park Royal 2 – Regency Heights)** is a development of 807 new homes (544 private units) being delivered by Fairview and L&Q. The development was launched in June 2019 and by Q4 2021 408 units had sold (51%) with 102 units sold to Patrizia as BtR units. Asking prices range from £570 per square foot to £790 per square foot with an average of £685 per square foot. Sales prices of units sold between 13 February 2019 and 31 March 2021 range from £510 per square foot to £800 per square foot with an average of £615 per square foot.
- **Westgate House** is a Galliard Homes Development of 388 units of which 362 units are for private sale. The development commenced in Q1 2018 and completed in March 2021. The scheme was brought to the market in mid-September 2017 and by September 2021 60 units remained unsold and the scheme was taken off the market. At the end of December 2021, the 60 unsold units were confirmed to now be rented units. We understand that the achieved prices on the scheme range from £640 per square foot to £955 per square foot with an average of £800 per square foot.
- **The Verdean (Friary Park Estate)** is a development of 990 units including 618 private units being brought forward by Mount Anvil and Catalyst. Block B1, The Oak, comprises 160 private units, which we understand is due to complete in Q2 2024. This was launched during June 2020 and we understand sold out in three weeks with pricing averaging £795 per square foot.
- **Grand Union (Northfields Industrial Estate)** is a St George development of circa 3,350 units, which commenced in circa Q2 2018.
 - **Phase 1:** comprises 400 units, of which 286 are private and at the end of Q4 2021 the scheme had progressed as follows:
 - Unison House delivering 45 units is due to complete in Q3 2022 and sold out during 2020 (100% sold).
 - Affinity House and Affinity Tower will deliver 241 units, due to complete from Q4 2022 to Q1 2023. 201 units have sold (83%).

We understand that average asking prices range from £630 per square foot to £995 per square foot with an average of £775 per square foot.

- **Kensal Rise** is a development being brought forward by Eco World London. The development is located approximately 650 metres to the south of Kensal Rise Station and comprises 71 residential units (56 flats and 15 terraced houses) all of which are private. The scheme was completed in September 2018 at which point 54 units had sold (76%) and the scheme sold out in Q2 2019. Asking prices ranged from £705 per square foot to £990 per square foot, generating an average of £850 per square foot. We understand that achieved values of the flats range between £670 per square foot and £1,015 per square foot with an average of circa £810 per square foot.

- **Alphabet (Kilburn Park Post Office)** is a Higgins Homes development of 52 units of which 30 are to be private units. Development commenced at the end of Q3 2020 and is due to complete in mid-2022. The scheme was launched in November 2021 and by the end of December 2021, 18 units had sold. Asking prices range between £790 per square foot and £1,010 per square foot with an average of £890 per square foot.
- **North West Village - NW06 Alto** is a phase of the Wembley Park development delivered by Quintain located to the north west of Wembley Stadium. The phase is made up of 370 units (of which 339 are private) arranged in a 1 to 20-storey tower and completed in Q4 2017 at which point only 16 units remained unsold and it sold out in Q3 2018. We understand that 120 of the units have been retained by Quintain as rental units. Quintain have retained a large number of units within the masterplan area for rent. The average sales values in the scheme are identified as being £825 per square foot.
- **No. 10 Watkin Road** is a 229 unit scheme being delivered by Barratt of which 159 units are to be for private market sale. Construction commenced in Q2 2019 with completions anticipated to run between April 2022 to July 2022. We understand that by the end of December 2021 78 units have sold (34%) with average asking prices ranging from £640 per square foot to £930 per square foot with an average of £795 per square foot.
- **Empire One Wembley (Empire House)** is a change of use office to residential development of 38 units. Construction commenced in Q3 2020 and is due to complete in spring 2022. By December 2021, 28 units had sold (74%). Asking prices range from £765 per square foot to £915 per square foot with an average of £850 per square foot.
- **Wembley Parade (Amex House)** is being delivered by Anthology and completed in Q1 2020. The development comprises 195 units in a one 4 to 8 storey building and one 13-storey building. At the end of December 2021 one of the 116 private units remained to be sold. Achieved sales values on 67 units sold in 2020 range from £605 per square foot to £900 per square foot with an average of £720 per square foot.
- **Acton Town Hall** is a development by One Housing Group of 71 units with 57 private sale units. Construction commenced in Q2 2016 and completed in Q1 2019. The scheme was launched in April 2018 sold out during Q1 2021. Asking prices ranged between £885 per square foot and £670 per square foot and an average of £760 per square foot. We understand that achieved values range from £635 per square foot to £935 per square foot with an average of circa £740 per square foot.
- **Acton Gardens** is a development brought forward by Countryside Properties and London and Quadrant located off Bollo Lane.
 - **Phase 5 (West Park Gate)** comprises 271 units of which 142 are private and sold out at the end of Q3 2018. Of the private units 76 units were sold to London & Quadrant's PRS arm for the rental market. Asking prices ranged from £595 per square foot to £840 per square foot, generating an average of £720 per square foot. We understand that achieved values of the flats range from £565 per square foot to £820 per square foot with an average of circa £710 per square foot.
 - **Phase 9.1 (Lindley)** commenced development in Q3 2018 and consists of 68 units of which 37 are for private sale. The phase sold out in Q3 2020, having completed during Q4 2019. Asking prices ranged from £675 per square foot to £810 per square foot generating an average of £760 per square foot. We understand that achieved values of the flats range from £675 per square foot to £910 per square foot with an average of circa £770 per square foot.
 - **Phase 6.2 (Hawthorn)** comprises 94 units and which completed in Q4 2020 and sold out in Q1 2021. Asking prices range from £570 per square foot to £800 per square foot with an average of £700 per square foot.

- **Phase 7.1 (Boreal)** comprises 142 private units and construction completed during Q3 2020 with the last unit sold in September 2021. Asking prices ranged from £585 per square foot to £805 per square foot generating an average of £700 per square foot. We understand that achieved values of the flats range from £565 per square foot to £820 per square foot with an average of circa £690 per square foot.
 - **Phase 9.4 (Verna)** comprises 209 units including 110 for private sale. Development commenced in Q4 2020 and is due to complete in summer 2022. The scheme was launched in September 2021 and by the end of Q4 2021 14 units had sold. Asking prices range between £520 per square foot and £860 per square foot with an average of £815 per square foot.
 - **Phase 9.2 (Linley 2)** comprises 203 units including 60 for private sale and 51 for BTR. Development commenced in Q3 2019 and completed in December 2021. The scheme launched in February 2021 and by December 2021, 53 units had sold (88%). Asking prices range from £730 per square foot to £910 per square foot with an average of £770 per square foot.
 - **Dickens Yard** is a development by St. George located in Ealing Broadway. Dickens Yard comprises 698 units of which 547 are private. The last block completed in Q4 2018 and sold out in Q2 2019. We understand that sales values of units in the scheme have averaged around £1,160 per square foot since March 2018.
 - **Dorset House (Moullin House)** is a small development of 30 units on Mount Park Road in Ealing, which completed at the end of Jun 2021. Eight units have sold, 16 units have been let and six remain available for sale. Asking prices range between £960 per square foot and £1,660 per square foot with an average of £1,220 per square foot.
- 4.7 We have tested average sales values of between £700 per square foot (£7,535 per square metre) to £900 per square foot (£9,688 per square foot per square foot) in our appraisals. We consider however that schemes in the OPDC's area will achieve average sales values of between £800 per square foot and £850 per square foot which sits in the middle of our testing range.
- 4.8 As noted earlier in the report, published forecasts predict that sales values will increase over the medium term. Whilst this predicted growth cannot be guaranteed, we have run a sensitivity analysis assuming the average growth in sales values reported over the next five years of 10%, accompanied by cost inflation of 5%. This sensitivity analysis provides OPDC with an indication of the impact of changes in values and costs on scheme viability.

Affordable housing tenure and values

- 4.9 OPDC's Local Plan Policy H2 (Affordable Housing) identifies that subject to viability all residential developments with the capacity to provide more than 10 self-contained units (or have a gross internal residential floorspace of more than 1,000 square metre) will be required to provide on-site affordable housing, in accordance with the strategic 50% target set out in Policy SP4, by applying the Mayor's threshold and viability approach. We have tested the typologies with varying percentages of affordable housing from 0% to 50% including 35%.
- 4.10 Policy H2 goes on to specify that OPDC will seek the provision of a minimum 30% of affordable housing as social rent/London Affordable Rent and the remainder as a range of social rent or London Affordable Rent, Intermediate housing, including London Living Rent and London Shared Ownership.

- 4.11 We have used our bespoke appraisal model to value the affordable housing, which replicates how Registered Providers ('RPs') undertake such appraisals. This model runs cashflows for the rented tenures in OPDC over a period of circa 35 years which capitalises the net rental income stream. We have valued 30% of the affordable housing provision as rented accommodation provided as social rented accommodation, which generates slightly lower values than London Affordable Rents. Our model calculates the gross rent for these properties derived from a combination of property values (as at January 1999), local earnings and property size subject to not exceeding the rent cap for the 2015-2016 period, in line with Homes England guidance. The net rent is then calculated by taking into account factors such as standard levels for individual registered providers' management and maintenance costs; finance rates currently obtainable in the sector; allowances for voids and bad debt.
- 4.12 With respect to the remaining 70% of the affordable housing units we have undertaken our appraisals testing 35% London Living Rent and 35% Shared Ownership units. We have assessed the value of the London Living Rent units as set out in Table 4.12.1 using our bespoke housing model. For the Shared Ownership units, we have assumed that RPs will sell 25% initial equity stakes and charge a rent of 2.75% on the retained equity. A 10% charge for management is deducted from the rental income and the net amount is capitalised using a yield of 5%.

Table 4.12.1: London Living Rents (per week)

1 bed	2 bed	3 bed	4 bed
£207.53	£230.59	£253.65	£276.71

- 4.13 RPs are permitted to increase rents by CPI plus 1% per annum which we have reflected in our assessment.
- 4.14 Our appraisals, which we rely upon for testing the OPDC's emerging CIL charges assume nil grant. Clearly where grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

BtR Schemes

- 4.15 We have also tested the delivery of BtR schemes in OPDC's area based on the following development typology.

4.15.1 BtR typology tested

Typo No.	Density (units per Ha)	Type	Site Area (Ha)
BtR	500	Flats	1

4.15.2 BtR mix of units tested

Tenure	1 Bed flat	2 Bed flat	3 Bed flat
<i>Unit size</i>	<i>50 sq m</i>	<i>70 sq m</i>	<i>86 sq m</i>
Private units	21.00%	76.00%	3.00%
Affordable Units	24.50%	63.50%	12.00%

- 4.16 We have adopted the rents as set out in Table 4.16.1 below. These rental levels are based on research into rents achievable in BtR schemes in and around the OPDC's area using the Molior London database including schemes such as Oaklands Rise, First Central, Perfume Factory, and the various schemes at Wembley as well as having regard to rents adopted in viability assessments submitted in support of planning applications in the OPDC's area. We have capitalised these rents at yields of between 3.5% and 3.65% (3.5% on the higher rents, 3.6% on the medium rents and 3.65% on the lower rents), in line with market research published by Knight Frank¹⁴ and CBRE¹⁵. We have adopted a 25% allowance for operating costs (this accounts for the costs of maintenance, lettings management, repairs, void periods, insurance, utilities and replacement of fixtures and fittings etc.), which is at the upper end of the range of such costs. We consider this to be a conservative allowance as in our experience this figure can be lower.

Table 4.16.1: BTR rents adopted in study

Unit type	Higher Gross rent per month	Lower Gross rent per month
One bed	£1,968	£1,285
Two bed	£2,454	£1,500
Three bed	£3,098	£1,800

- 4.17 We have tested the delivery of such schemes at a range of affordable housing (0% to 50%) provided as DMR units at London Living Rents, which is in line with both the OPDC's Local Plan Policy H6 and the London Plan requirements.

Housing for older people

- 4.18 The London Plan and OPDC Local Plan support the provision of specialist housing that meets the need of older people. They also identify that all forms of older persons housing will be required to provide affordable housing, subject to viability, where they are self-contained housing units.
- 4.19 We have tested older persons housing based on the following retirement housing and extra care housing typologies and allowing for affordable housing provided as social rent and intermediate housing.

4.19.1 Older persons housing typologies tested

Typo No.	Density (units per Ha)	Type	Site Area (Ha)
Retirement	400	Flats	1
Extra Care	400	Flats	1

4.19.2 Older persons housing mix of units tested

Tenure	1 Bed flat	2 Bed flat
Unit size	50 sq m	70 sq m
Private units	50.00%	50.00%
Affordable Units	50.00%	50.00%

¹⁴ Knight Frank UK Residential Investment Yield Guide Q4 2021

¹⁵ CBRE UK Bed Sectors Investment Yields November 2020

Retirement/sheltered housing

- 4.20 Retirement/sheltered housing developments are housing schemes consisting of flats or bungalows in a block, or on a small estate, where all the other residents are older people (usually restricted to purchasers over 55) built for sale. These developments provide independent, self-contained homes with their own front doors and often offer an ability to buy in care. Such schemes have lower gross to net ratios due to the need to provide communal facilities (residents' lounge, guest suite, laundry, etc.). Given the restricted market such schemes are identified as taking additional time to sell the accommodation by comparison to standard housing. However this will differ from scheme to scheme and the demand for such units in the area, and where there is high demand and not much supply such developments may sell largely off plan. We also note that such schemes achieve premium values over standard housing.
- 4.21 We have appraised the typology allowing for the following assumptions where they differ from the inputs in our standard housing for sale appraisals:
- gross to net floorspace ratio of 70%;
 - higher off plan sales level of 50% but more cautious sales rate of circa 3 units per month; and
 - higher average sales value range reflecting £800 - £900 per square foot (£8,611 - £9,688 per square foot).

Extra care housing

- 4.22 Extra Care Housing can be precisely defined (and differentiated from other types of residential institutions) by reference to specific characteristics, as set out in the Royal Town Planning Institute ('RTPI') Good Practice Note. The RTPI defines Extra Care Housing as '*purpose-built accommodation in which varying amounts of care and support can be offered and where some services are shared*'. People who live in Extra Care Housing have their own self-contained homes and a legal right to occupy the property. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home. In addition to the communal facilities often found in retirement housing, Extra Care often includes a restaurant or dining room, health & fitness facilities, hobby rooms and computer rooms. Domestic support and personal care are available, usually provided by on-site staff.
- 4.23 As with retirement housing, Extra Care developments have significantly different viability considerations to standard residential dwellings. These arise due to an even lower gross to net ratio than retirement housing (due to the need for more communal facilities) as well as the additional time that it takes to sell the accommodation due to the restricted market. In our experience such units also achieve premium value.
- 4.24 We have appraised the typology allowing for the following assumptions where they differ from the inputs in our standard housing for sale appraisals:
- gross to net floorspace ratio of 65%;
 - higher off plan sales level of 50% but more cautious sales rate of circa 3 units per month; and
 - higher average sales value range reflecting £800 - £900 per square foot (£8,611 - £9,688 per square foot).

Co-living schemes

- 4.25 The OPDC's Local Plan Policy H7 aligns with the requirements of Policy H16 in the London plan identifying that proposals for purpose-built Co-living / Shared housing must meet certain criteria including but not limited to:

- high quality design and shared space for occupants;
- provide adequate functional living space and layout, and are not self-contained homes or capable of being used as self-contained homes;
- provide an appropriate Residential Management Plan;
- under single management;
- all units are for rent with a minimum tenancy length of no less than three months; and
- provide a commuted sum in lieu of the provision of on-site affordable housing, in accordance with the most up-to-date Mayoral policy and/or guidance.

4.26 We have tested Co-Living / Shared housing development based on the development typology set out in table 4.26.1 below reflecting the size/type of such developments that have and will in future come forward within the OPDC's area.

Table 4.26.1: Co-living / Shared-living typology tested

Use	No. Units	Average unit size (Gross area) sq m	Site Area	Density (units per HA)
Co Living	325	40	0.54	600

4.27 Our assumptions on rents and yields for co-living / shared living residential accommodation tested in this study are summarised in Table 4.27.1. These are informed by our research into Co-Living Schemes across London and in particular The Collective's schemes at Old Oak. This was the first operational Co-Living scheme in London and the UK, opening in May 2016 (typical rents identified as being £1,300 per month). Their newer development is located in Canary Wharf, which opened in November 2019. This represents the top end of the scale of co-living schemes given its location, specification of the development and the amenities offered (rents range between £1,395 per month to £2,080 per month). We have also considered the evidence in viability assessments submitted for co-living schemes proposed to be delivered in/near OPDC's area. In light of this evidence, we have arrived at a range of average monthly rental values as set out below. Our lower rent reflects the typical rents at the Old Oak scheme, which is now an older scheme and reflects an older format with respect to the type and size of units. Our higher rent reflects the starting rental level identified for mid-range units (Standard Plus units) in the Canary Wharf scheme for a 12 month membership. We understand that rates vary based on room type, floor level and length of stay.

Table 4.27.1: Co-Living/Shared-living rents and yields adopted in study

Rent	Investment yield	Other assumptions: Rent free / void / management etc.
Average rent: - High - £1,595 per month - Med - £1,400 per month - Low - £1,300 per month	4.25%	30% management etc.

4.28 We understand that demand for units in the developments that have come forward in London has been high. This is driven by the high and increasing costs of self-contained accommodation in London. This product provides an alternative to living in an HMO or in shared flats or houses. Nevertheless, co-living / shared-living is still seen as a newer investment class. Market sentiment is that as more co-living / shared living residential accommodation is delivered and it becomes a more widely understood and standard product, confidence will improve and the market will price this accordingly. Yields will consequently move in to between BtR and Student Accommodation levels.

- 4.29 Given that the units in such schemes are not appropriate for affordable housing being “*non-self-contained*” homes “*which do not meet minimum housing standards*”, as defined by the London Plan 2021, the OPDC and London Plan 2021 policies seek to secure financial contributions from such schemes towards the provision of off-site C3 affordable housing. The financial contribution should be equivalent to 35% of residential units at a discount of 50% from the market rent within the proposal, or via the viability tested route. We have accordingly tested Co-Living /Shared-living schemes with appropriate affordable housing contributions.

Student accommodation

- 4.30 We have tested student accommodation based on the typology set out in Table 4.30.1 below.

Table 4.30.1: Student accommodation typology tested

Use	No. Units	Average unit size (Gross area) sq m	Site Area
Student accommodation	500 (34.4% studios and 65.6% ensuite rooms)	27	0.11

- 4.31 Policy H10 of the OPDC Local Plan identifies that purpose built student accommodation ('PBSA') proposals must provide affordable student accommodation subject to the thresholds and viability tests as defined through Mayoral policy and /or guidance and be secured for occupation by a specified higher educational institution. As identified in Section 2 of this report, Policy 15 in the London Plan identifies that Affordable Student accommodation is where a bedroom is provided at a rental cost for the academic year equal to or below 55 per cent of the maximum maintenance loan for a new full-time student in London and living away from home. The Mayor's most recent AMR 16 2018/19 was published in March 2021 and identifies that for the academic year 2018/19 the annual rental cost for affordable PBSA must not exceed £6,606. We have accordingly tested a student accommodation typology allowing for up to 50% affordable student accommodation.
- 4.32 We have undertaken research into comparable market rents for PBSA accommodation in the area and have identified the following information on ensuite and studio rooms in schemes:
- Student Scape (Wembley Park): between £210 per week for ensuites to £270 per week for studios
 - IQ Student Accommodation (Sterling Court): from £209 - £216 per week for ensuite, and £235 to £345 per week for Studios
 - CRM Students (Felda House): Ensuite rooms between £180 per week and £197 per week and Studios from £235 per week to £264 per week and Penthouse units between 285 per week to £312 per week
 - CRM Students (Grand Felda House): Ensuite rooms between £180 per week and £225 per week and studios between £219 per week to £285 per week
 - Unite Student Accommodation (Olympic Way): Ensuite rooms from £190 per week to £210 per week and studios from £271 per week to £319 per week
 - Fresh Student Accommodation (Pavillion Court): Ensuite rooms from £195 per week to £225 per week and studios from £250 per week to £320 per week
 - Holbrook Student Accommodation: Ensuite rooms from £207 per week to £225 per week and studios from £267 per week to £308 per week

- 4.33 In light of the above we have adopted an average rent of £215 per week for ensuite rooms and £265 per week for studios and have assumed a 51 week tenancy period. For the affordable student units, we have adopted a rent in line with the Mayor's guidance, which equates to £161 per week for a 41 week tenancy period. We have also included an allowance of £2,500 per room for operating costs.
- 4.34 We have capitalised the net rents at a yield of 4.25%, based on market research published by BNP Paribas Real Estate¹⁶, Knight Frank¹⁷, CBRE¹⁸, Savills¹⁹ and Cushman and Wakefield²⁰.

Commercial development

- 4.35 We have appraised a series of commercial development typologies likely to come forward in the OPDC's area over the life of a charging schedule, which are summarised in Table 4.35.1 below.
- 4.36 We have undertaken research into rents and yields achievable on such commercial space in developments in and around the OPDC's area using online database sources such as EGi, Co-star Suite as well as speaking to active local agents. We summarise our assumptions on appropriate rents and yields to arrive at a capital values for the commercial space adopted in our appraisals in Table 4.35.1. In addition we have also undertaken sensitivity testing in our appraisals, identifying the impact of rent increasing or decreasing by £2 per square foot and the yield increasing and decreasing by 0.25%, which demonstrates the sensitivity of small changes to these inputs on the viability of such uses, and consequently the ability to levy a CIL charge.

Table 4.35.1: Commercial typologies and appraisal assumptions

Scheme	Total floor area (sq ft)	Site area (Ha)	Rent (£s per sq ft)	Rent free/void period (years)	Yield	Gross to net (net as % of gross)
<i>Source/commentary</i>	<i>Scheme</i>	<i>Based on experience from individual schemes</i>	<i>Based on average lettings sourced from EGI, Co-Star and local agents</i>	<i>BNPPRE assumption informed by research and experience of current market conditions</i>	<i>Knight Frank and CBRE prime yield schedules and comparable evidence</i>	<i>Based on experience from individual schemes</i>
Small Office	3,500	0.03	£36.00	2.00	6.00%	85%
Large Office	30,000	0.12	£38.00	2.00	6.00%	85%
Small multi-level industrial	135,000	0.42	£26.00	1.25	4.25%	85%
Medium multi-level industrial	125,000	0.65	£22.50	1.25	4.25%	85%
Large multi-level industrial	300,000	1.55	£18.50	1.25	4.00%	85%
Small standard industrial	27,125	0.45	£26.00	1.25	4.25%	85%
Medium standard industrial	41,980	0.65	£22.50	1.25	4.25%	85%

¹⁶ BNP Paribas Real Estate UK Student Housing Market Update Q3 2021

¹⁷ Knight Frank UK Residential Investment Yield Guide Q4 2021

¹⁸ CBRE UK Bed Sectors Property investment Yields September 2021

¹⁹ Savills Spotlight: UK Purpose Built Student Accommodation - Q4 2021

²⁰ Cushman and Wakefield UK Student Accommodation Report 2019/20 and Cushman and Wakefield UK Student Accommodation Report 2020/21

Scheme	Total floor area (sq ft)	Site area (Ha)	Rent (£s per sq ft)	Rent free/void period (years)	Yield	Gross to net (net as % of gross)
Large standard industrial	100,105	1.55	£18.50	1.25	4.00%	85%
Retail Foodstore >280 sq m	6,458	0.075	£20.00	0.50	4.25%	85%
All other retail	4,306	0.05	£25.00	2.00	6.50%	85%
Hotel	55,973 (based on 200 bedrooms at an average of 26 sq m per room)	0.4	Capital Values per room: High: £175,000 Med: £165,000 Low £155,000	-	4.5%	N/A as rent based on per room and room size based on gross area per room

- 4.37 In line with OPDC's Local Plan Policy E3 (Supporting Small Businesses and Start Ups) and the corresponding policy in the London Plan, we have tested the requirement for affordable workspace offered at below market rate in new employment floorspace in our assessment of the office and industrial typologies. We have allowed for 10% of the gross floorspace to be provided as affordable workspace at a 25% discount to market rents and we have also increased the capitalisation yields adopted on the market floorspace by 1%.

Data Centres

- 4.38 There has been an increasing requirement for data storage and processing, which has been exacerbated by the heightened need for cloud technology as a result of the pandemic. Consequently, the data centre market is experiencing significant increases in demand and supply of new floorspace. OPDC have received increasing volumes of planning applications for purpose built data centres in its area over the last couple of years along with significant pre-application interest in discussing opportunities for such developments.
- 4.39 We have undertaken research into data centres including speaking to our specialist Data Centre Team. Our specialists advise that there is a paucity of transactions and owing to this there are no prime benchmark yields for data centres like those that are available in other real estate sectors. CBRE identify in their publication, "*Valuation of Data Centres – how to start*", that, "*what sets data centres apart from other real estate sectors is that we have seen no real trend emerging in the market*". Data centres do not transact based on simple rent and yield characteristics as other properties do in the market. CBRE conclude in their publication, "*Same, but Different! Valuation: Are Data Centres all the Same?*", that "*the format and individual operational models within the [data centre] sector show broad diversity and despite the end 'function' of data storage being essentially the same, the ways in which these functions are delivered can vary greatly*". They go on to state that, "*from an investment perspective the market is nuanced and characteristically opaque with a limited number of benchmarks to draw market parallels from*".
- 4.40 We understand that the value of data centres is driven by a range of different factors. A key element is the location, and more specifically the availability of power and data cables in the location. We understand that OPDC's area is considered by Data Centre operators to be one of the most desirable locations in the UK, having an excellent high voltage power supply and data cable resources. Cushman and Wakefield identify in their 2022 Global Data Centre Market Comparison report that, "*Analysis of data centre costs often focuses on the initial capital expenditure, which includes costs of planning, acquiring land, and the construction of the building and potentially substations and fiber [sic] extensions*". However, it goes on to state that, "*these initial costs end up as a small fraction of the overall operating expenditure over the life of the building.*"

- 4.41 Our specialist Data Centre Team advise that when developers acquire sites for Data Centres, the value of such uses are not assessed on a rent and yield basis. They advise that in their experience, a Data Centre operator will pay circa £10 million per acre for a site with planning permission for a new build Data Centre with a height of over 35 m in a tier one location such as Old Oak, Canary Wharf and Slough, which are considered to be the premier locations for such uses given the availability of good high voltage power supplies and data cables.
- 4.42 In light of the above, we have undertaken an assessment of the ability for Data Centre operators to contribute towards CIL based on a site value allowance of £10 million per acre (£24,713,000 per Ha) as compared against the four benchmark land values.

Development Costs

Build costs

- 4.43 CDM Project Services ('CDM') have provided advice on build costs. They have also advised OPDC on the extra over costs associated with the Local Plan policy requirements (see Appendix 1 for a copy of CDM's advice). CDM have extensive experience of costing developments in London and have also undertaken numerous site-specific assessments of build costs associated with viability submissions in support of planning applications in London and specifically in the OPDC's area. We set out a summary of the build costs advised by CDM in Table 4.43.1 below. In addition to the build costs outlined below, our appraisals include a contingency of 5% of build costs.

Table 4.43.1 Build costs adopted in study

Typology	Base build cost £ per sq ft	External works	Additional cost allowances
Residential Low Density: Private Affordable	£280 £260	8%	
Residential Medium Low Density: Private Affordable	£290 £270	6%	
Residential Medium Density: Private Affordable	£300 £280	6%	
Residential Medium High Density: Private Affordable	£310 £290	5%	
Residential High Density: Private Affordable	£320 £300	5%	
BTR Private Affordable	£300 £280	6%	Fixtures & Fittings ('F&F') per unit Private: £9,000 Affordable: £6,000
Co-living / shared-living	£280	6%	F&F per bedroom £7,000
Older persons housing - Retirement: Market Affordable	£300 £280	6%	

Typology	Base build cost £ per sq ft	External works	Additional cost allowances
Older persons housing – Extra Care: Market Affordable	£335 £315	6%	
Student accommodation	£270	6%	F&F per key £5,000
Hotel	£270	8%	F&F per key £7,000
Office Small to Cat A Large to Cat A	£260 £245	8%	
Retail Supermarket shell and core All other retail	£180 £260	8%	
Industrial Small multilevel Medium multilevel Large multilevel Small standard storey Medium standard storey Large standard storey	£185 £165 £155 £115 £105 £95	25% 25% 25% 10% 10% 10%	

- 4.44 We have adopted extra over costs associated with the Local Plan policy requirements as advised by CDM. We summarise these costs below, which we have incorporated within our appraisals.
- 4.45 OPDC's proposed Policy H3 (Housing Mix) requires 90% of units to meet Building Regulations Part M4(2) 'Accessible and Adaptable dwellings' and 10% of units to be provided at M4(3) 'wheelchair user dwellings'. CDM's costs assume that all units are provided as M4(2) units and have advised that for units to achieve the requirements of M4(3), an extra over cost of £5,000 per unit should be included in our assessment.
- 4.46 CDM have advised that to meet the carbon policy requirements of the OPDC's Local Plan and the London Plan, an allowance of 1.25% of base build costs should be included in our appraisals.
- 4.47 It is noted that OPDC's Policy D3 (Well-Designed Buildings) in the Local Plan sets out that proposals for non-residential development should achieve BREEAM Excellent rating. CDM have advised that an allowance of 1% of base build costs should be included in commercial schemes to achieve BREEAM 'excellent', which we have accordingly adopted in our commercial appraisals.

Professional fees

- 4.48 In addition to base build costs, schemes will incur professional fees covering design, valuation, highways and planning consultants and the cost of preparing and submitting the planning application 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

- 4.49 Our appraisals assume that development finance can be secured at a rate of 6.5%, inclusive of arrangement and exit fees, which reflects the upper end of the range in current funding conditions.

Marketing costs

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

Commercial marketing

- 4.51 Our appraisals incorporate an allowance of 10% of first year's rent for letting agents fees and 5% of first year's rent for letting legal fees. We also incorporate an allowance of 1% of capital value for sales agent fees and 0.75% for sales legal fees.

Mayoral CIL

- 4.52 As previously identified, MCIL2 is payable on most developments that receive planning consent from 1 April 2019. OPDC falls within Band 2, where a CIL of £60 per square metre (£60.55 indexed to 2021) is levied. The Mayoral CIL takes precedence over Borough level requirements, including affordable housing. Our appraisals take into account Mayoral CIL.

Section 106 costs

- 4.53 To account for residual Section 106 requirements, we have included an allowance of £1,500 per unit for residential schemes and £30 per square metre for commercial schemes. We consider this allowance to be a reasonable proxy to cover the elements that OPDC would seek contributions through Section 106 for such schemes. The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

Acquisition/Purchasers costs

- 4.54 Our appraisals deduct Stamp Duty at 5%, acquisition agent's fees at 1%; and acquisition legal fees at 0.8% of residual land value.

Development and sales periods

- 4.55 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.

Developer's profit

- 4.56 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.
- 4.57 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.

- 4.58 Following the second national lockdown and introduction of a mass vaccination programme, perceived risk in the in the UK housing market is receding, albeit there is a degree of caution in prime central London markets. We have therefore adopted a profit margin of 17.5% of private residential GDV for testing purposes, reflecting the level of profit typically applied in viability assessments submitted with planning applications in 2021 and early 2022. Profits on individual schemes may require lower or higher profits, depending on site and scheme-specific circumstances.
- 4.59 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.
- 4.60 We have allowed for profit of 15% of GDV on student accommodation, BtR and Co-living schemes, this return is in line with market assumptions of live schemes. This reflects the reduced risk associated with this form of residential development, as many schemes are forward funded and the risks associated with void periods etc. are also factored into the operating costs.
- 4.61 Profit on commercial developments (i.e. office, retail, industrial and hotel developments) is applied at 15% of GDV in line with normal market assumptions.

Exceptional costs

- 4.62 Exceptional costs can be an issue for development viability on previously developed land. Exceptional costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be, further these costs will vary on a site by site basis. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results.
- 4.63 It is expected however, that when purchasing previously developed sites developers will have undertaken reasonable levels of due diligence and would therefore have reflected obvious remediation costs/suitable contingencies into their purchase price. This approach is in line with the requirements of the PPG, which states that benchmark land values should be adjusted for exceptional costs, which in effect means they have a neutral impact.

Benchmark land values

- 4.64 Benchmark land values, based on the existing use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.65 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, our calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.

- 4.66 It is also necessary to recognise that a landowner may require an additional incentive to release the site for development²¹. The premium above current use value would be reflective of specific site circumstances (the primary factors being the occupancy level and strength of demand from alternative occupiers). For policy testing purposes, it is not possible to reflect the circumstances of each individual site, so a blanket assumption of a 20% premium has been adopted to reflect a cautious ‘average’ situation, which we consider to be a reasonable assumption in this area wide assessment. We note that the GLA’s SPG identifies that “*The premium could be 10 per cent to 30 per cent, but this must reflect site specific circumstances and will vary*”. Further, “*for a site which does not meet the requirements of the landowner or creates ongoing liabilities/ costs, a lower or no premium would be expected compared with a site occupied by profit-making businesses that require relocation*”. It is important to stress that the adoption of a 20% premium in this study should not be taken as an endorsement of this percentage for scheme-specific viability assessments. Premiums for scheme-specific assessments should reflect scheme-specific circumstances.
- 4.67 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in ‘normal’ development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.68 The four benchmark land values used in this study (see Table 4.68.1 below) have been selected to provide a broad indication of likely land values across OPDC’s area, but it is important to recognise that other site uses and values may exist on the ground. There can never be a single threshold land value at which we can say definitively that land will come forward for development, especially in complex urban areas including London.

Table 4.68.1: Summary of Benchmark Land Values

Use	Benchmark per gross hectare
BLV 1 - Open Storage	£9,300,000
BLV 2 - Secondary industrial (low)	£12,100,000
BLV3 - Secondary industrial (medium)	£14,100,000
BLV4 - Secondary office and industrial (high)	£17,500,000

- 4.69 **Benchmark Land Value 1:** This benchmark assumes open storage value on a hectare of land. The rent assumed is based on lettings of open storage land in the area at £5 per square foot. We have assumed a letting void/rent free period of one year. The capital value of the building would be £7.775 million, to which we have added a 20% premium, resulting in a benchmark of £9.3 million.
- 4.70 **Benchmark Land Value 2:** This benchmark assumes lower value secondary industrial space on a hectare of land, with 40% site coverage and 1.5 storeys. The rent assumed is based on such lettings of second hand premises in the area at £12 per square foot. We have assumed a £323 per square metre allowance for refurbishment and a letting void/rent free of 1.3 years. The capital value of the building would be £10.072 million, to which we have added a 20% premium, resulting in a benchmark of £12.1 million.

²¹ This approach is therefore consistent with the NPPG, which indicates at Para 013 Ref ID 10-013-20190529 that “*a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called ‘existing use value plus’ (EUV+)*”.

- 4.71 **Benchmark Land Value 3:** This benchmark assumes medium value secondary industrial space on a hectare of land, with 40% site coverage and 1.5 storeys. The rent assumed is based on such lettings of second hand premises in the area at £14 per square foot. We have assumed a £377 per square metre allowance for refurbishment and a letting void/rent free of 1.3 years. The capital value of the building would be £11.751 million, to which we have added a 20% premium, resulting in a benchmark of £14.1 million.
- 4.72 **Benchmark Land Value 4:** This benchmark assumes higher value secondary industrial space on a hectare of land, with 40% site coverage and 1.5 storeys. The rent assumed is based on such lettings of second hand premises in the area at £17 per square foot. We have assumed a £538 per square metre allowance for refurbishment and a letting void/rent free of 1.3 years. The capital value of the building would be £14.576 million, to which we have added a 20% premium, resulting in a benchmark of £17.5 million,

5 Appraisal outputs

5.1 The full outputs from our appraisals of residential development are attached as **Appendix 1, 2 and 3**. We have modelled 5 market sale residential site types, reflecting different densities and types of development, which are tested against 5 market values as identified in Section 4 and against the typical land value benchmarks for the OPDC's area.

Market sale residential scenarios tested

- 1 Policy position with base sales and base costs (including extra overs for planning policy requirements);
 - 35% affordable housing (30% Social Rent, 35% Shared Ownership, 35% London Living Rent).
- 2 As (1) all with 50%, 40%, 30%, 25%, 20%, 10% and 0% affordable housing; and
- 3 As (1) all with sales values increase by 14.65% and costs increase by 15.92%.

5.2 We have also tested BtR, older person's housing, Co-living, and student accommodation development typologies. The results of our appraisals are attached at Appendices 4 – 7 respectively. We set out below the scenarios tested for these typologies.

- **BtR**: tested at high medium and low rents achievable in the area (including extra overs for planning policy requirements) assuming the following affordable housing scenarios:
 - 0% affordable housing;
 - 25% DMR @ LLR; and
 - 50% DMR @ LLR.
- **Older person's housing**: tested as:
 - **Retirement housing** allowing for 35% affordable housing provided as 30% Social Rent, 35% Shared Ownership, 35% London Living Rent. We have also sensitivity tested the delivery of 0% affordable housing.
 - **Extra Care housing** allowing for 35% affordable housing provided as 30% Social Rent, 35% Shared Ownership, 35% London Living Rent. We have also sensitivity tested the delivery of 0% affordable housing.
- **Co-living**: tested at high medium and low rents identified (including extra overs for planning policy requirements) allowing for the following payments in lieu of affordable housing equating to 0%, 35% and 50% of the scheme.
- **Student accommodation**: tested with 0%, 35% and 50% of units delivered as affordable student accommodation at the rents specified by the most recent London Plan Annual Monitoring Report.

5.3 CIL applies to net additional floor area only. Our base appraisals assume no deduction for existing floorspace²².

5.4 The residual land values from each of the scenarios above in each housing value area are then compared to the benchmark land value based on the assumptions set out in paragraphs 4.70 to 4.73. This comparison enables us to determine whether the imposition of CIL would have an impact on development viability. In some cases, the equation RLV less BLV results in a negative number, so the development would not proceed, whether CIL was imposed or not. We therefore focus on situations where the RLV is greater than BLV and where (all other things being equal) the development would proceed. In these situations, CIL has the potential to 'tip the balance' of viability into a negative position.

²² Existing buildings must be occupied for their lawful use for at least six months in the three years prior to grant of planning permission to qualify as existing floorspace for the purposes of calculating CIL liability.

Commercial appraisals

- 5.5 Our research on rents achieved on commercial lettings indicates a range of rents within each main uses. Our commercial appraisals therefore model base position and test the range of rates (higher and lower than the base level) and changes to yields. This enables us to draw conclusions on maximum potential rates of CIL. For each type of development tested, we have run appraisals of a quantum of floorspace, each with rent levels reflecting the range identified by our research. For employment uses we have also run scenarios allowing for 10% affordable workspace at a 25% discount to market rents. See appendices 8 to 12 for the results of our appraisals of the commercial developments tested including offices, industrial, Data Centres, retail and hotels.

Presentation of data

- 5.6 The results for each site type are presented in tables showing the CIL rate and the corresponding RLV (which is then converted into a RLV per hectare). The RLV per hectare is then compared to the four benchmark land values, which are also expressed as a per hectare value. Where the RLV exceeds the benchmark, the amount of CIL entered into the appraisal is considered viable.
- 5.7 A sample of the format of the results is provided in Figure 5.7.1. This sample relates to site type 2.

Figure 5.7.1: Sample format of residential results

Community Infrastructure Levy Old Oak & Park Royal Development Corporation		Benchmark Land Values (per gross ha)			
		BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000		Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000	

Site type 2		Affordable %		Site area	
Flats		35%		1.00 ha	
No of units	400 units	% Social Rent	30%	Net to gross	
Density:	400 dph	% Lon Aff Rent	0%	100%	
		% Lon Living Rent	21%	Growth	
		% Shered Ownership	49%	Sales	
				Build	
				0%	
				0%	

Private values	
	£9149 psm

Maximum CIL rates (per square metre)						
BLV1	BLV2	BLV3	BLV4			
£300	£225	£100	#N/A			

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,350,552	16,350,552	7,050,552	4,250,552	2,250,552	-1,149,448
80	14,720,232	14,720,232	5,420,232	2,620,232	620,232	-2,779,768
100	14,374,734	14,374,734	5,074,734	2,274,734	274,734	-3,125,266
125	13,942,862	13,942,862	4,642,862	1,842,862	-157,138	-3,557,138
135	13,770,113	13,770,113	4,470,113	1,670,113	-329,887	-3,729,887
150	13,510,990	13,510,990	4,210,990	1,410,990	-589,010	-3,989,010
165	13,251,867	13,251,867	3,951,867	1,151,867	-848,133	-4,248,133
175	13,079,118	13,079,118	3,779,118	979,118	-1,020,882	-4,420,882
190	12,819,995	12,819,995	3,519,995	719,995	-1,280,005	-4,680,005
200	12,647,247	12,647,247	3,347,247	547,247	-1,452,753	-4,852,753
225	12,215,375	12,215,375	2,915,375	115,375	-1,884,625	-5,284,625
235	12,042,626	12,042,626	2,742,626	-57,374	-2,057,374	-5,457,374
250	11,783,502	11,783,502	2,483,502	-316,498	-2,316,498	-5,716,498
265	11,524,379	11,524,379	2,224,379	-575,621	-2,575,621	-5,975,621
275	11,351,630	11,351,630	2,051,630	-748,370	-2,748,370	-6,148,370
300	10,919,758	10,919,758	1,619,758	-1,180,242	-3,180,242	-6,580,242

Commercial appraisal results

- 5.8 The appraisals include a 'base' rent level, with sensitivity analyses which model rents above and below the base level (as shown in Figure 5.8.1 below) as well as small changes to the yield i.e. 0.25% up and down. This aims to demonstrate the impacts on viability that changes in rents and or yields can have. As with the residential modelling, the results for each site type are presented in tables showing the CIL rate and the corresponding RLV (which is then converted into a RLV per hectare). The RLV per hectare is then compared to the four benchmark land values, which are also expressed as a per hectare value. Where the RLV exceeds the benchmark, the amount of CIL entered into the appraisal is considered viable.

Figure 5.8.1: Sample format of commercial results

Community Infrastructure Levy Old Oak & Park Royal Development Corporation	Benchmark Land Values (per gross ha)			
	BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000	

Site type Large Office with 10% AW @ 25% discount

Site area	0.12 ha
Net to gross	100%

Base Rent and Yield

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,399,624	103,330,197	94,030,197	91,230,197	89,230,197	85,830,197
70	10,655,912	88,799,268	79,499,268	76,699,268	74,699,268	71,299,268
75	10,531,361	87,761,341	78,461,341	75,661,341	73,661,341	70,261,341
80	10,406,811	86,723,423	77,423,423	74,623,423	72,623,423	69,223,423
85	10,282,259	85,685,496	76,385,496	73,585,496	71,585,496	68,185,496
90	10,157,709	84,647,577	75,347,577	72,547,577	70,547,577	67,147,577
95	10,033,158	83,609,650	74,309,650	71,509,650	69,509,650	66,109,650
100	9,908,607	82,571,723	73,271,723	70,471,723	68,471,723	65,071,723
110	9,659,505	80,495,877	71,195,877	68,395,877	66,395,877	62,995,877
120	9,410,404	78,420,031	69,120,031	66,320,031	64,320,031	60,920,031
130	9,161,302	76,344,185	67,044,185	64,244,185	62,244,185	58,844,185
140	8,912,201	74,268,340	64,968,340	62,168,340	60,168,340	56,768,340
150	8,663,098	72,192,485	62,892,485	60,092,485	58,092,485	54,692,485
160	8,413,997	70,116,640	60,816,640	58,016,640	56,016,640	52,616,640
170	8,164,895	68,040,794	58,740,794	55,940,794	53,940,794	50,540,794
180	7,915,794	65,964,948	56,664,948	53,864,948	51,864,948	48,464,948

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	£180	£180

6 Assessment of the results

- 6.1 This section should be read in conjunction with the full results attached at appendices 2 to 11. In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across OPDC's area. These RLVs are then compared to appropriate benchmark land values. The maximum CIL rates for each scheme and scenario are determined by deducting the benchmark land values from the residual land value and dividing any surplus by the number of square metres that would – in principle – be liable to pay CIL. On residential schemes for example, this means that the maximum CIL rates are determined by reference to the private floor area only, with affordable housing floorspace excluded from the calculation. This provides a significant number of results, depending on other factors tested, most notably the level of affordable housing.
- 6.2 Development value is finite and in areas where development is primarily sourced from previously developed sites it is rarely enhanced through the adoption of new policy requirements. This is because existing use values are to a degree relatively high prior to development. In contrast, areas which have greenfield sites/previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process. However, there are clearly limits to the extent that this is possible as reductions in land value may result in lower land supply. In setting its policy requirements, OPDC will need to prioritise its requirements due to finite development value.
- 6.3 The CIL regulations state that in setting a charge, local authorities *must 'strike an appropriate balance'* between securing sufficient revenue to fund necessary infrastructure on the one hand and the potentially adverse impact of CIL upon the viability of development across the whole area on the other. Our recommendations are that:
- Firstly, charging authorities 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, charging authorities 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, charging 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.
- 6.4 CIL rates should not necessarily be determined solely by viability evidence, but should not be logically contrary to the evidence. Charging authorities should not follow a mechanistic process when setting rates – appraisals are just a guide to viability and are widely understood to be a less than precise tool.
- 6.5 This conclusion follows guidance in paragraph: Para 020 Ref ID: 25-020-20190901 of the PPG on CIL, which states that *'there is no requirement for a proposed rate to exactly mirror the evidence... There is room for some pragmatism'*. Further, Para: 022 Ref ID: 25-022-20190901 of the PPG identifies that, *'a charging authority that plans to set differential levy rates should seek to avoid undue complexity'*.

Assessment – residential development

- 6.6 As CIL is intended to operate as a fixed charge, OPDC will need to consider the impact on two key factors. Firstly, the need to strike a balance between maximising revenue to invest in infrastructure on the one hand and the need to *minimise* the impact upon development viability on the other. Secondly, as CIL will effectively take a ‘top-slice’ of development value, there is a potential impact on the percentage or tenure mix of affordable housing that can be secured. This is a change from the historic system of negotiated financial contributions, where the planning authority can weigh the need for contributions against the requirement that schemes need to contribute towards affordable housing provision.
- 6.7 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are *unviable regardless* of the level of CIL (including a nil rate) and schemes that are *viable prior* to the imposition of CIL at certain levels. If a scheme is unviable before CIL is levied, it is unlikely to come forward and CIL would not be a critical factor. We have therefore disregarded the ‘unviable’ schemes in recommending an appropriate level of CIL. The unviable schemes will only become viable following a degree of real house price inflation, or in the event that OPDC agrees to a lower level of affordable housing for particular sites in the short term²³.

Determining maximum viable rates of CIL for residential development

- 6.8 As noted in paragraph 6.7, where a scheme is unviable the imposition of CIL at a zero level will not make the scheme viable. Other factors (i.e. sales values, build costs or benchmark land values) would need to change to make the scheme viable. For the purposes of establishing a maximum viable rate of CIL, we have had regard to the development scenarios that are currently viable and that might, therefore, be affected by a CIL requirement. Tables 6.8.1 to 6.8.5 below set out a summary of the Maximum CIL charges (inclusive of Mayoral CIL2) at a range of residential values and affordable housing levels indicated by our appraisals inclusive of Mayoral CIL.
- 6.9 The appraisals generate a very wide spread of potential CIL rates, depending on the benchmark land value and residential sales values within each development typology. As one would expect, the capacity for schemes to absorb CIL is greater where the benchmark land value is lowest. Furthermore, it is clear that the capacity to absorb CIL contributions declines as the percentage of affordable housing increases.
- 6.10 The results of the typology testing also demonstrate the impact of density on development viability with respect to the balance of the quantum of units being delivered versus the associated build cost to deliver the units. Given the level of costs incurred in delivering developments in the OPDC’s area, the appraisal results identify that sales values are required to achieve at least £750 per square foot for developments to break even and £800 per square foot upwards to deliver affordable housing. As previously identified, the substantial quantum of regeneration being undertaken and planned for the OPDC area will continue to result in significant placemaking and transformation through both redevelopment and the delivery of new infrastructure, in particular the delivery of the new Old Oak Common Station (due to be delivered in 2028). This will drive sales values in the OPDC’s area such that development will realise the values identified as being achieved in the evidence of the surrounding areas.
- 6.11 There is clearly a balance to be struck between the aims of the OPDC’s affordable housing policy and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The CIL rate cannot therefore be set

²³ However, as shown by the sensitivity analyses (which test reduced affordable housing levels) even a reduction in affordable housing does not always remedy viability issues. In these situations, it is not the presence or absence of planning obligations that is the primary viability driver – it is simply that the value generated by residential development is lower than some existing use values. In these situations, sites would remain in their existing use.

on the basis that every single development typology right across the OPDC's area will deliver the minimum threshold requirement of 35% affordable housing, as this is not always viable.

- 6.12 We have therefore considered the full range of results of testing where we have included between 10% and 50% affordable housing, as the OPDC will need to secure adequate amounts of funding to support new development. Affordable housing cannot be maximised to the total exclusion of securing infrastructure funding and vice versa.
- 6.13 Notwithstanding this, it should be possible for rates of CIL to be levied across the OPDC, subject to allowing for a buffer or margin to address potential risks to delivery. The PPG requires that rates are not set at the maximum level, with most charging authorities setting their CIL rates of no more than 5% of development costs and from 20% to 50% or more of the maximum potential rates.

Table 6.8.1: Site type 1 (Low Density – 300 dph) – maximum CIL rates inclusive of Mayoral CIL2

Area	Benchmark land value 1 - Open Storage								Benchmark land value 2- Secondary industrial (low)								Benchmark land value 3 - Secondary industrial (medium)								Benchmark land value 4 - Secondary office and industrial (high)								
	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	
Affordable hsg %																																	
£700 per sq ft	N/V ²⁴	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	
£750 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	125	235	N/V	N/V	N/V	N/V	N/V	N/V	N/V	100	N/V	N/V	N/V	N/V	N/V	N/V	N/V	0	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	
£800 per sq ft	N/V	N/V	N/V	80	200	275	300	300	N/V	N/V	N/V	N/V	0	100	265	300	N/V	N/V	N/V	N/V	N/V	N/V	N/V	150	275	N/V	N/V	N/V	N/V	N/V	N/V	N/V	100
£850 per sq ft	N/V	100	275	300	300	300	300	300	N/V	N/V	0	190	300	300	300	300	N/V	N/V	N/V	0	190	275	300	300	N/V	N/V	N/V	N/V	N/V	N/V	0	250	300
£900 per sq ft	0	300	300	300	300	300	300	300	N/V	200	300	300	300	300	300	300	N/V	0	225	300	300	300	300	300	N/V	N/V	N/V	100	265	300	300	300	

Table 6.8.2: Site type 2 (Medium Low Density – 400 dph) – maximum CIL rates inclusive of Mayoral CIL2

Area	Benchmark land value 1 - Open Storage								Benchmark land value 2- Secondary industrial (low)								Benchmark land value 3 - Secondary industrial (medium)								Benchmark land value 4 - Secondary office and industrial (high)								
	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	
Affordable hsg %																																	
£700 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	0	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	
£750 per sq ft	N/V	N/V	N/V	N/V	N/V	0	190	300	N/V	N/V	N/V	N/V	N/V	N/V	0	190	N/V	N/V	N/V	N/V	N/V	N/V	0	100	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	
£800 per sq ft	N/V	N/V	80	190	275	300	300	300	N/V	N/V	N/V	0	135	200	300	300	N/V	N/V	N/V	N/V	0	100	275	300	N/V	N/V	N/V	N/V	N/V	N/V	N/V	135	265
£850 per sq ft	N/V	235	300	300	300	300	300	300	N/V	0	225	300	300	300	300	300	N/V	N/V	100	235	300	300	300	300	N/V	N/V	N/V	0	150	250	300	300	
£900 per sq ft	200	300	300	300	300	300	300	300	0	300	300	300	300	300	300	300	N/V	235	300	300	300	300	300	300	N/V	0	200	300	300	300	300	300	

Table 6.8.3: Site type 3 (Medium Density – 500 dph) – maximum CIL rates inclusive of Mayoral CIL2

Area	Benchmark land value 1 - Open Storage								Benchmark land value 2- Secondary industrial (low)								Benchmark land value 3 - Secondary industrial (medium)								Benchmark land value 4 - Secondary office and industrial (high)								
	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	
Affordable hsg %																																	
£700 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	
£750 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	
£800 per sq ft	N/V	N/V	N/V	N/V	N/V	0	135	235	N/V	N/V	N/V	N/V	N/V	N/V	0	150	N/V	N/V	N/V	N/V	N/V	N/V	0	100	N/V	N/V	N/V	N/V	N/V	N/V	N/V	0	
£850 per sq ft	N/V	N/V	N/V	0	165	275	300	300	N/V	N/V	N/V	N/V	0	175	300	300	N/V	N/V	N/V	N/V	N/V	100	250	300	N/V	N/V	N/V	N/V	N/V	N/V	N/V	135	250
£900 per sq ft	N/V	0	200	300	300	300	300	300	N/V	N/V	100	225	300	300	300	300	N/V	N/V	0	135	250	300	300	300	N/V	N/V	N/V	0	125	250	300	300	

²⁴ N/V = Not Viable

Table 6.8.4: Site type 4 (Medium High Density – 600 dph) – maximum CIL rates inclusive of Mayoral CIL2

Area	Benchmark land value 1 - Open Storage								Benchmark land value 2- Secondary industrial (low)								Benchmark land value 3 - Secondary industrial (medium)								Benchmark land value 4 - Secondary office and industrial (high)							
	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%
Affordable hsg %																																
£700 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V
£750 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	0	175	N/V	N/V	N/V	N/V	N/V	N/V	N/V	100	N/V	N/V	N/V	N/V	N/V	N/V	N/V	0	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V
£800 per sq ft	N/V	N/V	N/V	N/V	0	125	300	300	N/V	N/V	N/V	N/V	N/V	0	235	300	N/V	N/V	N/V	N/V	N/V	N/V	175	300	N/V	N/V	N/V	N/V	N/V	N/V	80	250
£850 per sq ft	N/V	N/V	0	165	300	300	300	300	N/V	N/V	N/V	0	200	300	300	300	N/V	N/V	N/V	0	135	250	300	300	N/V	N/V	N/V	N/V	0	150	300	300
£900 per sq ft	N/V	100	300	300	300	300	300	300	N/V	0	190	300	300	300	300	300	N/V	N/V	100	275	300	300	300	300	N/V	N/V	N/V	150	300	300	300	300

Table 6.8.5: Site type 5 (High Density – 800 dph) – maximum CIL rates

Area	Benchmark land value 1 - Open Storage								Benchmark land value 2- Secondary industrial (low)								Benchmark land value 3 - Secondary industrial (medium)								Benchmark land value 4 - Secondary office and industrial (high)							
	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%	50%	40%	35%	30%	25%	20%	10%	0%
Affordable hsg %																																
£700 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V
£750 per sq ft	N/V	N/V	N/V	N/V	N/V	N/V	N/V	135	N/V	N/V	N/V	N/V	N/V	N/V	N/V	80	N/V	N/V	N/V	N/V	N/V	N/V	N/V	0	N/V	N/V	N/V	N/V	N/V	N/V	N/V	N/V
£800 per sq ft	N/V	N/V	N/V	N/V	N/V	0	265	300	N/V	N/V	N/V	N/V	N/V	N/V	200	300	N/V	N/V	N/V	N/V	N/V	N/V	150	300	N/V	N/V	N/V	N/V	N/V	N/V	0	235
£850 per sq ft	N/V	N/V	N/V	80	225	300	300	300	N/V	N/V	N/V	0	150	265	300	300	N/V	N/V	N/V	N/V	80	200	300	300	N/V	N/V	N/V	N/V	0	135	300	300
£900 per sq ft	N/V	0	200	300	300	300	300	300	N/V	N/V	100	275	300	300	300	300	N/V	N/V	0	225	300	300	300	300	N/V	N/V	N/V	125	275	300	300	300

- 6.14 When considering the results set out in tables 6.8.1 to 6.8.5, including the sensitivity testing scenarios of lower levels of affordable housing, balanced against the higher sales values that will be achieved as developments start to come forward it is noted that viability across the typology schemes is achievable. Further, in arriving at a conclusion on suggested rates, it is necessary to consider the different weight that should be attached to appraisal results tested against each of the four benchmark land values. Where the appraisals indicate that the residual values generated by residential schemes are unlikely to outperform specific benchmark land values these buildings are more likely to remain in their existing use in these parts of the OPDC's area, rather than be redeveloped.

Suggested CIL rates

- 6.15 The results of our appraisals indicate a viable range of Maximum CIL rates of between £80 per square metre to £300 per square metre on developments in OPDC's area. On balance, given the range of benchmark land values, delivery of affordable housing and need to fund infrastructure to support development, we recommend that OPDC sets its residential CIL rate based on a maximum rate £165 per square metre (inclusive of Mayoral CIL2). In light of the range of results and the risk factors outlined above, our conclusion is that the rate of CIL that OPDC might set – having regard to the range of the results and taking account of viability in the OPDC's area as a whole is £80 per square foot.
- 6.16 When considered in the context of total scheme value, the recommended CIL rate of £80 per square metre will be a very modest amount, typically accounting for between 1% and 1.6% of development costs. This level of charge is clearly nominal and is unlikely to have an impact on a developer's decision making as to whether or not to bring a scheme forward. However this charge will make an important contribution towards the delivery of much needed infrastructure to support the growth envisaged for the area by the OPDC's Local Plan and the Mayor's London Plan 2021.
- 6.17 In determining the maximum levels of CIL and the potential rates above, we have based our assessment on current costs and values only. We have run a set of appraisals that show the impact increases in sales values of 10% accompanied by an increase in build costs of 5%. This data is illustrative only, as the future housing market trajectory is uncertain. However, if such increases were to occur, the tables contained within Appendix 3 set out the results of consequential impacts on how increased levels of CIL might be absorbed by developments.

Assessment – alternative residential developments

BtR schemes

- 6.18 The results of our appraisals of residential developments delivered as BtR schemes are provided at **Appendix 3** and summarised in Table 6.18.1 below. These identify that such schemes can viably support a CIL charge to contribute towards infrastructure. As with our assessment of the market sale scheme viability, we highlight that not all schemes will be viable at any given level of affordable housing, particularly in complex urban areas such as the OPDC. As noted in paragraph 6.7, where a scheme is unviable the imposition of CIL at a zero level will not make the scheme viable. Other factors (i.e. rental values and investment yields, build costs or benchmark land values) would need to change to make the scheme viable. For the purposes of establishing a maximum viable rate of CIL, we have had regard to the development scenarios that are currently viable and that might, therefore, be affected by a CIL requirement.

Table 6.18.1 Maximum CIL rates for BtR schemes

Site type	BtR			
	BLV1	BLV2	BLV3	BLV4
High Value 100% Pvt	300	300	300	300
High Value 35% DMR @LLR	300	225	165	0
High Value 50% DMR @LLR	N/V	N/V	N/V	N/V
Med Value 100% Pvt	300	300	300	300
Med Value 35% DMR @LLR	N/V	N/V	N/V	N/V
Med Value 50% DMR @LLR	N/V	N/V	N/V	N/V
Low Value 100% Pvt	N/V	N/V	N/V	N/V
Low Value 35% DMR @LLR	N/V	N/V	N/V	N/V
Low Value 50% DMR @LLR	N/V	N/V	N/V	N/V

- 6.19 In light of these results, we recommend that the OPDC considers setting a rate for BtR development of £80 per square metre. This is based on a maximum CIL charge of £165 per square metre. After allowing for Mayoral CIL2 at £60.55 this leaves a maximum OPDC charge of £104.45 per square metre, to which we have applied a buffer of 20%.
- 6.20 A CIL charge of £80 per square metre reflects 4% of development costs, which in our experience is unlikely to be the determining factor in a developer's decision making as to whether they deliver such developments.

Housing for older people

- 6.21 The results of our appraisals demonstrate the viability of retirement housing and Extra Care schemes in OPDC's area to be challenging (see **Appendix 5**) this is predominantly due to higher gross to net ratios to accommodate more communal space and the allowance of a more cautious/reduced sales rate upon completion. Given the results, we would recommend that OPDC considers applying a nominal CIL rate of say £35 per square metre to such developments, which would account for less than 1% (circa 0.7%) of development costs. Such a rate is unlikely to be a significant factor in developers' decision making and could be absorbed without having a significant impact on viability across OPDC's area, whilst contributing towards the delivery of necessary infrastructure to support development.

Co-living

- 6.22 We have undertaken appraisals testing the viability of large-scale purpose build co-living schemes allowing for contributions in lieu of onsite affordable housing as required by both the London Plan 2021 and OPDC's Local Plan. The full results, showing the residual land values for each scenario tested compared to an existing use value, are attached at **Appendix 6** and summarised in Table 6.22.1 below.

Table 6.22.1 Maximum CIL rates for Co-living schemes

Site type	Co-Living 100% Private			
	BLV1	BLV2	BLV3	BLV4
Higher Value	300	300	300	300
Medium Value	300	300	300	300
Lower Value	300	300	235	80

Site type	Co-living with 35% AH PIL			
	BLV1	BLV2	BLV3	BLV4
Higher Value	300	300	300	235
Medium Value	N/V	N/V	N/V	N/V
Lower Value	N/V	N/V	N/V	N/V

Site type	Co-Living with 50% AH PIL			
	BLV1	BLV2	BLV3	BLV4
Higher Value	200	80	N/V	N/V
Medium Value	N/V	N/V	N/V	N/V
Lower Value	N/V	N/V	N/V	N/V

- 6.23 As before, in arriving at our recommended CIL charges we have had regard to the development scenarios that are currently viable and that might, therefore, be affected by a CIL requirement. We therefore recommend that OPDC sets its CIL rate on the basis of a maximum CIL charge of £235 per square metre. After netting off Mayoral CIL2 from this maximum CIL charge and allowing for an appropriate buffer this suggests a CIL charge of £135 per square metre, which amounts to circa 3% of development costs.

Student Accommodation

- 6.24 The results of our appraisals of student accommodation developments are attached at **Appendix 7** and summarised in Table 6.24.1 below. This indicates that such developments are viable and able to deliver affordable student accommodation as well as support a maximum CIL rate of £300 per square metre. We therefore recommend that OPDC considers adopting a CIL rate of £190 per square metre for such uses, which allows for both mayoral CIL and an appropriate buffer. This level of charge would amount to circa 4.5% of development costs.

Table 6.24.1 Maximum CIL rates for student accommodation schemes

Site type	Student Accommodation			
	BLV1	BLV2	BLV3	BLV4
100% Private Student Accommodation	300	300	300	300
35% Affordable Student Accommodation	300	300	300	300
50% Affordable Student Accommodation	80	0	0	0

Assessment – commercial development

- 6.25 Our appraisals indicate that the potential for commercial schemes to be viably delivered varies between different uses.
- 6.26 As noted in section 4, the level of rents that can be achieved for commercial space varies according to location; quality of building; and configuration of space. Consequently, our appraisals adopt a 'base' position based on average rents for each type of development and show the results of appraisals with lower and higher rents. This analysis will enable OPDC to consider the robustness of potential CIL charges on commercial uses, including the impact that changes in rents might have on viability.

Offices

- 6.27 The results of our appraisals indicate that smaller office developments delivered to Cat A standards are challenging, however larger developments are better able to absorb these costs and viably accommodate a maximum CIL charge of £180 per square metre (See **Appendix 8** for a copy of our appraisal results).
- 6.28 Given this position, the OPDC could either adopt a nominal CIL rate on all offices or a split rate approach of a nominal CIL rate of say £35 per square metre on small office development and a charge of £80 per square metre on large office developments (i.e. 20,000 square foot+). At a nominal rate of £35 per square metre this amounts to circa 0.9% of development costs, whilst a CIL charge of £80 per square metre would amount to circa 2% of development costs.

Industrial and Warehousing

- 6.29 Our appraisals for industrial and warehouse developments within OPDC's area (see **Appendix 9**) indicate that the viability of speculative developments for such uses is likely to be challenging given high build costs for stacked industrial uses and high existing use values. We recommend that OPDC consider adopting a nominal CIL rate for industrial and warehouse uses. A nominal rate of £35 per square metre amounts to circa 0.9% of development costs.

Data Centres

- 6.30 Our assessment of Data Centres identifies that such uses are viable in the OPDC area given the good supply of high voltage power and data cables and consequently such developments will have the capacity to support a maximum CIL charge of £212 per square metre (see **Appendix 10**). After taking into account Mayoral CIL2 and an appropriate buffer, we recommend that OPDC considers setting a charge of £120 per square metre for such uses.

Retail

- 6.31 Our appraisals of both retail foodstores (>280 square metre) and all other retail in the OPDC's area identifies that, at present, the viability of such developments is challenging at current market rents and yields. The results of our testing of such retail units are set out in **Appendix 11**. We would recommend that OPDC considers adopting a nominal CIL rate for such uses. A nominal rate of £35 per square metre amounts to circa 0.9% to 1.3% of development costs for retail foodstore and all other retail developments respectively.

Hotel

- 6.32 The results of our assessment of hotel development is attached at **Appendix 12**. This indicates that at current values, hotel developments are could viably support a maximum CIL charge of £180 per square metre (inclusive of mayoral CIL). After removing Mayoral CIL2 and including an allowance of an appropriate buffer from the maximum charge we recommend that the OPDC considers adopting a rate of £80 per square metre for such uses. This level of charge would amount to circa 1.5% of development costs.

All other uses

- 6.33 Given the OPDC's high levels of public transport accessibility and large scale regeneration area status, we understand that the area is likely to receive interest in the delivery of new leisure products or one off/unique developments such as entertainment, educational and cultural venues. Such development proposals will have an impact on the infrastructure capacity within OPDC's area. In our experience such uses are difficult to viability test with certainty as every scheme and use will be different.

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- 6.34 To this end, should the OPDC wish to do so, it would be able to set a nominal rate of CIL on all other uses of say £35 per square metre. A nominal rate is unlikely to be a significant factor in developers' decision making and could be absorbed without having a significant impact on viability across OPDC's area. In addition, OPDC could consider excluding uses such as healthcare, emergency services facilities and education from this category, which is in line with the Mayoral CIL approach. Should OPDC not wish to proceed with a nominal rate on all other uses, a nil rate would apply by default unless a rate has been explicitly set. The uses include all uses not explicitly mentioned in this report as well as those which are advised to set a nil or nominal rate.

7 Conclusions and recommendations

- 7.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan” (paragraph 34).
- 7.2 This report and its supporting appendices test the ability of development typologies in OPDC to support local plan policies while making contributions to infrastructure that will support growth through CIL. The study takes account of the cumulative impact of the OPDC’s current planning requirements, in line with the requirements of the NPPF, PPG and the Local Housing Delivery Group guidance ‘Viability Testing Local Plans: Advice for planning practitioners’. In addition, we have reflected the impact of the Mayoral CIL2.

Residential schemes

- 7.3 We have tested **market sale residential schemes** in the OPDC area with a range of affordable housing percentages. In arriving at the recommended CIL rate we have sought to balance CIL against the OPDC’s affordable housing policy target in its Local Plan of 50% with a minimum threshold level of 35%, in line with the London Plan. We recommend that the OPDC considers setting a CIL rate of £80 per square metre for residential development.
- 7.4 The recommended rate is set at a discount to the maximum rates identified, in line with the requirements set out in the NPPG i.e. the rates are not set at the limits of viability. Consequently, there is sufficient flexibility for schemes to be able to withstand the impact of economic cycles over the life of the Charging Schedule. That said, current mainstream forecasts are that residential values will increase over the next five years.
- 7.5 Our testing indicates that the proposed 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. We consider that for residential schemes, the application of CIL of is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme value, the suggested CIL rate will be a modest amount, typically accounting for between 1.02% and 1.49% of development costs and on average 1.26% of development costs. It is worth noting that some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that OPDC pays limited regard to these schemes as they are unlikely to come forward unless there are significant changes to main appraisal inputs.
- 7.6 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, and ensuring that developments generate acceptable returns to willing landowners and willing developers. OPDC 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.
- 7.7 The results of our appraisals of **residential development delivered as BtR** identifies that these schemes can support a CIL charge along with delivering affordable housing on site. As with our assessment of the market sale schemes’ viability, however, we highlight that not all schemes will be viable at any given level of affordable housing, particularly in complex urban areas such as the OPDC. Where a scheme is unviable the imposition of CIL at a zero level will not make the scheme viable. We recommend that the OPDC considers setting a rate of £80 per square metre for BtR schemes. This reflects a charge of no more than circa 4% of development costs, which in our experience is unlikely to be the determining factor in a developer’s decision making as to whether they deliver such developments.

Other forms of residential

- 7.8 Our testing identifies that at current values and costs, viability is challenging on **elderly persons accommodation** in the OPDC's area. We therefore suggest that OPDC considers setting a nominal rate of £35 per square metre on such developments, which would equate to less than 1% of development costs in most instances (0.7% of costs).
- 7.9 The results of our testing of **co-living schemes** including allowances for contributions towards affordable housing, as required by the London Plan and the OPDC's policy on such uses, identifies that such schemes should be able to absorb a CIL rate of £135 per square metre. This level of charge equates to circa 1.1% of development value.
- 7.10 Our assessment of **student accommodation** identifies that these schemes can viably deliver affordable student accommodation as well as support a maximum CIL rate of £300 per square metre. Given this, we recommend that OPDC considers adopting a CIL rate of £190 per square metre. This level of charge would amount to circa 4.5% of development costs.

Commercial schemes

- 7.11 With regard to commercial developments, our testing of **hotels** and **data centres** identifies that they generate positive outcomes and can viably support a CIL charge. Based on the results of our testing and analysis, we have suggested a CIL rate of £80 per square metre on hotel developments and £120 per square metre for data centres developments. These rates equate to charges of 1.5% and circa 2.5% of development costs respectively.
- 7.12 We have identified through our testing that the viability of smaller **office developments** in the OPDC area is challenging, however larger office developments (20,000 +) can viably support a CIL charge of £80 per square metre. OPDC could set a split rate for offices with a nominal rate of say £35 per square metre on small office developments and a charge of £80 per square metre on larger office developments. Alternatively, OPDC could choose to set a nominal rate on larger offices as well if it is unlikely that there will be many developments coming forward over the life of the charging schedule.
- 7.13 Our testing identifies that viability is challenging for **industrial and warehousing** and **retail schemes** in the OPDC's area at current values and costs. We therefore suggest that OPDC considers setting a nominal rate of £35 per square metre on such developments, which would equate to no more than 1.3% of development costs and typically less than 1%.

All other uses

- 7.14 Should OPDC wish to do so, they would be able to set a nominal rate of CIL on **all other uses** of no more than say £35 per square metre. This would ensure that all development is contributing towards infrastructure required to support this growth. Such a charge would be in line with the requirements of Regulation 14, which identifies that when deciding the levy rates, an authority must strike an appropriate balance between additional investment to support development and the potential effect on the viability of developments.
- 7.15 A nominal CIL charge is unlikely to be a significant factor in developers' decision making typically being less than 1% of development costs and could therefore be absorbed without having a significant impact on the viability of developments across the OPDC's area, whilst making an important contribution towards the delivery of much needed supporting infrastructure. In addition, OPDC could consider excluding uses such as healthcare, emergency services facilities and education from this category. Should OPDC not wish to proceed with a nominal rate on all other uses, a nil rate would apply by default unless a rate has been explicitly set. As set out above, we have advised that OPDC includes elderly accommodation, offices, retail and industrial and warehousing within this category.

Summary of suggested CIL rates

- 7.16 We set out a summary of the suggested CIL rates for OPDC's Draft Charging Schedule in table 7.16.1 below.

Table 7.16.1: Suggested CIL rates

Use	OPDC Suggested (£ per sq m) CIL Charge
Residential (excluding Older Persons Housing)	£80
Co-living	£135
Student accommodation	£190
Hotel	£80
Data Centres	£120
Large Offices (20,000 sq ft +)	£80
All other Uses ²⁵	£35

Additional observations

- 7.17 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 the introduction of CIL 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.
- 7.18 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.
- 7.19 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of OPDC'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 OPDC's policies and requirements.
- 7.20 Notwithstanding the results of the testing in this study of higher density developments reflecting challenging development there are a number of flatted development schemes that have been delivered, consented and coming forward and for which planning permission is being pursued. This evidence of actual schemes demonstrates the complexity of delivering developments and that despite the results of this testing developers are able to make such schemes work in OPDC's area.
- 7.21 It is worth noting that the results of this viability exercise, which identify certain commercial development as not viable, do not mean that sites will not be developed within OPDC's area for these uses as viability is only one of many factors which affect whether a site is developed. Park Royal and the surrounding areas is one of London's primary industrial areas and achieves the highest industrial values in London. Owner occupiers such as a logistics companies, may wish to locate in OPDC as it both complements their existing locations and provides good links to the strategic highway network as well as providing good power and

²⁵ Excluding: Medical, health and emergency services which are publicly funded and Development used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher education and affordable workspace.

data sources. Alternatively, a business may wish to develop their own premises by reference to their own cost benefit analysis, which will bear little relationship to the residual land value calculations that a speculative landlord developer may undertake.

- 7.22 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. OPDC 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.
- 7.23 This study demonstrates that the proposed CIL charges are set at a level which 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 - CDM Project Services cost advice

Building type	Base Rate 1st Quarter 2021 based on Benchmarks	Base Rate 1st Quarter 2021 based on Benchmarks	Base Rate in report in 2021 report	External works	BREEAM Excellent	Carbon policy	Wheelchair homes	Fixtures and fittings	Comments
	£/m2	£/ft2		Percentage	£/m2	£/m2	each £	unit £	
<u>Residential</u>									
Density 300 Private	3000	279	280	8%	N/A	1.25%	5,000	N/A	
Density 300 Affordable	2800	260	260	8%	N/A	1.25%	5,000	N/A	
Density 400 Private	3100	288	290	6%	N/A	1.25%	5,000	N/A	
Density 400 Affordable	2900	269	270	6%	N/A	1.25%	5,000	N/A	
Density 500 Private	3200	297	300	6%	N/A	1.25%	5,000	N/A	
Density 500 Affordable	3000	279	280	6%	N/A	1.25%	5,000	N/A	
Density 600 Private	3300	307	310	5%	N/A	1.25%	5,000	N/A	
Density 600 Affordable	3100	288	290	5%	N/A	1.25%	5,000	N/A	
Density 800 Private	3500	325	320	5%	N/A	1.25%	5,000	N/A	
Density 800 Affordable	3300	307	300	5%	N/A	1.25%	5,000	N/A	
<u>Residential PRS</u>									
Density 500 Private	3200	297	300	6%	N/A	1.25%	5,000	See below	
Density 500 Affordable	3000	279	280	6%	N/A	1.25%	5,000	See below	
Private furnishings and fittings								9,000	PRS will have FF+E per apartment
Affordable furnishings and fittings								6,000	PRS will have FF+E per apartment
<u>Co Living</u>									
10,000m2 -240 rooms 16m2 all with Kitchenettes	3000	279	280	6%	N/A	1.25%	2,250	See below	Based on new Collective schemes
Furnishing and fittings								7,000	Per bedroom
<u>Retirement</u>									
Density 400 Private	3255	302	300	6%	N/A	1.25%	5,000	N/A	
Density 400 affordable	3000	279	280	6%	N/A	1.25%	5,000	N/A	
Density 400 Private extra care	3580	333	335	6%	N/A	1.25%	5,000	N/A	

Building type	Base Rate 1st Quarter 2021 based on Benchmarks	Base Rate 1st Quarter 2021 based on Benchmarks	Base Rate in report in 2021 report	External works	BREEAM Excellent	Carbon policy	Wheelchair homes	Fixtures and fittings	Comments
	£/m2	£/ft2		Percentage	£/m2	£/m2	each £	unit £	
Density 400 affordable extra care	3400	316	315	6%	N/A	1.25%	5,000	N/A	
<u>Student Accommodation</u>									
Based on 500 beds, 12,500m2	2900	269	270	6%	N/A	1.25%	5,000	N/A	
Furnishing and fittings								5,000	Per Key
<u>Hotel</u>									
4 star 466 bed 20,400	3200	297	300	8%	1.00%	1.25%	N/A	N/A	Park Plaza Western Avenue
Furnishing and fittings								10,000	
200 bed -5,200m2	2900	269	270	8%	1.00%	1.25%	N/A	N/A	Budget hotel
Furnishing and fittings								7,000	Per key
<u>Commercial</u>									
Small office to CAT A	2,800	260	260	8%	1.00%	1.25%	N/A	TBA	
Office to CAT A	2,600	242	245	8%	1.00%	1.25%	N/A	TBA	
Office shell and core	2,100	195	195	8%	1.00%	1.25%	N/A	TBA	
Retail shell and core	1,900	177	180	8%	1.00%	1.25%	N/A	TBA	
<u>Industrial</u>									
Small multi level industrial	1,950	181	185	25%	1.00%	1.25%	N/A	TBA	External works allows for multi-level yards
Medium multi storey industrial	1,750	163	165	25%	1.00%	1.25%	N/A	TBA	External works allows for multi-level yards
Large multi storey industrial	1,650	153	155	25%	1.00%	1.25%	N/A	TBA	External works allows for multi-level yards
Small standard industrial	1,200	111	115	10%	1.00%	1.25%	N/A	TBA	
Medium standard industrial	1,100	102	105	10%	1.00%	1.25%	N/A	TBA	
Large standard industrial	1,000	93	95	10%	1.00%	1.25%	N/A	TBA	

Building type	Base Rate 1st Quarter 2021 based on Benchmarks	Base Rate 1st Quarter 2021 based on Benchmarks	Base Rate in report in 2021 report	External works	BREEAM Excellent	Carbon policy	Wheelchair homes	Fixtures and fittings	Comments
	£/m2	£/ft2		Percentage	£/m2	£/m2	each £	unit £	
<p><u>Demolitions</u></p> <p>Demolition of existing buildings</p> <p>Notes Costs are at 1st Quarter 2021 Costs exclude , contingency, profesional fees, VAT , NHBC , latent defects insurance and the like Costs exclude site remediation Costs exclude off site infrastructure, service upgrades, service diversions or the like The costs exclude any effects of the new Building Regulations due to be implemented in 2022</p>	80.00								£80/m2 of site aea

Appendix 2 - Residential appraisal results at base costs and values

Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary

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

Affordable Housing	35%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Site type T1 - Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	275	0	#N/A	#N/A
£900 per sq ft	300	300	225	#N/A

Site type T2 - Medium-Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	80	#N/A	#N/A	#N/A
£850 per sq ft	300	225	100	#N/A
£900 per sq ft	300	300	300	200

Site type T3 - Medium Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	200	100	0	#N/A

Site type T4 - Medium-High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	0	#N/A	#N/A	#N/A
£900 per sq ft	300	190	100	#N/A

Site type T5 - High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	200	100	0	#N/A

Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary

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

Affordable Housing	40%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Site type T1 - Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	100	#N/A	#N/A	#N/A
£900 per sq ft	300	200	0	#N/A

Site type T2 - Medium-Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	235	0	#N/A	#N/A
£900 per sq ft	300	300	235	0

Site type T3 - Medium Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	0	#N/A	#N/A	#N/A

Site type T4 - Medium-High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	100	0	#N/A	#N/A

Site type T5 - High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	0	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary

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

Affordable Housing	50%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Site type T1 - Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	0	#N/A	#N/A	#N/A

Site type T2 - Medium-Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	200	0	#N/A	#N/A

Site type T3 - Medium Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

Site type T4 - Medium-High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

Site type T5 - High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary

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

Affordable Housing	30%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Site type T1 - Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	80	#N/A	#N/A	#N/A
£850 per sq ft	300	190	0	#N/A
£900 per sq ft	300	300	300	100

Site type T2 - Medium-Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	190	0	#N/A	#N/A
£850 per sq ft	300	300	235	0
£900 per sq ft	300	300	300	300

Site type T3 - Medium Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	0	#N/A	#N/A	#N/A
£900 per sq ft	300	225	135	0

Site type T4 - Medium-High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	165	0	0	#N/A
£900 per sq ft	300	300	275	150

Site type T5 - High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	80	0	#N/A	#N/A
£900 per sq ft	300	275	225	125

Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary

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

Affordable Housing	30%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Site type T1 - Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	80	#N/A	#N/A	#N/A
£850 per sq ft	300	190	0	#N/A
£900 per sq ft	300	300	300	100

Site type T2 - Medium-Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	190	0	#N/A	#N/A
£850 per sq ft	300	300	235	0
£900 per sq ft	300	300	300	300

Site type T3 - Medium Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	0	#N/A	#N/A	#N/A
£900 per sq ft	300	225	135	0

Site type T4 - Medium-High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	165	0	0	#N/A
£900 per sq ft	300	300	275	150

Site type T5 - High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	80	0	#N/A	#N/A
£900 per sq ft	300	275	225	125

Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary

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

Affordable Housing	20%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Site type T1 - Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	275	100	#N/A	#N/A
£850 per sq ft	300	300	275	0
£900 per sq ft	300	300	300	300

Site type T2 - Medium-Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	0	#N/A	#N/A	#N/A
£800 per sq ft	300	200	100	#N/A
£850 per sq ft	300	300	300	250
£900 per sq ft	300	300	300	300

Site type T3 - Medium Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	0	#N/A	#N/A	#N/A
£850 per sq ft	275	175	100	#N/A
£900 per sq ft	300	300	300	250

Site type T4 - Medium-High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	125	0	#N/A	#N/A
£850 per sq ft	300	300	250	150
£900 per sq ft	300	300	300	300

Site type T5 - High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	0	#N/A	#N/A	#N/A
£850 per sq ft	300	265	200	135
£900 per sq ft	300	300	300	300

Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary

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

Affordable Housing	10%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Site type T1 - Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	125	#N/A	#N/A	#N/A
£800 per sq ft	300	265	150	#N/A
£850 per sq ft	300	300	300	250
£900 per sq ft	300	300	300	300

Site type T2 - Medium-Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	190	0	0	#N/A
£800 per sq ft	300	300	275	135
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

Site type T3 - Medium Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	135	0	0	#N/A
£850 per sq ft	300	300	250	135
£900 per sq ft	300	300	300	300

Site type T4 - Medium-High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	0	#N/A	#N/A	#N/A
£800 per sq ft	300	235	175	80
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

Site type T5 - High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	265	200	150	0
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary

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

Affordable Housing	0%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Site type T1 - Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	235	100	0	#N/A
£800 per sq ft	300	300	275	100
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

Site type T2 - Medium-Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	0	#N/A	#N/A	#N/A
£750 per sq ft	300	190	100	#N/A
£800 per sq ft	300	300	300	265
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

Site type T3 - Medium Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	235	150	100	0
£850 per sq ft	300	300	300	250
£900 per sq ft	300	300	300	300

Site type T4 - Medium-High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	175	100	0	#N/A
£800 per sq ft	300	300	300	250
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

Site type T5 - High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	135	80	0	#N/A
£800 per sq ft	300	300	300	235
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary

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

Affordable Housing	35%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Site type T1 - Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	275	0	#N/A	#N/A
£900 per sq ft	300	300	225	#N/A

Site type T2 - Medium-Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	80	#N/A	#N/A	#N/A
£850 per sq ft	300	225	100	#N/A
£900 per sq ft	300	300	300	200

Site type T3 - Medium Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	200	100	0	#N/A

Site type T4 - Medium-High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	0	#N/A	#N/A	#N/A
£900 per sq ft	300	190	100	#N/A

Site type T5 - High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	200	100	0	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 1

No of units	300 units
Density:	300 dph

Affordable %	35%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shered Ownership	49%

Site area	1.0000 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£444,698	444,698	-8,855,302	-11,655,302	-13,655,302	-17,055,302
80	-626,188	-626,188	-9,926,188	-12,726,188	-14,726,188	-18,126,188
100	-893,801	-893,801	-10,193,801	-12,993,801	-14,993,801	-18,393,801
125	-1,228,318	-1,228,318	-10,528,318	-13,328,318	-15,328,318	-18,728,318
135	-1,362,125	-1,362,125	-10,662,125	-13,462,125	-15,462,125	-18,862,125
150	-1,562,834	-1,562,834	-10,862,834	-13,662,834	-15,662,834	-19,062,834
165	-1,763,544	-1,763,544	-11,063,544	-13,863,544	-15,863,544	-19,263,544
175	-1,897,351	-1,897,351	-11,197,351	-13,997,351	-15,997,351	-19,397,351
190	-2,098,061	-2,098,061	-11,398,061	-14,198,061	-16,198,061	-19,598,061
200	-2,231,867	-2,231,867	-11,531,867	-14,331,867	-16,331,867	-19,731,867
225	-2,567,431	-2,567,431	-11,867,431	-14,667,431	-16,667,431	-20,067,431
235	-2,703,279	-2,703,279	-12,003,279	-14,803,279	-16,803,279	-20,203,279
250	-2,907,052	-2,907,052	-12,207,052	-15,007,052	-17,007,052	-20,407,052
265	-3,110,823	-3,110,823	-12,410,823	-15,210,823	-17,210,823	-20,610,823
275	-3,246,671	-3,246,671	-12,546,671	-15,346,671	-17,346,671	-20,746,671
300	-3,586,292	-3,586,292	-12,686,292	-15,686,292	-17,686,292	-21,086,292

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,857,250	4,857,250	-4,442,750	-7,242,750	-9,242,750	-12,642,750
80	3,725,217	3,725,217	-5,574,783	-8,374,783	-10,374,783	-13,774,783
100	3,461,626	3,461,626	-5,838,374	-8,638,374	-10,638,374	-14,038,374
125	3,132,137	3,132,137	-6,167,863	-8,967,863	-10,967,863	-14,367,863
135	3,000,342	3,000,342	-6,299,658	-9,099,658	-11,099,658	-14,499,658
150	2,802,648	2,802,648	-6,497,352	-9,297,352	-11,297,352	-14,697,352
165	2,604,955	2,604,955	-6,695,045	-9,495,045	-11,495,045	-14,895,045
175	2,473,159	2,473,159	-6,826,841	-9,626,841	-11,626,841	-15,026,841
190	2,275,466	2,275,466	-7,024,534	-9,824,534	-11,824,534	-15,224,534
200	2,143,671	2,143,671	-7,156,329	-9,956,329	-11,956,329	-15,356,329
225	1,814,182	1,814,182	-7,485,818	-10,285,818	-12,285,818	-15,685,818
235	1,682,386	1,682,386	-7,617,614	-10,417,614	-12,417,614	-15,817,614
250	1,484,693	1,484,693	-7,815,307	-10,615,307	-12,615,307	-16,015,307
265	1,286,999	1,286,999	-8,013,001	-10,813,001	-12,813,001	-16,213,001
275	1,155,204	1,155,204	-8,144,796	-10,944,796	-12,944,796	-16,344,796
300	825,715	825,715	-8,474,285	-11,274,285	-13,274,285	-16,674,285

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,139,404	9,139,404	-160,596	-2,960,596	-4,960,596	-8,360,596
80	7,954,745	7,954,745	-1,345,255	-4,145,255	-6,145,255	-9,545,255
100	7,695,115	7,695,115	-1,604,885	-4,404,885	-6,404,885	-9,804,885
125	7,366,713	7,366,713	-1,933,287	-4,733,287	-6,733,287	-10,133,287
135	7,234,917	7,234,917	-2,065,083	-4,865,083	-6,865,083	-10,265,083
150	7,037,224	7,037,224	-2,262,776	-5,062,776	-7,062,776	-10,462,776
165	6,839,530	6,839,530	-2,460,470	-5,260,470	-7,260,470	-10,660,470
175	6,707,734	6,707,734	-2,592,266	-5,392,266	-7,392,266	-10,792,266
190	6,510,041	6,510,041	-2,789,959	-5,589,959	-7,589,959	-10,989,959
200	6,378,245	6,378,245	-2,921,755	-5,721,755	-7,721,755	-11,121,755
225	6,048,756	6,048,756	-3,251,244	-6,051,244	-8,051,244	-11,451,244
235	5,916,961	5,916,961	-3,383,039	-6,183,039	-8,183,039	-11,583,039
250	5,719,267	5,719,267	-3,580,733	-6,380,733	-8,380,733	-11,780,733
265	5,521,574	5,521,574	-3,778,426	-6,578,426	-8,578,426	-11,978,426
275	5,389,779	5,389,779	-3,910,221	-6,710,221	-8,710,221	-12,110,221
300	5,060,290	5,060,290	-4,239,710	-7,039,710	-9,039,710	-12,439,710

Maximum CIL rates (per square metre)

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

Site type 1

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,245,926	13,245,926	3,945,926	1,145,926	-854,074	-4,254,074
80	11,995,603	11,995,603	2,695,603	-104,397	-2,104,397	-5,504,397
100	11,735,974	11,735,974	2,435,974	-364,026	-2,364,026	-5,764,026
125	11,411,437	11,411,437	2,111,437	-688,563	-2,688,563	-6,088,563
135	11,281,621	11,281,621	1,981,621	-818,379	-2,818,379	-6,218,379
150	11,086,900	11,086,900	1,786,900	-1,013,100	-3,013,100	-6,413,100
165	10,892,178	10,892,178	1,592,178	-1,207,822	-3,207,822	-6,607,822
175	10,762,362	10,762,362	1,462,362	-1,337,638	-3,337,638	-6,737,638
190	10,567,640	10,567,640	1,267,640	-1,532,360	-3,532,360	-6,932,360
200	10,437,826	10,437,826	1,137,826	-1,662,174	-3,662,174	-7,062,174
225	10,113,289	10,113,289	813,289	-1,986,711	-3,986,711	-7,386,711
235	9,983,474	9,983,474	683,474	-2,116,526	-4,116,526	-7,516,526
250	9,788,751	9,788,751	488,751	-2,311,249	-4,311,249	-7,711,249
265	9,594,029	9,594,029	294,029	-2,505,971	-4,505,971	-7,905,971
275	9,464,214	9,464,214	164,214	-2,635,786	-4,635,786	-8,035,786
300	9,139,678	9,139,678	-160,322	-2,960,322	-4,960,322	-8,360,322

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£0	#N/A	#N/A

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,352,449	17,352,449	8,052,449	5,252,449	3,252,449	-147,551
80	16,036,463	16,036,463	6,736,463	3,936,463	1,936,463	-1,463,537
100	15,776,833	15,776,833	6,476,833	3,676,833	1,676,833	-1,723,167
125	15,452,295	15,452,295	6,152,295	3,352,295	1,352,295	-2,047,705
135	15,322,481	15,322,481	6,022,481	3,222,481	1,222,481	-2,177,519
150	15,127,759	15,127,759	5,827,759	3,027,759	1,027,759	-2,372,241
165	14,933,036	14,933,036	5,633,036	2,833,036	833,036	-2,566,964
175	14,803,222	14,803,222	5,503,222	2,703,222	703,222	-2,696,778
190	14,608,499	14,608,499	5,308,499	2,508,499	508,499	-2,891,501
200	14,478,684	14,478,684	5,178,684	2,378,684	378,684	-3,021,316
225	14,154,147	14,154,147	4,854,147	2,054,147	54,147	-3,345,853
235	14,024,332	14,024,332	4,724,332	1,924,332	-75,668	-3,475,668
250	13,829,611	13,829,611	4,529,611	1,729,611	-270,389	-3,670,389
265	13,634,888	13,634,888	4,334,888	1,534,888	-465,112	-3,865,112
275	13,505,073	13,505,073	4,205,073	1,405,073	-594,927	-3,994,927
300	13,180,536	13,180,536	3,880,536	1,080,536	-919,464	-4,319,464

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£225	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 2

Flats	
No of units	400 units
Density:	400 dph

Affordable %	35%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-373,695	-373,695	-9,673,695	-12,473,695	-14,473,695	-17,873,695
80	-1,792,204	-1,792,204	-11,092,204	-13,892,204	-15,892,204	-19,292,204
100	-2,148,326	-2,148,326	-11,448,326	-14,248,326	-16,248,326	-19,648,326
125	-2,593,477	-2,593,477	-11,893,477	-14,693,477	-16,693,477	-20,093,477
135	-2,771,538	-2,771,538	-12,071,538	-14,871,538	-16,871,538	-20,271,538
150	-3,038,629	-3,038,629	-12,338,629	-15,138,629	-17,138,629	-20,538,629
165	-3,305,720	-3,305,720	-12,605,720	-15,405,720	-17,405,720	-20,805,720
175	-3,483,781	-3,483,781	-12,783,781	-15,583,781	-17,583,781	-20,983,781
190	-3,750,872	-3,750,872	-13,050,872	-15,850,872	-17,850,872	-21,250,872
200	-3,928,933	-3,928,933	-13,228,933	-16,028,933	-18,028,933	-21,428,933
225	-4,374,084	-4,374,084	-13,674,084	-16,474,084	-18,474,084	-21,874,084
235	-4,552,145	-4,552,145	-13,852,145	-16,652,145	-18,652,145	-22,052,145
250	-4,819,236	-4,819,236	-14,119,236	-16,919,236	-18,919,236	-22,319,236
265	-5,086,327	-5,086,327	-14,386,327	-17,186,327	-19,186,327	-22,586,327
275	-5,264,387	-5,264,387	-14,564,387	-17,364,387	-19,364,387	-22,764,387
300	-5,709,539	-5,709,539	-15,009,539	-17,809,539	-19,809,539	-23,209,539

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,401,302	5,401,302	-3,898,698	-6,698,698	-8,698,698	-12,098,698
80	3,932,944	3,932,944	-5,367,056	-8,167,056	-10,167,056	-13,567,056
100	3,587,042	3,587,042	-5,712,958	-8,512,958	-10,512,958	-13,912,958
125	3,148,580	3,148,580	-6,151,420	-8,951,420	-10,951,420	-14,351,420
135	2,973,197	2,973,197	-6,326,803	-9,126,803	-11,126,803	-14,526,803
150	2,710,119	2,710,119	-6,589,881	-9,389,881	-11,389,881	-14,789,881
165	2,447,042	2,447,042	-6,852,958	-9,652,958	-11,652,958	-15,052,958
175	2,271,658	2,271,658	-7,028,342	-9,828,342	-11,828,342	-15,228,342
190	2,008,581	2,008,581	-7,291,419	-10,091,419	-12,091,419	-15,491,419
200	1,833,196	1,833,196	-7,466,804	-10,266,804	-12,266,804	-15,666,804
225	1,394,734	1,394,734	-7,905,266	-10,705,266	-12,705,266	-16,105,266
235	1,219,351	1,219,351	-8,080,649	-10,880,649	-12,880,649	-16,280,649
250	956,273	956,273	-8,343,727	-11,143,727	-13,143,727	-16,543,727
265	693,196	693,196	-8,606,804	-11,406,804	-13,406,804	-16,806,804
275	517,812	517,812	-8,782,188	-11,582,188	-13,582,188	-16,982,188
300	79,351	79,351	-9,220,649	-12,020,649	-14,020,649	-17,420,649

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,973,485	10,973,485	1,673,485	-1,126,515	-3,126,515	-6,526,515
80	9,416,026	9,416,026	116,026	-2,683,974	-4,683,974	-8,083,974
100	9,070,529	9,070,529	-229,471	-3,029,471	-5,029,471	-8,429,471
125	8,638,657	8,638,657	-661,343	-3,461,343	-5,461,343	-8,861,343
135	8,465,908	8,465,908	-834,092	-3,634,092	-5,634,092	-9,034,092
150	8,206,785	8,206,785	-1,093,215	-3,893,215	-5,893,215	-9,293,215
165	7,947,662	7,947,662	-1,352,338	-4,152,338	-6,152,338	-9,552,338
175	7,774,913	7,774,913	-1,525,087	-4,325,087	-6,325,087	-9,725,087
190	7,515,790	7,515,790	-1,784,210	-4,584,210	-6,584,210	-9,984,210
200	7,343,041	7,343,041	-1,956,959	-4,756,959	-6,756,959	-10,156,959
225	6,911,170	6,911,170	-2,388,830	-5,188,830	-7,188,830	-10,588,830
235	6,738,421	6,738,421	-2,561,579	-5,361,579	-7,361,579	-10,761,579
250	6,479,298	6,479,298	-2,820,702	-5,620,702	-7,620,702	-11,020,702
265	6,220,175	6,220,175	-3,079,825	-5,879,825	-7,879,825	-11,279,825
275	6,047,426	6,047,426	-3,252,574	-6,052,574	-8,052,574	-11,452,574
300	5,615,554	5,615,554	-3,684,446	-6,484,446	-8,484,446	-11,884,446

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	#N/A	#N/A	#N/A

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,350,552	16,350,552	7,050,552	4,250,552	2,250,552	-1,149,448
80	14,720,232	14,720,232	5,420,232	2,620,232	620,232	-2,779,768
100	14,374,734	14,374,734	5,074,734	2,274,734	274,734	-3,125,266
125	13,942,862	13,942,862	4,642,862	1,842,862	-157,138	-3,557,138
135	13,770,113	13,770,113	4,470,113	1,670,113	-329,867	-3,729,867
150	13,510,990	13,510,990	4,210,990	1,410,990	-589,010	-3,989,010
165	13,251,867	13,251,867	3,951,867	1,151,867	-848,133	-4,248,133
175	13,079,118	13,079,118	3,779,118	979,118	-1,020,882	-4,420,882
190	12,819,995	12,819,995	3,519,995	719,995	-1,280,005	-4,680,005
200	12,647,247	12,647,247	3,347,247	547,247	-1,452,753	-4,852,753
225	12,215,375	12,215,375	2,915,375	115,375	-1,884,625	-5,284,625
235	12,042,626	12,042,626	2,742,626	-57,374	-2,057,374	-5,457,374
250	11,783,502	11,783,502	2,483,502	-316,498	-2,316,498	-5,716,498
265	11,524,379	11,524,379	2,224,379	-575,621	-2,575,621	-5,975,621
275	11,351,630	11,351,630	2,051,630	-748,370	-2,748,370	-6,148,370
300	10,919,758	10,919,758	1,619,758	-1,180,242	-3,180,242	-6,580,242

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£225	£100	#N/A

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,673,622	21,673,622	12,373,622	9,573,622	7,573,622	4,173,622
80	19,965,837	19,965,837	10,665,837	7,865,837	5,865,837	2,465,837
100	19,625,531	19,625,531	10,325,531	7,525,531	5,525,531	2,125,531
125	19,200,151	19,200,151	9,900,151	7,100,151	5,100,151	1,700,151
135	19,029,997	19,029,997	9,729,997	6,929,997	4,929,997	1,529,997
150	18,774,769	18,774,769	9,474,769	6,674,769	4,674,769	1,274,769
165	18,519,540	18,519,540	9,219,540	6,419,540	4,419,540	1,019,540
175	18,349,387	18,349,387	9,049,387	6,249,387	4,249,387	849,387
190	18,094,158	18,094,158	8,794,158	5,994,158	3,994,158	594,158
200	17,924,006	17,924,006	8,624,006	5,824,006	3,824,006	424,006
225	17,498,625	17,498,625	8,198,625	5,398,625	3,398,625	-1,375
235	17,328,472	17,328,472	8,028,472	5,228,472	3,228,472	-171,528
250	17,073,244	17,073,244	7,773,244	4,973,244	2,973,244	-426,756
265	16,818,015	16,818,015	7,518,015	4,718,015	2,718,015	-681,985
275	16,647,862	16,647,862	7,347,862	4,547,862	2,547,862	-852,138
300	16,222,481	16,222,481	6,922,481	4,122,481	2,122,481	-1,277,519

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£200

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 3

No of units	500 units
Density:	500 dph

Affordable %	35%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shered Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,680,565	-12,680,565	-21,980,565	-24,780,565	-26,780,565	-30,180,565
80	-14,400,455	-14,400,455	-23,700,455	-26,500,455	-28,500,455	-31,900,455
100	-14,881,119	-14,881,119	-24,181,119	-26,981,119	-28,981,119	-32,381,119
125	-15,481,948	-15,481,948	-24,781,948	-27,581,948	-29,581,948	-32,981,948
135	-15,722,280	-15,722,280	-25,022,280	-27,822,280	-29,822,280	-33,222,280
150	-16,082,777	-16,082,777	-25,382,777	-28,182,777	-30,182,777	-33,582,777
165	-16,443,275	-16,443,275	-25,743,275	-28,543,275	-30,543,275	-33,943,275
175	-16,683,606	-16,683,606	-25,983,606	-28,783,606	-30,783,606	-34,183,606
190	-17,044,104	-17,044,104	-26,344,104	-29,144,104	-31,144,104	-34,544,104
200	-17,284,436	-17,284,436	-26,584,436	-29,384,436	-31,384,436	-34,784,436
225	-17,885,265	-17,885,265	-27,185,265	-29,985,265	-31,985,265	-35,385,265
235	-18,125,597	-18,125,597	-27,425,597	-30,225,597	-32,225,597	-35,625,597
250	-18,486,094	-18,486,094	-27,786,094	-30,586,094	-32,586,094	-35,986,094
265	-18,846,592	-18,846,592	-28,146,592	-30,946,592	-32,946,592	-36,346,592
275	-19,086,924	-19,086,924	-28,386,924	-31,186,924	-33,186,924	-36,586,924
300	-19,687,753	-19,687,753	-28,987,753	-31,787,753	-33,787,753	-37,187,753

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,437,218	-5,437,218	-14,737,218	-17,537,218	-19,537,218	-22,937,218
80	-7,244,034	-7,244,034	-16,544,034	-19,344,034	-21,344,034	-24,744,034
100	-7,717,474	-7,717,474	-17,017,474	-19,817,474	-21,817,474	-25,217,474
125	-8,309,274	-8,309,274	-17,609,274	-20,409,274	-22,409,274	-25,809,274
135	-8,545,604	-8,545,604	-17,845,604	-20,645,604	-22,645,604	-26,045,604
150	-8,901,073	-8,901,073	-18,201,073	-21,001,073	-23,001,073	-26,401,073
165	-9,256,153	-9,256,153	-18,556,153	-21,356,153	-23,356,153	-26,756,153
175	-9,492,873	-9,492,873	-18,792,873	-21,592,873	-23,592,873	-26,992,873
190	-9,847,952	-9,847,952	-19,147,952	-21,947,952	-23,947,952	-27,347,952
200	-10,084,672	-10,084,672	-19,384,672	-22,184,672	-24,184,672	-27,584,672
225	-10,679,493	-10,679,493	-19,979,493	-22,779,493	-24,779,493	-28,179,493
235	-10,919,826	-10,919,826	-20,219,826	-23,019,826	-25,019,826	-28,419,826
250	-11,280,323	-11,280,323	-20,580,323	-23,380,323	-25,380,323	-28,780,323
265	-11,640,821	-11,640,821	-20,940,821	-23,740,821	-25,740,821	-29,140,821
275	-11,881,153	-11,881,153	-21,181,153	-23,981,153	-25,981,153	-29,381,153
300	-12,481,981	-12,481,981	-21,781,981	-24,581,981	-26,581,981	-29,981,981

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,515,973	1,515,973	-7,784,027	-10,584,027	-12,584,027	-15,984,027
80	-350,805	-350,805	-9,650,805	-12,450,805	-14,450,805	-17,850,805
100	-817,129	-817,129	-10,117,129	-12,917,129	-14,917,129	-18,317,129
125	-1,400,035	-1,400,035	-10,700,035	-13,500,035	-15,500,035	-18,900,035
135	-1,633,197	-1,633,197	-10,933,197	-13,733,197	-15,733,197	-19,133,197
150	-1,987,652	-1,987,652	-11,287,652	-14,087,652	-16,087,652	-19,487,652
165	-2,342,732	-2,342,732	-11,642,732	-14,442,732	-16,442,732	-19,842,732
175	-2,579,452	-2,579,452	-11,879,452	-14,679,452	-16,679,452	-20,079,452
190	-2,934,532	-2,934,532	-12,234,532	-15,034,532	-17,034,532	-20,434,532
200	-3,171,251	-3,171,251	-12,471,251	-15,271,251	-17,271,251	-20,671,251
225	-3,763,051	-3,763,051	-13,063,051	-15,863,051	-17,863,051	-21,263,051
235	-3,999,770	-3,999,770	-13,299,770	-16,099,770	-18,099,770	-21,499,770
250	-4,354,850	-4,354,850	-13,654,850	-16,454,850	-18,454,850	-21,854,850
265	-4,709,930	-4,709,930	-14,009,930	-16,809,930	-18,809,930	-22,209,930
275	-4,946,650	-4,946,650	-14,246,650	-17,046,650	-19,046,650	-22,446,650
300	-5,538,449	-5,538,449	-14,838,449	-17,638,449	-19,638,449	-23,038,449

Maximum CIL rates (per square metre)

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

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,108,622	8,108,622	-1,191,378	-3,991,378	-5,991,378	-9,391,378
80	6,141,699	6,141,699	-3,158,301	-5,958,301	-7,958,301	-11,358,301
100	5,682,383	5,682,383	-3,617,617	-6,417,617	-8,417,617	-11,817,617
125	5,108,239	5,108,239	-4,191,761	-6,991,761	-8,991,761	-12,391,761
135	4,878,581	4,878,581	-4,421,419	-7,221,419	-9,221,419	-12,621,419
150	4,534,093	4,534,093	-4,765,907	-7,565,907	-9,565,907	-12,965,907
165	4,189,607	4,189,607	-5,110,393	-7,910,393	-9,910,393	-13,310,393
175	3,959,949	3,959,949	-5,340,051	-8,140,051	-10,140,051	-13,540,051
190	3,615,462	3,615,462	-5,684,538	-8,484,538	-10,484,538	-13,884,538
200	3,385,804	3,385,804	-5,914,196	-8,714,196	-10,714,196	-14,114,196
225	2,811,659	2,811,659	-6,488,341	-9,288,341	-11,288,341	-14,688,341
235	2,582,001	2,582,001	-6,717,999	-9,517,999	-11,517,999	-14,917,999
250	2,237,514	2,237,514	-7,062,486	-9,862,486	-11,862,486	-15,262,486
265	1,893,027	1,893,027	-7,406,973	-10,206,973	-12,206,973	-15,606,973
275	1,663,369	1,663,369	-7,636,631	-10,436,631	-12,436,631	-15,836,631
300	1,089,224	1,089,224	-8,210,776	-11,010,776	-13,010,776	-16,410,776

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,612,821	14,612,821	5,312,821	2,512,821	512,821	-2,887,179
80	12,569,508	12,569,508	3,269,508	469,508	-1,530,492	-4,930,492
100	12,117,096	12,117,096	2,817,096	17,096	-1,982,904	-5,382,904
125	11,551,580	11,551,580	2,251,580	-548,420	-2,548,420	-5,948,420
135	11,325,373	11,325,373	2,025,373	-774,627	-2,774,627	-6,174,627
150	10,986,064	10,986,064	1,686,064	-1,113,936	-3,113,936	-6,513,936
165	10,546,753	10,546,753	1,346,753	-1,453,247	-3,453,247	-6,853,247
175	10,420,548	10,420,548	1,120,548	-1,679,452	-3,679,452	-7,079,452
190	10,081,237	10,081,237	781,237	-2,018,763	-4,018,763	-7,418,763
200	9,855,031	9,855,031	555,031	-2,244,969	-4,244,969	-7,644,969
225	9,289,515	9,289,515	-10,485	-2,810,485	-4,810,485	-8,210,485
235	9,063,309	9,063,309	-236,691	-3,036,691	-5,036,691	-8,436,691
250	8,723,998	8,723,998	-576,002	-3,376,002	-5,376,002	-8,776,002
265	8,380,259	8,380,259	-919,741	-3,719,741	-5,719,741	-9,119,741
275	8,150,601	8,150,601	-1,149,399	-3,949,399	-5,949,399	-9,349,399
300	7,576,455	7,576,455	-1,723,545	-4,523,545	-6,523,545	-9,923,545

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£100	£0	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 4

No of units	600 units
Density:	600 dph

Affordable %	35%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,993,043	-13,993,043	-23,293,043	-26,093,043	-28,093,043	-31,493,043
80	-15,939,566	-15,939,566	-25,239,566	-28,039,566	-30,039,566	-33,439,566
100	-16,482,992	-16,482,992	-25,782,992	-28,582,992	-30,582,992	-33,982,992
125	-17,162,275	-17,162,275	-26,462,275	-29,262,275	-31,262,275	-34,662,275
135	-17,433,987	-17,433,987	-26,733,987	-29,533,987	-31,533,987	-34,933,987
150	-17,841,557	-17,841,557	-27,141,557	-29,941,557	-31,941,557	-35,341,557
165	-18,249,127	-18,249,127	-27,549,127	-30,349,127	-32,349,127	-35,749,127
175	-18,520,839	-18,520,839	-27,820,839	-30,620,839	-32,620,839	-36,020,839
190	-18,928,408	-18,928,408	-28,228,408	-31,028,408	-33,028,408	-36,428,408
200	-19,200,122	-19,200,122	-28,500,122	-31,300,122	-33,300,122	-36,700,122
225	-19,879,404	-19,879,404	-29,179,404	-31,979,404	-33,979,404	-37,379,404
235	-20,151,633	-20,151,633	-29,451,633	-32,251,633	-34,251,633	-37,651,633
250	-20,565,421	-20,565,421	-29,865,421	-32,665,421	-34,665,421	-38,065,421
265	-20,979,209	-20,979,209	-30,279,209	-33,079,209	-35,079,209	-38,479,209
275	-21,255,068	-21,255,068	-30,555,068	-33,355,068	-35,355,068	-38,755,068
300	-21,944,714	-21,944,714	-31,244,714	-34,044,714	-36,044,714	-39,444,714

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,742,938	-5,742,938	-15,042,938	-17,842,938	-19,842,938	-23,242,938
80	-7,728,272	-7,728,272	-17,028,272	-19,828,272	-21,828,272	-25,228,272
100	-8,251,853	-8,251,853	-17,551,853	-20,351,853	-22,351,853	-25,751,853
125	-8,910,871	-8,910,871	-18,210,871	-21,010,871	-23,010,871	-26,410,871
135	-9,174,478	-9,174,478	-18,474,478	-21,274,478	-23,274,478	-26,674,478
150	-9,569,889	-9,569,889	-18,869,889	-21,669,889	-23,669,889	-27,069,889
165	-9,965,299	-9,965,299	-19,265,299	-22,065,299	-24,065,299	-27,465,299
175	-10,228,907	-10,228,907	-19,528,907	-22,328,907	-24,328,907	-27,728,907
190	-10,624,317	-10,624,317	-19,924,317	-22,724,317	-24,724,317	-28,124,317
200	-10,887,924	-10,887,924	-20,187,924	-22,987,924	-24,987,924	-28,387,924
225	-11,552,889	-11,552,889	-20,852,889	-23,652,889	-25,652,889	-29,052,889
235	-11,820,519	-11,820,519	-21,120,519	-23,920,519	-25,920,519	-29,320,519
250	-12,221,963	-12,221,963	-21,521,963	-24,321,963	-26,321,963	-29,721,963
265	-12,623,407	-12,623,407	-21,923,407	-24,723,407	-26,723,407	-30,123,407
275	-12,891,036	-12,891,036	-22,191,036	-24,991,036	-26,991,036	-30,391,036
300	-13,560,110	-13,560,110	-22,860,110	-25,660,110	-27,660,110	-31,060,110

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,189,858	2,189,858	-7,110,142	-9,910,142	-11,910,142	-15,310,142
80	108,895	108,895	-9,191,105	-11,991,105	-13,991,105	-17,391,105
100	-408,734	-408,734	-9,708,734	-12,508,734	-14,508,734	-17,908,734
125	-1,057,848	-1,057,848	-10,357,848	-13,157,848	-15,157,848	-18,557,848
135	-1,317,493	-1,317,493	-10,617,493	-13,417,493	-15,417,493	-18,817,493
150	-1,706,962	-1,706,962	-11,006,962	-13,806,962	-15,806,962	-19,206,962
165	-2,096,430	-2,096,430	-11,396,430	-14,196,430	-16,196,430	-19,596,430
175	-2,356,076	-2,356,076	-11,656,076	-14,456,076	-16,456,076	-19,856,076
190	-2,745,543	-2,745,543	-12,045,543	-14,845,543	-16,845,543	-20,245,543
200	-3,005,189	-3,005,189	-12,305,189	-15,105,189	-17,105,189	-20,505,189
225	-3,654,303	-3,654,303	-12,954,303	-15,754,303	-17,754,303	-21,154,303
235	-3,913,948	-3,913,948	-13,213,948	-16,013,948	-18,013,948	-21,413,948
250	-4,303,417	-4,303,417	-13,603,417	-16,403,417	-18,403,417	-21,803,417
265	-4,692,885	-4,692,885	-13,992,885	-16,792,885	-18,792,885	-22,192,885
275	-4,952,531	-4,952,531	-14,252,531	-17,052,531	-19,052,531	-22,452,531
300	-5,601,644	-5,601,644	-14,901,644	-17,701,644	-19,701,644	-23,101,644

Maximum CIL rates (per square metre)

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

Site type 4

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,774,961	9,774,961	474,961	-2,325,039	-4,325,039	-7,725,039
80	7,587,548	7,587,548	-1,712,452	-4,512,452	-6,512,452	-9,912,452
100	7,076,061	7,076,061	-2,223,939	-5,023,939	-7,023,939	-10,423,939
125	6,436,702	6,436,702	-2,863,298	-5,663,298	-7,663,298	-11,063,298
135	6,180,960	6,180,960	-3,119,040	-5,919,040	-7,919,040	-11,319,040
150	5,797,345	5,797,345	-3,502,655	-6,302,655	-8,302,655	-11,702,655
165	5,413,730	5,413,730	-3,886,270	-6,686,270	-8,686,270	-12,086,270
175	5,157,986	5,157,986	-4,142,014	-6,942,014	-8,942,014	-12,342,014
190	4,774,371	4,774,371	-4,525,629	-7,325,629	-9,325,629	-12,725,629
200	4,518,628	4,518,628	-4,781,372	-7,581,372	-9,581,372	-12,981,372
225	3,879,270	3,879,270	-5,420,730	-8,220,730	-10,220,730	-13,620,730
235	3,623,527	3,623,527	-5,676,473	-8,476,473	-10,476,473	-13,876,473
250	3,239,912	3,239,912	-6,060,088	-8,860,088	-10,860,088	-14,260,088
265	2,856,297	2,856,297	-6,443,703	-9,243,703	-11,243,703	-14,643,703
275	2,600,553	2,600,553	-6,699,447	-9,499,447	-11,499,447	-14,899,447
300	1,961,195	1,961,195	-7,338,805	-10,138,805	-12,138,805	-15,538,805

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,314,044	17,314,044	8,014,044	5,214,044	3,214,044	-185,956
80	15,021,992	15,021,992	5,721,992	2,921,992	921,992	-2,478,008
100	14,518,192	14,518,192	5,218,192	2,418,192	418,192	-2,981,808
125	13,888,442	13,888,442	4,588,442	1,788,442	-211,558	-3,611,558
135	13,636,543	13,636,543	4,336,543	1,536,543	-463,457	-3,863,457
150	13,259,694	13,259,694	3,959,694	1,159,694	-841,306	-4,241,306
165	12,880,844	12,880,844	3,580,844	780,844	-1,219,156	-4,619,156
175	12,628,944	12,628,944	3,328,944	528,944	-1,471,056	-4,871,056
190	12,251,094	12,251,094	2,951,094	151,094	-1,848,906	-5,248,906
200	11,997,280	11,997,280	2,697,280	-102,720	-2,102,720	-5,502,720
225	11,357,922	11,357,922	2,057,922	-742,078	-2,742,078	-6,142,078
235	11,102,179	11,102,179	1,802,179	-997,821	-2,997,821	-6,397,821
250	10,718,564	10,718,564	1,418,564	-1,381,436	-3,381,436	-6,781,436
265	10,334,949	10,334,949	1,034,949	-1,765,051	-3,765,051	-7,165,051
275	10,079,205	10,079,205	779,205	-2,020,795	-4,020,795	-7,420,795
300	9,439,848	9,439,848	139,848	-2,660,152	-4,660,152	-8,060,152

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£190	£100	#N/A

**Community Infrastructure Levy
Old Oak & Park Royal Development Corporation**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 5

No of units	800 units
Density:	800 dph

Affordable %	35%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-21,934,374	-21,934,374	-31,234,374	-34,034,374	-36,034,374	-39,434,374
80	-24,254,875	-24,254,875	-33,554,875	-36,354,875	-38,354,875	-41,754,875
100	-24,922,684	-24,922,684	-34,222,684	-37,022,684	-39,022,684	-42,422,684
125	-25,761,760	-25,761,760	-35,061,760	-37,861,760	-39,861,760	-43,261,760
135	-26,100,759	-26,100,759	-35,400,759	-38,200,759	-40,200,759	-43,600,759
150	-26,609,258	-26,609,258	-35,909,258	-38,709,258	-40,709,258	-44,109,258
165	-27,117,757	-27,117,757	-36,417,757	-39,217,757	-41,217,757	-44,617,757
175	-27,456,756	-27,456,756	-36,756,756	-39,556,756	-41,556,756	-44,956,756
190	-27,965,255	-27,965,255	-37,265,255	-40,065,255	-42,065,255	-45,465,255
200	-28,304,255	-28,304,255	-37,604,255	-40,404,255	-42,404,255	-45,804,255
225	-29,151,752	-29,151,752	-38,451,752	-41,251,752	-43,251,752	-46,651,752
235	-29,490,751	-29,490,751	-38,790,751	-41,590,751	-43,590,751	-46,990,751
250	-29,999,250	-29,999,250	-39,299,250	-42,099,250	-44,099,250	-47,499,250
265	-30,507,750	-30,507,750	-39,807,750	-42,607,750	-44,607,750	-48,007,750
275	-30,846,749	-30,846,749	-40,146,749	-42,946,749	-44,946,749	-48,346,749
300	-31,697,933	-31,697,933	-40,997,933	-43,797,933	-45,797,933	-49,197,933

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,790,905	-11,790,905	-21,090,905	-23,890,905	-25,890,905	-29,290,905
80	-14,160,939	-14,160,939	-23,460,939	-26,260,939	-28,260,939	-31,660,939
100	-14,808,827	-14,808,827	-24,108,827	-26,908,827	-28,908,827	-32,308,827
125	-15,618,685	-15,618,685	-24,918,685	-27,718,685	-29,718,685	-33,118,685
135	-15,942,629	-15,942,629	-25,242,629	-28,042,629	-30,042,629	-33,442,629
150	-16,431,582	-16,431,582	-25,731,582	-28,531,582	-30,531,582	-33,931,582
165	-16,924,911	-16,924,911	-26,224,911	-29,024,911	-31,024,911	-34,424,911
175	-17,253,797	-17,253,797	-26,553,797	-29,353,797	-31,353,797	-34,753,797
190	-17,747,127	-17,747,127	-27,047,127	-29,847,127	-31,847,127	-35,247,127
200	-18,076,013	-18,076,013	-27,376,013	-30,176,013	-32,176,013	-35,576,013
225	-18,898,228	-18,898,228	-28,198,228	-30,998,228	-32,998,228	-36,398,228
235	-19,227,115	-19,227,115	-28,527,115	-31,327,115	-33,327,115	-36,727,115
250	-19,723,485	-19,723,485	-29,023,485	-31,823,485	-33,823,485	-37,223,485
265	-20,224,342	-20,224,342	-29,524,342	-32,324,342	-34,324,342	-37,724,342
275	-20,558,246	-20,558,246	-29,858,246	-32,658,246	-34,658,246	-38,058,246
300	-21,393,008	-21,393,008	-30,693,008	-33,493,008	-35,493,008	-38,893,008

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,135,484	-2,135,484	-11,435,484	-14,235,484	-16,235,484	-19,635,484
80	-4,615,573	-4,615,573	-13,915,573	-16,715,573	-18,715,573	-22,115,573
100	-5,244,133	-5,244,133	-14,544,133	-17,344,133	-19,344,133	-22,744,133
125	-6,029,832	-6,029,832	-15,329,832	-18,129,832	-20,129,832	-23,529,832
135	-6,344,111	-6,344,111	-15,644,111	-18,444,111	-20,444,111	-23,844,111
150	-6,815,531	-6,815,531	-16,115,531	-18,915,531	-20,915,531	-24,315,531
165	-7,286,950	-7,286,950	-16,586,950	-19,386,950	-21,386,950	-24,786,950
175	-7,601,230	-7,601,230	-16,901,230	-19,701,230	-21,701,230	-25,101,230
190	-8,072,649	-8,072,649	-17,372,649	-20,172,649	-22,172,649	-25,572,649
200	-8,391,215	-8,391,215	-17,691,215	-20,491,215	-22,491,215	-25,891,215
225	-9,188,902	-9,188,902	-18,488,902	-21,288,902	-23,288,902	-26,688,902
235	-9,507,977	-9,507,977	-18,807,977	-21,607,977	-23,607,977	-27,007,977
250	-9,986,590	-9,986,590	-19,286,590	-22,086,590	-24,086,590	-27,486,590
265	-10,465,202	-10,465,202	-19,765,202	-22,565,202	-24,565,202	-27,965,202
275	-10,784,277	-10,784,277	-20,084,277	-22,884,277	-24,884,277	-28,284,277
300	-11,581,964	-11,581,964	-20,881,964	-23,681,964	-25,681,964	-29,081,964

Maximum CIL rates (per square metre)

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,054,527	7,054,527	-2,245,473	-5,045,473	-7,045,473	-10,445,473
80	4,470,330	4,470,330	-4,829,670	-7,629,670	-9,629,670	-13,029,670
100	3,851,217	3,851,217	-5,448,783	-8,248,783	-10,248,783	-13,648,783
125	3,077,326	3,077,326	-6,222,674	-9,022,674	-11,022,674	-14,422,674
135	2,767,770	2,767,770	-6,532,230	-9,332,230	-11,332,230	-14,732,230
150	2,303,435	2,303,435	-6,996,565	-9,796,565	-11,796,565	-15,196,565
165	1,839,101	1,839,101	-7,460,899	-10,260,899	-12,260,899	-15,660,899
175	1,529,544	1,529,544	-7,770,456	-10,570,456	-12,570,456	-15,970,456
190	1,065,210	1,065,210	-8,234,790	-11,034,790	-13,034,790	-16,434,790
200	755,654	755,654	-8,544,346	-11,344,346	-13,344,346	-16,744,346
225	-18,515	-18,515	-9,318,515	-12,118,515	-14,118,515	-17,518,515
235	-332,795	-332,795	-9,632,795	-12,432,795	-14,432,795	-17,832,795
250	-804,214	-804,214	-10,104,214	-12,904,214	-14,904,214	-18,304,214
265	-1,275,633	-1,275,633	-10,575,633	-13,375,633	-15,375,633	-18,775,633
275	-1,589,913	-1,589,913	-10,889,913	-13,689,913	-15,689,913	-19,089,913
300	-2,375,612	-2,375,612	-11,675,612	-14,475,612	-16,475,612	-19,875,612

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,160,175	16,160,175	6,860,175	4,060,175	2,060,175	-1,339,825
80	13,462,538	13,462,538	4,162,538	1,362,538	-637,462	-4,037,462
100	12,852,730	12,852,730	3,552,730	752,730	-1,247,270	-4,647,270
125	12,090,470	12,090,470	2,790,470	-9,530	-2,009,530	-5,409,530
135	11,784,306	11,784,306	2,484,306	-315,694	-2,315,694	-5,715,694
150	11,319,972	11,319,972	2,019,972	-780,028	-2,780,028	-6,180,028
165	10,855,638	10,855,638	1,555,638	-1,244,362	-3,244,362	-6,644,362
175	10,546,081	10,546,081	1,246,081	-1,553,919	-3,553,919	-6,953,919
190	10,081,747	10,081,747	781,747	-2,018,253	-4,018,253	-7,418,253
200	9,772,191	9,772,191	472,191	-2,327,809	-4,327,809	-7,727,809
225	8,998,300	8,998,300	-301,700	-3,101,700	-5,101,700	-8,501,700
235	8,688,743	8,688,743	-611,257	-3,411,257	-5,411,257	-8,811,257
250	8,224,409	8,224,409	-1,075,591	-3,875,591	-5,875,591	-9,275,591
265	7,760,074	7,760,074	-1,539,926	-4,339,926	-6,339,926	-9,739,926
275	7,450,518	7,450,518	-1,849,482	-4,649,482	-6,649,482	-10,049,482
300	6,676,627	6,676,627	-2,623,373	-5,423,373	-7,423,373	-10,823,373

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£100	£0	#N/A

Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary

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

Affordable Housing	40%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Site type T1 - Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	100	#N/A	#N/A	#N/A
£900 per sq ft	300	200	0	#N/A

Site type T2 - Medium-Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	235	0	#N/A	#N/A
£900 per sq ft	300	300	235	0

Site type T3 - Medium Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	0	#N/A	#N/A	#N/A

Site type T4 - Medium-High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	100	0	#N/A	#N/A

Site type T5 - High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	0	#N/A	#N/A	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 1

No of units	Flats	300 units
Density:		300 dph

Affordable %	40%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shered Ownership	49%

Site area	1.0000 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-£1,157,523	-1,157,523	-10,457,523	-13,257,523	-15,257,523	-18,657,523
80	-2,127,125	-2,127,125	-11,427,125	-14,227,125	-16,227,125	-19,627,125
100	-2,375,198	-2,375,198	-11,675,198	-14,475,198	-16,475,198	-19,875,198
125	-2,688,694	-2,688,694	-11,988,694	-14,788,694	-16,788,694	-20,188,694
135	-2,814,092	-2,814,092	-12,114,092	-14,914,092	-16,914,092	-20,314,092
150	-3,002,190	-3,002,190	-12,302,190	-15,102,190	-17,102,190	-20,502,190
165	-3,190,287	-3,190,287	-12,490,287	-15,290,287	-17,290,287	-20,690,287
175	-3,315,685	-3,315,685	-12,615,685	-15,415,685	-17,415,685	-20,815,685
190	-3,503,783	-3,503,783	-12,803,783	-15,603,783	-17,603,783	-21,003,783
200	-3,629,181	-3,629,181	-12,929,181	-15,729,181	-17,729,181	-21,129,181
225	-3,942,677	-3,942,677	-13,242,677	-16,042,677	-18,042,677	-21,442,677
235	-4,068,076	-4,068,076	-13,368,076	-16,168,076	-18,168,076	-21,568,076
250	-4,256,173	-4,256,173	-13,556,173	-16,356,173	-18,356,173	-21,756,173
265	-4,444,270	-4,444,270	-13,744,270	-16,544,270	-18,544,270	-21,944,270
275	-4,569,669	-4,569,669	-13,869,669	-16,669,669	-18,669,669	-22,069,669
300	-4,883,165	-4,883,165	-14,183,165	-16,983,165	-18,983,165	-22,383,165

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,033,961	3,033,961	-6,266,039	-9,066,039	-11,066,039	-14,466,039
80	2,012,188	2,012,188	-7,287,812	-10,087,812	-12,087,812	-15,487,812
100	1,768,874	1,768,874	-7,531,126	-10,331,126	-12,331,126	-15,731,126
125	1,464,729	1,464,729	-7,835,271	-10,635,271	-12,635,271	-16,035,271
135	1,343,073	1,343,073	-7,956,927	-10,756,927	-12,756,927	-16,156,927
150	1,160,586	1,160,586	-8,139,414	-10,939,414	-12,939,414	-16,339,414
165	978,099	978,099	-8,321,901	-11,121,901	-13,121,901	-16,521,901
175	856,443	856,443	-8,443,557	-11,243,557	-13,243,557	-16,643,557
190	673,956	673,956	-8,626,044	-11,426,044	-13,426,044	-16,826,044
200	552,299	552,299	-8,747,701	-11,547,701	-13,547,701	-16,947,701
225	248,155	248,155	-9,051,845	-11,851,845	-13,851,845	-17,251,845
235	126,498	126,498	-9,173,502	-11,973,502	-13,973,502	-17,373,502
250	-56,843	-56,843	-9,356,843	-12,156,843	-14,156,843	-17,556,843
265	-242,113	-242,113	-9,542,113	-12,342,113	-14,342,113	-17,742,113
275	-365,627	-365,627	-9,665,627	-12,465,627	-14,465,627	-17,865,627
300	-674,411	-674,411	-9,974,411	-12,774,411	-14,774,411	-18,174,411

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,083,290	7,083,290	-2,216,710	-5,016,710	-7,016,710	-10,416,710
80	5,996,768	5,996,768	-3,303,232	-6,103,232	-8,103,232	-11,503,232
100	5,753,452	5,753,452	-3,546,548	-6,346,548	-8,346,548	-11,746,548
125	5,449,309	5,449,309	-3,850,691	-6,650,691	-8,650,691	-12,050,691
135	5,327,651	5,327,651	-3,972,349	-6,772,349	-8,772,349	-12,172,349
150	5,145,166	5,145,166	-4,154,834	-6,954,834	-8,954,834	-12,354,834
165	4,962,679	4,962,679	-4,337,321	-7,137,321	-9,137,321	-12,537,321
175	4,841,021	4,841,021	-4,458,979	-7,258,979	-9,258,979	-12,658,979
190	4,658,536	4,658,536	-4,641,464	-7,441,464	-9,441,464	-12,841,464
200	4,536,878	4,536,878	-4,763,122	-7,563,122	-9,563,122	-12,963,122
225	4,232,735	4,232,735	-5,067,265	-7,867,265	-9,867,265	-13,267,265
235	4,111,077	4,111,077	-5,188,923	-7,988,923	-9,988,923	-13,388,923
250	3,928,591	3,928,591	-5,371,409	-8,171,409	-10,171,409	-13,571,409
265	3,746,105	3,746,105	-5,553,895	-8,353,895	-10,353,895	-13,753,895
275	3,624,447	3,624,447	-5,675,553	-8,475,553	-10,475,553	-13,875,553
300	3,320,304	3,320,304	-5,979,696	-8,779,696	-10,779,696	-14,179,696

Maximum CIL rates (per square metre)

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

Site type 1

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,920,119	10,920,119	1,620,119	-1,179,881	-3,179,881	-6,579,881
80	9,786,872	9,786,872	486,872	-2,313,128	-4,313,128	-7,713,128
100	9,547,214	9,547,214	247,214	-2,852,786	-4,852,786	-7,952,786
125	9,247,641	9,247,641	-52,359	-2,852,359	-4,852,359	-8,252,359
135	9,127,812	9,127,812	-172,188	-2,972,188	-4,972,188	-8,372,188
150	8,948,069	8,948,069	-351,931	-3,151,931	-5,151,931	-8,551,931
165	8,768,325	8,768,325	-531,675	-3,331,675	-5,331,675	-8,731,675
175	8,648,496	8,648,496	-651,504	-3,451,504	-5,451,504	-8,851,504
190	8,468,752	8,468,752	-831,248	-3,631,248	-5,631,248	-9,031,248
200	8,348,923	8,348,923	-951,077	-3,751,077	-5,751,077	-9,151,077
225	8,049,350	8,049,350	-1,250,650	-4,050,650	-6,050,650	-9,450,650
235	7,929,521	7,929,521	-1,370,479	-4,170,479	-6,170,479	-9,570,479
250	7,749,778	7,749,778	-1,550,222	-4,350,222	-6,350,222	-9,750,222
265	7,570,034	7,570,034	-1,729,966	-4,529,966	-6,529,966	-9,929,966
275	7,449,792	7,449,792	-1,850,208	-4,650,208	-6,650,208	-10,050,208
300	7,145,648	7,145,648	-2,154,352	-4,954,352	-6,954,352	-10,354,352

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	#N/A	#N/A	#N/A

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,755,918	14,755,918	5,455,918	2,655,918	655,918	-2,744,082
80	13,561,336	13,561,336	4,261,336	1,461,336	-538,664	-3,938,664
100	13,321,678	13,321,678	4,021,678	1,221,678	-778,322	-4,178,322
125	13,022,105	13,022,105	3,722,105	922,105	-1,077,895	-4,477,895
135	12,902,276	12,902,276	3,602,276	802,276	-1,197,724	-4,597,724
150	12,722,533	12,722,533	3,422,533	622,533	-1,377,467	-4,777,467
165	12,542,789	12,542,789	3,242,789	442,789	-1,557,211	-4,957,211
175	12,422,960	12,422,960	3,122,960	322,960	-1,677,040	-5,077,040
190	12,243,216	12,243,216	2,943,216	143,216	-1,856,784	-5,256,784
200	12,123,387	12,123,387	2,823,387	23,387	-1,976,613	-5,376,613
225	11,823,814	11,823,814	2,523,814	-276,186	-2,276,186	-5,676,186
235	11,703,985	11,703,985	2,403,985	-396,015	-2,396,015	-5,796,015
250	11,524,241	11,524,241	2,224,241	-575,759	-2,575,759	-5,975,759
265	11,344,498	11,344,498	2,044,498	-755,502	-2,755,502	-6,155,502
275	11,224,669	11,224,669	1,924,669	-875,331	-2,875,331	-6,275,331
300	10,925,097	10,925,097	1,625,097	-1,174,903	-3,174,903	-6,574,903

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£200	£0	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 2

Flats	
No of units	400 units
Density:	400 dph

Affordable %	40%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,533,694	-2,533,694	-11,833,694	-14,633,694	-16,833,694	-20,033,694
80	-3,808,090	-3,808,090	-13,108,090	-15,908,090	-17,908,090	-21,308,090
100	-4,136,816	-4,136,816	-13,436,816	-16,236,816	-18,236,816	-21,636,816
125	-4,547,726	-4,547,726	-13,847,726	-16,647,726	-18,647,726	-22,047,726
135	-4,712,089	-4,712,089	-14,012,089	-16,812,089	-18,812,089	-22,212,089
150	-4,958,635	-4,958,635	-14,258,635	-17,058,635	-19,058,635	-22,458,635
165	-5,205,181	-5,205,181	-14,505,181	-17,305,181	-19,305,181	-22,705,181
175	-5,369,544	-5,369,544	-14,669,544	-17,469,544	-19,469,544	-22,869,544
190	-5,618,903	-5,618,903	-14,918,903	-17,718,903	-19,718,903	-23,118,903
200	-5,785,775	-5,785,775	-15,085,775	-17,885,775	-19,885,775	-23,285,775
225	-6,202,954	-6,202,954	-15,502,954	-18,302,954	-20,302,954	-23,702,954
235	-6,369,826	-6,369,826	-15,669,826	-18,469,826	-20,469,826	-23,869,826
250	-6,620,133	-6,620,133	-15,920,133	-18,720,133	-20,720,133	-24,120,133
265	-6,870,440	-6,870,440	-16,170,440	-19,170,440	-21,170,440	-24,570,440
275	-7,037,312	-7,037,312	-16,337,312	-19,337,312	-21,337,312	-24,737,312
300	-7,454,491	-7,454,491	-16,754,491	-19,754,491	-21,754,491	-24,954,491

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,985,912	2,985,912	-6,314,088	-9,114,088	-11,114,088	-14,514,088
80	1,643,019	1,643,019	-7,656,981	-10,456,981	-12,456,981	-15,856,981
100	1,319,232	1,319,232	-7,980,768	-10,780,768	-12,780,768	-16,180,768
125	914,498	914,498	-8,385,502	-11,185,502	-13,185,502	-16,585,502
135	752,605	752,605	-8,547,395	-11,347,395	-13,347,395	-16,747,395
150	509,765	509,765	-8,790,235	-11,590,235	-13,590,235	-16,990,235
165	266,925	266,925	-9,033,075	-11,833,075	-13,833,075	-17,233,075
175	105,031	105,031	-9,194,969	-11,994,969	-13,994,969	-17,394,969
190	-139,912	-139,912	-9,439,912	-12,239,912	-14,239,912	-17,639,912
200	-304,276	-304,276	-9,604,276	-12,404,276	-14,404,276	-17,804,276
225	-715,185	-715,185	-10,015,185	-12,815,185	-14,815,185	-18,215,185
235	-879,549	-879,549	-10,179,549	-12,979,549	-14,979,549	-18,379,549
250	-1,126,094	-1,126,094	-10,426,094	-13,226,094	-15,226,094	-18,626,094
265	-1,372,639	-1,372,639	-10,672,639	-13,472,639	-15,472,639	-18,872,639
275	-1,537,003	-1,537,003	-10,837,003	-13,637,003	-15,637,003	-19,037,003
300	-1,947,913	-1,947,913	-11,247,913	-14,047,913	-16,047,913	-19,447,913

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,234,359	8,234,359	-1,065,641	-3,865,641	-5,865,641	-9,265,641
80	6,827,007	6,827,007	-2,472,993	-5,272,993	-7,272,993	-10,672,993
100	6,508,086	6,508,086	-2,791,914	-5,591,914	-7,591,914	-10,991,914
125	6,109,435	6,109,435	-3,190,565	-5,990,565	-7,990,565	-11,390,565
135	5,949,975	5,949,975	-3,350,025	-6,150,025	-8,150,025	-11,550,025
150	5,710,784	5,710,784	-3,589,216	-6,389,216	-8,389,216	-11,789,216
165	5,471,594	5,471,594	-3,828,406	-6,628,406	-8,628,406	-12,028,406
175	5,312,133	5,312,133	-3,987,867	-6,787,867	-8,787,867	-12,187,867
190	5,072,943	5,072,943	-4,227,057	-7,027,057	-9,027,057	-12,427,057
200	4,913,483	4,913,483	-4,386,517	-7,186,517	-9,186,517	-12,586,517
225	4,514,832	4,514,832	-4,785,168	-7,585,168	-9,585,168	-12,985,168
235	4,355,371	4,355,371	-4,944,629	-7,744,629	-9,744,629	-13,144,629
250	4,116,180	4,116,180	-5,183,820	-7,983,820	-9,983,820	-13,383,820
265	3,876,990	3,876,990	-5,423,010	-8,223,010	-10,223,010	-13,623,010
275	3,717,529	3,717,529	-5,582,471	-8,382,471	-10,382,471	-13,782,471
300	3,315,225	3,315,225	-5,984,775	-8,784,775	-10,784,775	-14,184,775

Maximum CIL rates (per square metre)

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

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,268,977	13,268,977	3,968,977	1,168,977	-831,023	-4,231,023
80	11,781,121	11,781,121	2,481,121	-318,879	-2,318,879	-5,718,879
100	11,462,200	11,462,200	2,162,200	-637,800	-2,637,800	-6,037,800
125	11,063,549	11,063,549	1,763,549	-1,036,451	-3,036,451	-6,436,451
135	10,904,089	10,904,089	1,604,089	-1,195,911	-3,195,911	-6,595,911
150	10,664,898	10,664,898	1,364,898	-1,435,102	-3,435,102	-6,835,102
165	10,425,708	10,425,708	1,125,708	-1,674,292	-3,674,292	-7,074,292
175	10,266,248	10,266,248	966,248	-1,833,752	-3,833,752	-7,233,752
190	10,027,056	10,027,056	727,056	-2,072,944	-4,072,944	-7,472,944
200	9,867,597	9,867,597	567,597	-2,232,403	-4,232,403	-7,632,403
225	9,468,946	9,468,946	168,946	-2,631,054	-4,631,054	-8,031,054
235	9,309,485	9,309,485	9,485	-2,790,515	-4,790,515	-8,190,515
250	9,070,294	9,070,294	-229,706	-3,029,706	-5,029,706	-8,429,706
265	8,831,104	8,831,104	-468,896	-3,268,896	-5,268,896	-8,668,896
275	8,671,643	8,671,643	-628,357	-3,428,357	-5,428,357	-8,828,357
300	8,272,992	8,272,992	-1,027,008	-3,827,008	-5,827,008	-9,227,008

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£235	£0	#N/A	#N/A

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,255,852	18,255,852	8,955,852	6,155,852	4,155,852	755,852
80	16,707,426	16,707,426	7,407,426	4,607,426	2,607,426	-792,574
100	16,393,298	16,393,298	7,093,298	4,293,298	2,293,298	-1,106,702
125	16,000,639	16,000,639	6,700,639	3,900,639	1,900,639	-1,499,361
135	15,843,575	15,843,575	6,543,575	3,743,575	1,743,575	-1,656,425
150	15,607,979	15,607,979	6,307,979	3,507,979	1,507,979	-1,892,021
165	15,372,384	15,372,384	6,072,384	3,272,384	1,272,384	-2,127,616
175	15,215,319	15,215,319	5,915,319	3,115,319	1,115,319	-2,284,681
190	14,979,724	14,979,724	5,679,724	2,879,724	879,724	-2,520,276
200	14,821,711	14,821,711	5,521,711	2,721,711	721,711	-2,678,289
225	14,423,059	14,423,059	5,123,059	2,323,059	323,059	-3,076,941
235	14,263,599	14,263,599	4,963,599	2,163,599	163,599	-3,236,401
250	14,024,408	14,024,408	4,724,408	1,924,408	-75,592	-3,475,592
265	13,785,218	13,785,218	4,485,218	1,685,218	-314,782	-3,714,782
275	13,625,757	13,625,757	4,325,757	1,525,757	-474,243	-3,874,243
300	13,227,106	13,227,106	3,927,106	1,127,106	-872,894	-4,272,894

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£235	£0

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 3

No of units	500 units
Density:	500 dph

Affordable %	40%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-14,940,708	-14,940,708	-24,240,708	-27,040,708	-29,040,708	-32,440,708
80	-16,478,295	-16,478,295	-25,778,295	-28,578,295	-30,578,295	-33,978,295
100	-16,922,417	-16,922,417	-26,222,417	-29,022,417	-31,022,417	-34,422,417
125	-17,477,571	-17,477,571	-26,777,571	-29,577,571	-31,577,571	-34,977,571
135	-17,699,633	-17,699,633	-26,999,633	-29,799,633	-31,799,633	-35,199,633
150	-18,032,725	-18,032,725	-27,332,725	-30,132,725	-32,132,725	-35,532,725
165	-18,365,817	-18,365,817	-27,665,817	-30,465,817	-32,465,817	-35,865,817
175	-18,587,878	-18,587,878	-27,887,878	-30,687,878	-32,687,878	-36,087,878
190	-18,920,970	-18,920,970	-28,220,970	-31,020,970	-33,020,970	-36,420,970
200	-19,143,031	-19,143,031	-28,443,031	-31,243,031	-33,243,031	-36,643,031
225	-19,698,184	-19,698,184	-28,998,184	-31,798,184	-33,798,184	-37,198,184
235	-19,920,246	-19,920,246	-29,220,246	-32,020,246	-34,020,246	-37,420,246
250	-20,253,339	-20,253,339	-29,553,339	-32,353,339	-34,353,339	-37,753,339
265	-20,586,431	-20,586,431	-29,886,431	-32,686,431	-34,686,431	-38,086,431
275	-20,808,492	-20,808,492	-30,108,492	-32,908,492	-34,908,492	-38,308,492
300	-21,363,645	-21,363,645	-30,663,645	-33,463,645	-35,463,645	-38,863,645

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,992,223	-7,992,223	-17,292,223	-20,092,223	-22,092,223	-25,492,223
80	-9,622,526	-9,622,526	-18,922,526	-21,722,526	-23,722,526	-27,122,526
100	-10,066,648	-10,066,648	-19,366,648	-22,166,648	-24,166,648	-27,566,648
125	-10,621,802	-10,621,802	-19,921,802	-22,721,802	-24,721,802	-28,121,802
135	-10,843,864	-10,843,864	-20,143,864	-22,943,864	-24,943,864	-28,343,864
150	-11,176,956	-11,176,956	-20,476,956	-23,276,956	-25,276,956	-28,676,956
165	-11,510,048	-11,510,048	-20,810,048	-23,610,048	-25,610,048	-29,010,048
175	-11,732,109	-11,732,109	-21,032,109	-23,832,109	-25,832,109	-29,232,109
190	-12,065,201	-12,065,201	-21,365,201	-24,165,201	-26,165,201	-29,565,201
200	-12,287,262	-12,287,262	-21,587,262	-24,387,262	-26,387,262	-29,787,262
225	-12,842,416	-12,842,416	-22,142,416	-24,942,416	-26,942,416	-30,342,416
235	-13,064,478	-13,064,478	-22,364,478	-25,164,478	-27,164,478	-30,564,478
250	-13,397,569	-13,397,569	-22,697,569	-25,497,569	-27,497,569	-30,897,569
265	-13,730,661	-13,730,661	-23,030,661	-25,830,661	-27,830,661	-31,230,661
275	-13,952,723	-13,952,723	-23,252,723	-26,052,723	-28,052,723	-31,452,723
300	-14,507,876	-14,507,876	-23,807,876	-26,607,876	-28,607,876	-32,007,876

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,340,763	-1,340,763	-10,640,763	-13,440,763	-15,440,763	-18,840,763
80	-3,069,117	-3,069,117	-12,369,117	-15,169,117	-17,169,117	-20,569,117
100	-3,506,564	-3,506,564	-12,806,564	-15,606,564	-17,606,564	-21,006,564
125	-4,053,375	-4,053,375	-13,353,375	-16,153,375	-18,153,375	-21,553,375
135	-4,272,099	-4,272,099	-13,572,099	-16,372,099	-18,372,099	-21,772,099
150	-4,600,185	-4,600,185	-13,900,185	-16,700,185	-18,700,185	-22,100,185
165	-4,928,271	-4,928,271	-14,228,271	-17,028,271	-19,028,271	-22,428,271
175	-5,146,995	-5,146,995	-14,446,995	-17,246,995	-19,246,995	-22,646,995
190	-5,475,081	-5,475,081	-14,775,081	-17,575,081	-19,575,081	-22,975,081
200	-5,693,805	-5,693,805	-14,993,805	-17,793,805	-19,793,805	-23,193,805
225	-6,240,615	-6,240,615	-15,540,615	-18,340,615	-20,340,615	-23,740,615
235	-6,459,339	-6,459,339	-15,759,339	-18,559,339	-20,559,339	-23,959,339
250	-6,787,425	-6,787,425	-16,087,425	-18,887,425	-20,887,425	-24,287,425
265	-7,115,512	-7,115,512	-16,415,512	-19,215,512	-21,215,512	-24,615,512
275	-7,334,235	-7,334,235	-16,634,235	-19,434,235	-21,434,235	-24,834,235
300	-7,881,045	-7,881,045	-17,181,045	-19,981,045	-21,981,045	-25,381,045

Maximum CIL rates (per square metre)

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

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,899,171	4,899,171	-4,400,829	-7,200,829	-9,200,829	-12,600,829
80	3,123,240	3,123,240	-6,176,760	-8,976,760	-10,976,760	-14,376,760
100	2,698,842	2,698,842	-6,601,158	-9,401,158	-11,401,158	-14,801,158
125	2,168,344	2,168,344	-7,131,656	-9,931,656	-11,931,656	-15,331,656
135	1,956,145	1,956,145	-7,343,855	-10,143,855	-12,143,855	-15,543,855
150	1,637,846	1,637,846	-7,862,154	-10,462,154	-12,462,154	-15,862,154
165	1,319,548	1,319,548	-7,980,452	-10,780,452	-12,780,452	-16,180,452
175	1,107,348	1,107,348	-8,192,652	-10,992,652	-12,992,652	-16,392,652
190	789,050	789,050	-8,510,950	-11,310,950	-13,310,950	-16,710,950
200	576,851	576,851	-8,723,149	-11,523,149	-13,523,149	-16,923,149
225	46,256	46,256	-9,253,744	-12,053,744	-14,053,744	-17,453,744
235	-171,763	-171,763	-9,471,763	-12,271,763	-14,271,763	-17,671,763
250	-499,848	-499,848	-9,799,848	-12,599,848	-14,599,848	-17,999,848
265	-827,935	-827,935	-10,127,935	-12,927,935	-14,927,935	-18,327,935
275	-1,046,658	-1,046,658	-10,346,658	-13,146,658	-15,146,658	-18,546,658
300	-1,593,468	-1,593,468	-10,893,468	-13,693,468	-15,693,468	-19,093,468

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,096,989	11,096,989	1,796,989	-1,003,011	-3,003,011	-6,403,011
80	9,223,292	9,223,292	-76,708	-2,876,708	-4,876,708	-8,276,708
100	8,798,895	8,798,895	-501,105	-3,301,105	-5,301,105	-8,701,105
125	8,268,396	8,268,396	-1,031,604	-3,831,604	-5,831,604	-9,231,604
135	8,056,198	8,056,198	-1,243,802	-4,043,802	-6,043,802	-9,443,802
150	7,737,899	7,737,899	-1,562,101	-4,362,101	-6,362,101	-9,762,101
165	7,419,600	7,419,600	-1,880,400	-4,680,400	-6,680,400	-10,080,400
175	7,207,401	7,207,401	-2,092,599	-4,892,599	-6,892,599	-10,292,599
190	6,889,103	6,889,103	-2,410,897	-5,210,897	-7,210,897	-10,610,897
200	6,676,903	6,676,903	-2,623,097	-5,423,097	-7,423,097	-10,823,097
225	6,146,406	6,146,406	-3,153,594	-5,953,594	-7,953,594	-11,353,594
235	5,934,207	5,934,207	-3,365,793	-6,165,793	-8,165,793	-11,565,793
250	5,615,908	5,615,908	-3,684,092	-6,484,092	-8,484,092	-11,884,092
265	5,297,609	5,297,609	-4,002,391	-6,802,391	-8,802,391	-12,202,391
275	5,085,410	5,085,410	-4,214,590	-7,014,590	-9,014,590	-12,414,590
300	4,554,912	4,554,912	-4,745,088	-7,545,088	-9,545,088	-12,945,088

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 4

Flats	600 units
Density:	600 dph

Affordable %	40%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-17,397,530	-17,397,530	-26,697,530	-29,497,530	-31,497,530	-34,897,530
80	-19,125,837	-19,125,837	-28,425,837	-31,225,837	-33,225,837	-36,625,837
100	-19,927,546	-19,927,546	-28,927,546	-31,727,546	-33,727,546	-37,127,546
125	-20,264,143	-20,264,143	-29,564,143	-32,364,143	-34,364,143	-37,764,143
135	-20,518,782	-20,518,782	-29,818,782	-32,618,782	-34,618,782	-38,018,782
150	-20,900,741	-20,900,741	-30,200,741	-33,000,741	-35,000,741	-38,400,741
165	-21,282,699	-21,282,699	-30,582,699	-33,382,699	-35,382,699	-38,782,699
175	-21,537,338	-21,537,338	-30,837,338	-33,637,338	-35,637,338	-39,037,338
190	-21,919,296	-21,919,296	-31,219,296	-34,019,296	-36,019,296	-39,419,296
200	-22,173,935	-22,173,935	-31,473,935	-34,273,935	-36,273,935	-39,673,935
225	-22,810,532	-22,810,532	-32,110,532	-34,910,532	-36,910,532	-40,310,532
235	-23,065,171	-23,065,171	-32,365,171	-35,165,171	-37,165,171	-40,565,171
250	-23,447,130	-23,447,130	-32,747,130	-35,547,130	-37,547,130	-40,947,130
265	-23,629,088	-23,629,088	-33,129,088	-35,929,088	-37,929,088	-41,329,088
275	-24,083,727	-24,083,727	-33,383,727	-36,183,727	-38,183,727	-41,583,727
300	-24,720,324	-24,720,324	-34,020,324	-36,820,324	-38,820,324	-42,220,324

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,478,439	-9,478,439	-18,778,439	-21,578,439	-23,578,439	-26,978,439
80	-11,273,516	-11,273,516	-20,573,516	-23,373,516	-25,373,516	-28,773,516
100	-11,760,175	-11,760,175	-21,060,175	-23,860,175	-25,860,175	-29,260,175
125	-12,372,619	-12,372,619	-21,672,619	-24,472,619	-26,472,619	-29,872,619
135	-12,619,661	-12,619,661	-21,919,661	-24,719,661	-26,719,661	-30,119,661
150	-12,990,224	-12,990,224	-22,290,224	-25,090,224	-27,090,224	-30,490,224
165	-13,360,789	-13,360,789	-22,660,789	-25,460,789	-27,460,789	-30,860,789
175	-13,607,831	-13,607,831	-22,907,831	-25,707,831	-27,707,831	-31,107,831
190	-13,982,397	-13,982,397	-23,282,397	-26,082,397	-28,082,397	-31,482,397
200	-14,233,209	-14,233,209	-23,533,209	-26,333,209	-28,333,209	-31,733,209
225	-14,860,240	-14,860,240	-24,160,240	-26,960,240	-28,960,240	-32,360,240
235	-15,111,051	-15,111,051	-24,411,051	-27,211,051	-29,211,051	-32,611,051
250	-15,487,270	-15,487,270	-24,787,270	-27,587,270	-29,587,270	-32,987,270
265	-15,863,487	-15,863,487	-25,163,487	-27,963,487	-29,963,487	-33,363,487
275	-16,114,299	-16,114,299	-25,414,299	-28,214,299	-30,214,299	-33,614,299
300	-16,741,329	-16,741,329	-26,041,329	-28,841,329	-30,841,329	-34,241,329

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,968,789	-1,968,789	-11,068,789	-14,068,789	-16,068,789	-19,468,789
80	-3,854,689	-3,854,689	-13,154,689	-15,954,689	-17,954,689	-21,354,689
100	-4,334,035	-4,334,035	-13,634,035	-16,434,035	-18,434,035	-21,834,035
125	-4,933,217	-4,933,217	-14,233,217	-17,033,217	-19,033,217	-22,433,217
135	-5,172,889	-5,172,889	-14,472,889	-17,272,889	-19,272,889	-22,672,889
150	-5,532,399	-5,532,399	-14,832,399	-17,632,399	-19,632,399	-23,032,399
165	-5,891,907	-5,891,907	-15,191,907	-17,991,907	-19,991,907	-23,391,907
175	-6,131,580	-6,131,580	-15,431,580	-18,231,580	-20,231,580	-23,631,580
190	-6,491,089	-6,491,089	-15,791,089	-18,591,089	-20,591,089	-23,991,089
200	-6,730,762	-6,730,762	-16,030,762	-18,830,762	-20,830,762	-24,230,762
225	-7,329,944	-7,329,944	-16,629,944	-19,429,944	-21,429,944	-24,829,944
235	-7,569,616	-7,569,616	-16,869,616	-19,669,616	-21,669,616	-25,069,616
250	-7,929,126	-7,929,126	-17,229,126	-20,029,126	-22,029,126	-25,429,126
265	-8,293,017	-8,293,017	-17,593,017	-20,393,017	-22,393,017	-25,793,017
275	-8,536,346	-8,536,346	-17,836,346	-20,636,346	-22,636,346	-26,036,346
300	-9,144,671	-9,144,671	-18,444,671	-21,244,671	-23,244,671	-26,644,671

Maximum CIL rates (per square metre)

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,156,112	5,156,112	-4,143,888	-6,943,888	-8,943,888	-12,343,888
80	3,185,099	3,185,099	-6,114,901	-8,914,901	-10,914,901	-14,314,901
100	2,712,957	2,712,957	-6,587,043	-9,387,043	-11,387,043	-14,787,043
125	2,122,780	2,122,780	-7,177,220	-9,977,220	-11,977,220	-15,377,220
135	1,886,709	1,886,709	-7,413,291	-10,213,291	-12,213,291	-15,613,291
150	1,532,603	1,532,603	-7,767,397	-10,567,397	-12,567,397	-15,967,397
165	1,178,497	1,178,497	-8,121,503	-10,921,503	-12,921,503	-16,321,503
175	942,426	942,426	-8,357,574	-11,157,574	-13,157,574	-16,557,574
190	588,320	588,320	-8,711,680	-11,511,680	-13,511,680	-16,911,680
200	352,249	352,249	-8,947,751	-11,747,751	-13,747,751	-17,147,751
225	-241,558	-241,558	-9,541,558	-12,341,558	-14,341,558	-17,741,558
235	-481,230	-481,230	-9,781,230	-12,581,230	-14,581,230	-17,981,230
250	-840,739	-840,739	-10,140,739	-12,940,739	-14,940,739	-18,340,739
265	-1,200,248	-1,200,248	-10,500,248	-13,300,248	-15,300,248	-18,700,248
275	-1,439,921	-1,439,921	-10,739,921	-13,539,921	-15,539,921	-18,939,921
300	-2,039,103	-2,039,103	-11,339,103	-14,139,103	-16,139,103	-19,539,103

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,210,284	12,210,284	2,910,284	110,284	-1,889,716	-5,289,716
80	10,154,857	10,154,857	854,857	-1,945,143	-3,945,143	-7,345,143
100	9,689,811	9,689,811	389,811	-2,410,189	-4,410,189	-7,810,189
125	9,104,636	9,104,636	-195,364	-2,995,364	-4,995,364	-8,395,364
135	8,868,565	8,868,565	-431,435	-3,231,435	-5,231,435	-8,631,435
150	8,514,459	8,514,459	-785,541	-3,585,541	-5,585,541	-8,985,541
165	8,160,353	8,160,353	-1,139,647	-3,939,647	-5,939,647	-9,339,647
175	7,924,282	7,924,282	-1,375,718	-4,175,718	-6,175,718	-9,575,718
190	7,570,177	7,570,177	-1,729,823	-4,529,823	-6,529,823	-9,929,823
200	7,334,106	7,334,106	-1,965,894	-4,765,894	-6,765,894	-10,165,894
225	6,743,929	6,743,929	-2,556,071	-5,356,071	-7,356,071	-10,756,071
235	6,507,858	6,507,858	-2,792,142	-5,592,142	-7,592,142	-10,992,142
250	6,153,752	6,153,752	-3,146,248	-5,946,248	-7,946,248	-11,346,248
265	5,799,646	5,799,646	-3,500,354	-6,300,354	-8,300,354	-11,700,354
275	5,563,575	5,563,575	-3,736,425	-6,536,425	-8,536,425	-11,936,425
300	4,973,398	4,973,398	-4,326,602	-7,126,602	-9,126,602	-12,526,602

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£0	#N/A	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 5

No of units	800 units
Density:	800 dph

Affordable %	40%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-26,195,216	-26,195,216	-35,495,216	-38,295,216	-40,295,216	-43,695,216
80	-28,279,729	-28,279,729	-37,579,729	-40,379,729	-42,379,729	-45,779,729
100	-28,905,574	-28,905,574	-38,205,574	-41,005,574	-43,005,574	-46,405,574
125	-29,687,881	-29,687,881	-38,987,881	-41,787,881	-43,787,881	-47,187,881
135	-30,000,802	-30,000,802	-39,300,802	-42,100,802	-44,100,802	-47,500,802
150	-30,470,186	-30,470,186	-39,770,186	-42,570,186	-44,570,186	-47,970,186
165	-30,944,709	-30,944,709	-40,244,709	-43,044,709	-45,044,709	-48,444,709
175	-31,262,406	-31,262,406	-40,562,406	-43,362,406	-45,362,406	-48,762,406
190	-31,738,952	-31,738,952	-41,038,952	-43,838,952	-45,838,952	-49,238,952
200	-32,056,648	-32,056,648	-41,356,648	-44,156,648	-46,156,648	-49,556,648
225	-32,852,480	-32,852,480	-42,152,480	-44,952,480	-46,952,480	-50,352,480
235	-33,175,024	-33,175,024	-42,475,024	-45,275,024	-47,275,024	-50,675,024
250	-33,658,841	-33,658,841	-42,958,841	-45,758,841	-47,758,841	-51,158,841
265	-34,142,658	-34,142,658	-43,442,658	-46,242,658	-48,242,658	-51,642,658
275	-34,465,203	-34,465,203	-43,765,203	-46,565,203	-48,565,203	-51,965,203
300	-35,271,563	-35,271,563	-44,571,563	-47,371,563	-49,371,563	-52,771,563

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,456,832	-16,456,832	-25,756,832	-28,556,832	-30,556,832	-33,956,832
80	-18,593,530	-18,593,530	-27,893,530	-30,693,530	-32,693,530	-36,093,530
100	-19,201,438	-19,201,438	-28,501,438	-31,301,438	-33,301,438	-36,701,438
125	-19,971,986	-19,971,986	-29,271,986	-32,071,986	-34,071,986	-37,471,986
135	-20,280,206	-20,280,206	-29,580,206	-32,380,206	-34,380,206	-37,780,206
150	-20,742,535	-20,742,535	-30,042,535	-32,842,535	-34,842,535	-38,242,535
165	-21,204,865	-21,204,865	-30,504,865	-33,304,865	-35,304,865	-38,704,865
175	-21,513,084	-21,513,084	-30,813,084	-33,613,084	-35,613,084	-39,013,084
190	-21,975,414	-21,975,414	-31,275,414	-34,075,414	-36,075,414	-39,475,414
200	-22,283,633	-22,283,633	-31,583,633	-34,383,633	-36,383,633	-39,783,633
225	-23,054,181	-23,054,181	-32,354,181	-35,154,181	-37,154,181	-40,554,181
235	-23,362,401	-23,362,401	-32,662,401	-35,462,401	-37,462,401	-40,862,401
250	-23,824,730	-23,824,730	-33,124,730	-35,924,730	-37,924,730	-41,324,730
265	-24,287,060	-24,287,060	-33,587,060	-36,387,060	-38,387,060	-41,787,060
275	-24,595,279	-24,595,279	-33,895,279	-36,695,279	-38,695,279	-42,095,279
300	-25,375,246	-25,375,246	-34,675,246	-37,475,246	-39,475,246	-42,875,246

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,270,801	-7,270,801	-16,570,801	-19,370,801	-21,370,801	-24,770,801
80	-9,494,414	-9,494,414	-18,794,414	-21,594,414	-23,594,414	-26,994,414
100	-10,083,476	-10,083,476	-19,383,476	-22,183,476	-24,183,476	-27,583,476
125	-10,819,802	-10,819,802	-20,119,802	-22,919,802	-24,919,802	-28,319,802
135	-11,114,333	-11,114,333	-20,414,333	-23,214,333	-25,214,333	-28,614,333
150	-11,556,129	-11,556,129	-20,856,129	-23,656,129	-25,656,129	-29,056,129
165	-11,997,925	-11,997,925	-21,297,925	-24,097,925	-26,097,925	-29,497,925
175	-12,292,456	-12,292,456	-21,592,456	-24,392,456	-26,392,456	-29,792,456
190	-12,734,252	-12,734,252	-22,034,252	-24,834,252	-26,834,252	-30,234,252
200	-13,028,782	-13,028,782	-22,328,782	-25,128,782	-27,128,782	-30,528,782
225	-13,767,316	-13,767,316	-23,067,316	-25,867,316	-27,867,316	-31,267,316
235	-14,068,631	-14,068,631	-23,368,631	-26,168,631	-28,168,631	-31,568,631
250	-14,524,012	-14,524,012	-23,824,012	-26,624,012	-28,624,012	-32,024,012
265	-14,979,393	-14,979,393	-24,279,393	-27,079,393	-29,079,393	-32,479,393
275	-15,282,981	-15,282,981	-24,582,981	-27,382,981	-29,382,981	-32,782,981
300	-16,041,948	-16,041,948	-25,341,948	-28,141,948	-30,141,948	-33,541,948

Maximum CIL rates (per square metre)

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,392,027	1,392,027	-7,907,973	-10,707,973	-12,707,973	-16,107,973
80	-930,166	-930,166	-10,230,166	-13,030,166	-15,030,166	-18,430,166
100	-1,510,374	-1,510,374	-10,810,374	-13,610,374	-15,610,374	-19,010,374
125	-2,235,635	-2,235,635	-11,535,635	-14,335,635	-16,335,635	-19,735,635
135	-2,525,739	-2,525,739	-11,825,739	-14,625,739	-16,625,739	-20,025,739
150	-2,960,895	-2,960,895	-12,260,895	-15,060,895	-17,060,895	-20,460,895
165	-3,396,051	-3,396,051	-12,696,051	-15,496,051	-17,496,051	-20,896,051
175	-3,686,156	-3,686,156	-12,986,156	-15,786,156	-17,786,156	-21,186,156
190	-4,121,312	-4,121,312	-13,421,312	-16,221,312	-18,221,312	-21,621,312
200	-4,411,416	-4,411,416	-13,711,416	-16,511,416	-18,511,416	-21,911,416
225	-5,136,677	-5,136,677	-14,436,677	-17,236,677	-19,236,677	-22,636,677
235	-5,426,782	-5,426,782	-14,726,782	-17,526,782	-19,526,782	-22,926,782
250	-5,861,938	-5,861,938	-15,161,938	-17,961,938	-19,961,938	-23,361,938
265	-6,297,094	-6,297,094	-15,597,094	-18,397,094	-20,397,094	-23,797,094
275	-6,587,198	-6,587,198	-15,887,198	-18,687,198	-20,687,198	-24,087,198
300	-7,312,459	-7,312,459	-16,612,459	-19,412,459	-21,412,459	-24,812,459

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,917,707	9,917,707	617,707	-2,182,293	-4,182,293	-7,582,293
80	7,500,597	7,500,597	-1,799,403	-4,599,403	-6,599,403	-9,999,403
100	6,929,108	6,929,108	-2,370,892	-5,170,892	-7,170,892	-10,570,892
125	6,214,747	6,214,747	-3,085,253	-5,885,253	-7,885,253	-11,285,253
135	5,929,003	5,929,003	-3,370,997	-6,170,997	-8,170,997	-11,570,997
150	5,509,396	5,509,396	-3,799,614	-6,599,614	-8,599,614	-11,999,614
165	5,071,771	5,071,771	-4,228,229	-7,028,229	-9,028,229	-12,428,229
175	4,786,026	4,786,026	-4,513,974	-7,313,974	-9,313,974	-12,713,974
190	4,357,409	4,357,409	-4,942,591	-7,742,591	-9,742,591	-13,142,591
200	4,071,666	4,071,666	-5,228,334	-8,028,334	-10,028,334	-13,428,334
225	3,357,304	3,357,304	-5,942,696	-8,742,696	-10,742,696	-14,142,696
235	3,071,561	3,071,561	-6,228,439	-9,028,439	-11,028,439	-14,428,439
250	2,642,944	2,642,944	-6,657,056	-9,457,056	-11,457,056	-14,857,056
265	2,214,328	2,214,328	-7,085,672	-9,885,672	-11,885,672	-15,285,672
275	1,928,583	1,928,583	-7,371,417	-10,171,417	-12,171,417	-15,571,417
300	1,214,223	1,214,223	-8,085,777	-10,885,777	-12,885,777	-16,285,777

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary

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

Affordable Housing	50%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Site type T1 - Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	0	#N/A	#N/A	#N/A

Site type T2 - Medium-Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	200	0	#N/A	#N/A

Site type T3 - Medium Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

Site type T4 - Medium-High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

Site type T5 - High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 1

No of units	300 units
Density:	300 dph

Affordable %	50%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shered Ownership	49%

Site area	1.0000 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-£3,984,475	-3,984,475	-13,284,475	-16,084,475	-18,084,475	-21,484,475
80	-4,758,386	-4,758,386	-14,058,386	-16,858,386	-18,858,386	-22,258,386
100	-4,967,791	-4,967,791	-14,267,791	-17,067,791	-19,067,791	-22,467,791
125	-5,229,548	-5,229,548	-14,529,548	-17,329,548	-19,329,548	-22,729,548
135	-5,334,252	-5,334,252	-14,634,252	-17,434,252	-19,434,252	-22,834,252
150	-5,491,306	-5,491,306	-14,791,306	-17,591,306	-19,591,306	-22,991,306
165	-5,648,360	-5,648,360	-14,948,360	-17,748,360	-19,748,360	-23,148,360
175	-5,753,063	-5,753,063	-15,053,063	-17,853,063	-19,853,063	-23,253,063
190	-5,910,117	-5,910,117	-15,210,117	-18,010,117	-20,010,117	-23,410,117
200	-6,014,819	-6,014,819	-15,314,819	-18,114,819	-20,114,819	-23,514,819
225	-6,276,577	-6,276,577	-15,576,577	-18,376,577	-20,376,577	-23,776,577
235	-6,381,280	-6,381,280	-15,681,280	-18,481,280	-20,481,280	-23,881,280
250	-6,538,334	-6,538,334	-15,838,334	-18,638,334	-20,638,334	-24,038,334
265	-6,695,388	-6,695,388	-15,995,388	-18,795,388	-20,795,388	-24,195,388
275	-6,800,091	-6,800,091	-16,100,091	-18,900,091	-20,900,091	-24,300,091
300	-7,061,849	-7,061,849	-16,361,849	-19,161,849	-21,161,849	-24,561,849

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-127,179	-127,179	-8,427,179	-12,227,179	-14,227,179	-17,627,179
80	-962,768	-962,768	-10,262,768	-13,062,768	-15,062,768	-18,462,768
100	-1,172,174	-1,172,174	-10,472,174	-13,272,174	-15,272,174	-18,672,174
125	-1,433,931	-1,433,931	-10,733,931	-13,533,931	-15,533,931	-18,933,931
135	-1,538,634	-1,538,634	-10,838,634	-13,638,634	-15,638,634	-19,038,634
150	-1,695,688	-1,695,688	-10,995,688	-13,795,688	-15,795,688	-19,195,688
165	-1,852,742	-1,852,742	-11,152,742	-13,952,742	-15,952,742	-19,352,742
175	-1,957,445	-1,957,445	-11,257,445	-14,057,445	-16,057,445	-19,457,445
190	-2,114,500	-2,114,500	-11,414,500	-14,214,500	-16,214,500	-19,614,500
200	-2,219,203	-2,219,203	-11,519,203	-14,319,203	-16,319,203	-19,719,203
225	-2,480,960	-2,480,960	-11,780,960	-14,580,960	-16,580,960	-19,980,960
235	-2,585,662	-2,585,662	-11,885,662	-14,685,662	-16,685,662	-20,085,662
250	-2,742,717	-2,742,717	-12,042,717	-14,842,717	-16,842,717	-20,242,717
265	-2,899,772	-2,899,772	-12,199,772	-14,999,772	-16,999,772	-20,399,772
275	-3,004,474	-3,004,474	-12,304,474	-15,104,474	-17,104,474	-20,504,474
300	-3,266,231	-3,266,231	-12,566,231	-15,366,231	-17,366,231	-20,766,231

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,479,118	3,479,118	-5,820,882	-8,620,882	-10,620,882	-14,020,882
80	2,610,852	2,610,852	-6,689,148	-9,489,148	-11,489,148	-14,889,148
100	2,407,692	2,407,692	-6,892,308	-9,692,308	-11,692,308	-15,092,308
125	2,153,744	2,153,744	-7,146,256	-9,946,256	-11,946,256	-15,346,256
135	2,052,165	2,052,165	-7,247,835	-10,047,835	-12,047,835	-15,447,835
150	1,899,796	1,899,796	-7,400,204	-10,200,204	-12,200,204	-15,600,204
165	1,747,426	1,747,426	-7,552,574	-10,352,574	-12,352,574	-15,752,574
175	1,645,848	1,645,848	-7,654,152	-10,454,152	-12,454,152	-15,854,152
190	1,493,479	1,493,479	-7,806,521	-10,606,521	-12,606,521	-16,006,521
200	1,391,899	1,391,899	-7,908,101	-10,708,101	-12,708,101	-16,108,101
225	1,137,951	1,137,951	-8,162,049	-10,962,049	-12,962,049	-16,362,049
235	1,035,667	1,035,667	-8,264,333	-11,064,333	-13,064,333	-16,464,333
250	880,974	880,974	-8,419,026	-11,219,026	-13,219,026	-16,619,026
265	726,280	726,280	-8,573,720	-11,373,720	-13,373,720	-16,773,720
275	623,150	623,150	-8,676,850	-11,476,850	-13,476,850	-16,876,850
300	365,327	365,327	-8,934,673	-11,734,673	-13,734,673	-17,134,673

Maximum CIL rates (per square metre)

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

Site type 1

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,863,448	6,863,448	-2,436,552	-5,236,552	-7,236,552	-10,636,552
80	5,941,066	5,941,066	-3,358,934	-6,158,934	-8,158,934	-11,558,934
100	5,737,907	5,737,907	-3,562,093	-6,362,093	-8,362,093	-11,762,093
125	5,483,959	5,483,959	-3,816,041	-6,616,041	-8,616,041	-12,016,041
135	5,382,379	5,382,379	-3,917,621	-6,717,621	-8,717,621	-12,117,621
150	5,230,010	5,230,010	-4,069,990	-6,869,990	-8,869,990	-12,269,990
165	5,077,641	5,077,641	-4,222,359	-7,022,359	-9,022,359	-12,422,359
175	4,976,062	4,976,062	-4,323,938	-7,123,938	-9,123,938	-12,523,938
190	4,823,693	4,823,693	-4,476,307	-7,276,307	-9,276,307	-12,676,307
200	4,722,113	4,722,113	-4,577,887	-7,377,887	-9,377,887	-12,777,887
225	4,468,165	4,468,165	-4,831,835	-7,631,835	-9,631,835	-13,031,835
235	4,366,585	4,366,585	-4,933,415	-7,733,415	-9,733,415	-13,133,415
250	4,214,216	4,214,216	-5,085,784	-7,885,784	-9,885,784	-13,285,784
265	4,061,847	4,061,847	-5,238,153	-8,038,153	-10,038,153	-13,438,153
275	3,960,267	3,960,267	-5,339,733	-8,139,733	-10,139,733	-13,539,733
300	3,706,320	3,706,320	-5,593,680	-8,393,680	-10,393,680	-13,793,680

Maximum CIL rates (per square metre)

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

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,247,779	10,247,779	947,779	-1,852,221	-3,852,221	-7,252,221
80	9,271,280	9,271,280	-28,720	-2,828,720	-4,828,720	-8,228,720
100	9,068,121	9,068,121	-231,879	-3,031,879	-5,031,879	-8,431,879
125	8,814,173	8,814,173	-485,827	-3,285,827	-5,285,827	-8,685,827
135	8,712,593	8,712,593	-587,407	-3,387,407	-5,387,407	-8,787,407
150	8,560,224	8,560,224	-739,776	-3,539,776	-5,539,776	-8,939,776
165	8,407,855	8,407,855	-892,145	-3,692,145	-5,692,145	-9,092,145
175	8,306,276	8,306,276	-993,724	-3,793,724	-5,793,724	-9,193,724
190	8,153,907	8,153,907	-1,146,093	-3,946,093	-5,946,093	-9,346,093
200	8,052,327	8,052,327	-1,247,673	-4,047,673	-6,047,673	-9,447,673
225	7,798,380	7,798,380	-1,501,620	-4,301,620	-6,301,620	-9,701,620
235	7,696,800	7,696,800	-1,603,200	-4,403,200	-6,403,200	-9,803,200
250	7,544,431	7,544,431	-1,755,569	-4,555,569	-6,555,569	-9,955,569
265	7,392,062	7,392,062	-1,907,938	-4,707,938	-6,707,938	-10,107,938
275	7,290,482	7,290,482	-2,009,518	-4,809,518	-6,809,518	-10,209,518
300	7,036,534	7,036,534	-2,263,466	-5,063,466	-7,063,466	-10,463,466

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 2

Flats	400 units
Density:	400 dph

Affordable %	50%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,330,211	-6,330,211	-15,630,211	-18,430,211	-20,430,211	-23,830,211
80	-7,343,642	-7,343,642	-16,643,642	-19,443,642	-21,443,642	-24,843,642
100	-7,622,304	-7,622,304	-16,922,304	-19,722,304	-21,722,304	-25,122,304
125	-7,970,634	-7,970,634	-17,270,634	-20,070,634	-22,070,634	-25,470,634
135	-8,109,965	-8,109,965	-17,409,965	-20,209,965	-22,209,965	-25,609,965
150	-8,318,962	-8,318,962	-17,618,962	-20,418,962	-22,418,962	-25,818,962
165	-8,527,959	-8,527,959	-17,827,959	-20,627,959	-22,627,959	-26,027,959
175	-8,667,291	-8,667,291	-17,967,291	-20,767,291	-22,767,291	-26,167,291
190	-8,876,288	-8,876,288	-18,176,288	-20,976,288	-22,976,288	-26,376,288
200	-9,015,619	-9,015,619	-18,315,619	-21,115,619	-23,115,619	-26,515,619
225	-9,363,948	-9,363,948	-18,663,948	-21,463,948	-23,463,948	-26,863,948
235	-9,503,280	-9,503,280	-18,803,280	-21,603,280	-23,603,280	-27,003,280
250	-9,712,277	-9,712,277	-19,012,277	-21,812,277	-23,812,277	-27,212,277
265	-9,921,274	-9,921,274	-19,221,274	-22,021,274	-24,021,274	-27,421,274
275	-10,060,605	-10,060,605	-19,360,605	-22,160,605	-24,160,605	-27,560,605
300	-10,408,934	-10,408,934	-19,708,934	-22,508,934	-24,508,934	-27,908,934

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,287,667	-1,287,667	-10,587,667	-13,387,667	-15,387,667	-18,787,667
80	-2,364,976	-2,364,976	-11,664,976	-14,464,976	-16,464,976	-19,864,976
100	-2,639,451	-2,639,451	-11,939,451	-14,739,451	-16,739,451	-20,139,451
125	-2,986,173	-2,986,173	-12,286,173	-15,086,173	-17,086,173	-20,486,173
135	-3,125,505	-3,125,505	-12,425,505	-15,225,505	-17,225,505	-20,625,505
150	-3,334,502	-3,334,502	-12,634,502	-15,434,502	-17,434,502	-20,834,502
165	-3,543,499	-3,543,499	-12,843,499	-15,643,499	-17,643,499	-21,043,499
175	-3,682,831	-3,682,831	-12,982,831	-15,782,831	-17,782,831	-21,182,831
190	-3,891,828	-3,891,828	-13,191,828	-15,991,828	-17,991,828	-21,391,828
200	-4,031,159	-4,031,159	-13,331,159	-16,131,159	-18,131,159	-21,531,159
225	-4,379,488	-4,379,488	-13,679,488	-16,479,488	-18,479,488	-21,879,488
235	-4,518,820	-4,518,820	-13,818,820	-16,618,820	-18,618,820	-22,018,820
250	-4,727,817	-4,727,817	-14,027,817	-16,827,817	-18,827,817	-22,227,817
265	-4,936,813	-4,936,813	-14,236,813	-17,036,813	-19,036,813	-22,436,813
275	-5,076,145	-5,076,145	-14,376,145	-17,176,145	-19,176,145	-22,576,145
300	-5,424,474	-5,424,474	-14,724,474	-17,524,474	-19,524,474	-22,924,474

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,439,612	3,439,612	-5,860,388	-8,660,388	-10,660,388	-14,060,388
80	2,303,212	2,303,212	-6,996,788	-9,796,788	-11,796,788	-15,196,788
100	2,032,863	2,032,863	-7,267,137	-10,067,137	-12,067,137	-15,467,137
125	1,694,925	1,694,925	-7,605,075	-10,405,075	-12,405,075	-15,805,075
135	1,559,750	1,559,750	-7,740,250	-10,540,250	-12,540,250	-15,940,250
150	1,356,987	1,356,987	-7,943,013	-10,743,013	-12,743,013	-16,143,013
165	1,154,225	1,154,225	-8,145,775	-10,945,775	-12,945,775	-16,345,775
175	1,019,051	1,019,051	-8,280,949	-11,080,949	-13,080,949	-16,480,949
190	816,288	816,288	-8,483,712	-11,283,712	-13,283,712	-16,683,712
200	681,113	681,113	-8,618,887	-11,418,887	-13,418,887	-16,818,887
225	343,175	343,175	-8,956,825	-11,756,825	-13,756,825	-17,156,825
235	208,001	208,001	-9,091,999	-11,891,999	-13,891,999	-17,291,999
250	5,238	5,238	-9,294,762	-12,094,762	-14,094,762	-17,494,762
265	-200,538	-200,538	-9,500,538	-12,300,538	-14,300,538	-17,700,538
275	-337,775	-337,775	-9,637,775	-12,437,775	-14,437,775	-17,837,775
300	-680,869	-680,869	-9,980,869	-12,780,869	-14,780,869	-18,180,869

Maximum CIL rates (per square metre)

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

Site type 2

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,883,369	7,883,369	-1,416,631	-4,216,631	-6,216,631	-9,616,631
80	6,675,913	6,675,913	-2,624,087	-5,424,087	-7,424,087	-10,824,087
100	6,405,563	6,405,563	-2,894,437	-5,694,437	-7,694,437	-11,094,437
125	6,067,626	6,067,626	-3,232,374	-6,032,374	-8,032,374	-11,432,374
135	5,932,451	5,932,451	-3,367,549	-6,167,549	-8,167,549	-11,567,549
150	5,729,688	5,729,688	-3,570,312	-6,370,312	-8,370,312	-11,770,312
165	5,526,926	5,526,926	-3,773,074	-6,573,074	-8,573,074	-11,973,074
175	5,391,751	5,391,751	-3,908,249	-6,708,249	-8,708,249	-12,108,249
190	5,188,988	5,188,988	-4,111,012	-6,911,012	-8,911,012	-12,311,012
200	5,053,814	5,053,814	-4,246,186	-7,046,186	-9,046,186	-12,446,186
225	4,715,876	4,715,876	-4,584,124	-7,384,124	-9,384,124	-12,784,124
235	4,580,702	4,580,702	-4,719,298	-7,519,298	-9,519,298	-12,919,298
250	4,377,939	4,377,939	-4,922,061	-7,722,061	-9,722,061	-13,122,061
265	4,175,176	4,175,176	-5,124,824	-7,924,824	-9,924,824	-13,324,824
275	4,040,002	4,040,002	-5,259,998	-8,059,998	-10,059,998	-13,459,998
300	3,702,064	3,702,064	-5,597,936	-8,397,936	-10,397,936	-13,797,936

Maximum CIL rates (per square metre)

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

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,276,217	12,276,217	2,976,217	176,217	-1,823,783	-5,223,783
80	11,014,771	11,014,771	1,714,771	-1,085,229	-3,085,229	-6,485,229
100	10,748,485	10,748,485	1,448,485	-1,351,515	-3,351,515	-6,751,515
125	10,415,627	10,415,627	1,115,627	-1,684,373	-3,684,373	-7,084,373
135	10,282,483	10,282,483	982,483	-1,817,517	-3,817,517	-7,217,517
150	10,082,767	10,082,767	782,767	-2,017,233	-4,017,233	-7,417,233
165	9,883,053	9,883,053	583,053	-2,216,947	-4,216,947	-7,616,947
175	9,749,909	9,749,909	449,909	-2,350,091	-4,350,091	-7,750,091
190	9,550,194	9,550,194	250,194	-2,549,806	-4,549,806	-7,949,806
200	9,417,051	9,417,051	117,051	-2,682,949	-4,682,949	-8,082,949
225	9,084,192	9,084,192	-215,808	-3,015,808	-5,015,808	-8,415,808
235	8,951,049	8,951,049	-348,951	-3,148,951	-5,148,951	-8,548,951
250	8,750,639	8,750,639	-549,361	-3,349,361	-5,349,361	-8,749,361
265	8,547,877	8,547,877	-752,123	-3,552,123	-5,552,123	-8,952,123
275	8,412,703	8,412,703	-887,297	-3,687,297	-5,687,297	-9,087,297
300	8,074,765	8,074,765	-1,225,235	-4,025,235	-6,025,235	-9,425,235

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£0	#N/A	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 3

Flats	500 units
Density:	500 dph

Affordable %	50%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-19,855,247	-19,855,247	-29,155,247	-31,955,247	-33,955,247	-37,355,247
80	-21,021,062	-21,021,062	-30,321,062	-33,121,062	-35,121,062	-38,521,062
100	-21,391,887	-21,391,887	-30,691,887	-33,491,887	-35,491,887	-38,891,887
125	-21,855,419	-21,855,419	-31,155,419	-33,955,419	-35,955,419	-39,355,419
135	-22,040,832	-22,040,832	-31,340,832	-34,140,832	-36,140,832	-39,540,832
150	-22,318,952	-22,318,952	-31,618,952	-34,418,952	-36,418,952	-39,818,952
165	-22,597,071	-22,597,071	-31,897,071	-34,697,071	-36,697,071	-40,097,071
175	-22,782,484	-22,782,484	-32,082,484	-34,882,484	-36,882,484	-40,282,484
190	-23,060,603	-23,060,603	-32,360,603	-35,160,603	-37,160,603	-40,560,603
200	-23,246,016	-23,246,016	-32,546,016	-35,346,016	-37,346,016	-40,746,016
225	-23,709,548	-23,709,548	-33,009,548	-35,809,548	-37,809,548	-41,209,548
235	-23,894,961	-23,894,961	-33,194,961	-35,994,961	-37,994,961	-41,394,961
250	-24,173,080	-24,173,080	-33,473,080	-36,273,080	-38,273,080	-41,673,080
265	-24,451,199	-24,451,199	-33,751,199	-36,551,199	-38,551,199	-41,951,199
275	-24,636,612	-24,636,612	-33,936,612	-36,736,612	-38,736,612	-42,136,612
300	-25,100,144	-25,100,144	-34,400,144	-37,200,144	-39,200,144	-42,600,144

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-13,618,566	-13,618,566	-22,918,566	-25,718,566	-27,718,566	-31,118,566
80	-14,884,106	-14,884,106	-24,184,106	-26,984,106	-28,984,106	-32,384,106
100	-15,254,931	-15,254,931	-24,554,931	-27,354,931	-29,354,931	-32,754,931
125	-15,718,463	-15,718,463	-25,018,463	-27,818,463	-29,818,463	-33,218,463
135	-15,903,876	-15,903,876	-25,203,876	-28,003,876	-30,003,876	-33,403,876
150	-16,181,995	-16,181,995	-25,481,995	-28,281,995	-30,281,995	-33,681,995
165	-16,460,115	-16,460,115	-25,760,115	-28,560,115	-30,560,115	-33,960,115
175	-16,645,528	-16,645,528	-25,945,528	-28,745,528	-30,745,528	-34,145,528
190	-16,923,647	-16,923,647	-26,223,647	-29,023,647	-31,023,647	-34,423,647
200	-17,109,060	-17,109,060	-26,409,060	-29,209,060	-31,209,060	-34,609,060
225	-17,572,593	-17,572,593	-26,872,593	-29,672,593	-31,672,593	-35,072,593
235	-17,758,006	-17,758,006	-27,058,006	-29,858,006	-31,858,006	-35,258,006
250	-18,036,125	-18,036,125	-27,336,125	-30,136,125	-32,136,125	-35,536,125
265	-18,314,244	-18,314,244	-27,614,244	-30,414,244	-32,414,244	-35,814,244
275	-18,499,657	-18,499,657	-27,799,657	-30,599,657	-32,599,657	-35,999,657
300	-18,963,189	-18,963,189	-28,263,189	-31,063,189	-33,063,189	-36,463,189

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,638,447	-7,638,447	-16,938,447	-19,738,447	-21,738,447	-25,138,447
80	-8,999,610	-8,999,610	-18,299,610	-21,099,610	-23,099,610	-26,499,610
100	-9,370,436	-9,370,436	-18,670,436	-21,470,436	-23,470,436	-26,870,436
125	-9,833,968	-9,833,968	-19,133,968	-21,933,968	-23,933,968	-27,333,968
135	-10,019,381	-10,019,381	-19,319,381	-22,119,381	-24,119,381	-27,519,381
150	-10,297,500	-10,297,500	-19,597,500	-22,397,500	-24,397,500	-27,797,500
165	-10,575,619	-10,575,619	-19,875,619	-22,675,619	-24,675,619	-28,075,619
175	-10,761,032	-10,761,032	-20,061,032	-22,861,032	-24,861,032	-28,261,032
190	-11,039,151	-11,039,151	-20,339,151	-23,139,151	-25,139,151	-28,539,151
200	-11,224,564	-11,224,564	-20,524,564	-23,324,564	-25,324,564	-28,724,564
225	-11,688,096	-11,688,096	-20,988,096	-23,788,096	-25,788,096	-29,188,096
235	-11,873,509	-11,873,509	-21,173,509	-23,973,509	-25,973,509	-29,373,509
250	-12,151,629	-12,151,629	-21,451,629	-24,251,629	-26,251,629	-29,651,629
265	-12,429,748	-12,429,748	-21,729,748	-24,529,748	-26,529,748	-29,929,748
275	-12,615,162	-12,615,162	-21,915,162	-24,715,162	-26,715,162	-30,115,162
300	-13,078,694	-13,078,694	-22,378,694	-25,178,694	-27,178,694	-30,578,694

Maximum CIL rates (per square metre)

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

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,090,400	-2,090,400	-11,390,400	-14,190,400	-16,190,400	-19,590,400
80	-3,496,027	-3,496,027	-12,796,027	-15,596,027	-17,596,027	-20,996,027
100	-3,859,342	-3,859,342	-13,159,342	-15,959,342	-17,959,342	-21,359,342
125	-4,315,907	-4,315,907	-13,615,907	-16,415,907	-18,415,907	-21,815,907
135	-4,498,534	-4,498,534	-13,798,534	-16,598,534	-18,598,534	-21,998,534
150	-4,772,474	-4,772,474	-14,072,474	-16,872,474	-18,872,474	-22,272,474
165	-5,046,413	-5,046,413	-14,346,413	-17,146,413	-19,146,413	-22,546,413
175	-5,229,039	-5,229,039	-14,529,039	-17,329,039	-19,329,039	-22,729,039
190	-5,502,979	-5,502,979	-14,802,979	-17,602,979	-19,602,979	-23,002,979
200	-5,685,605	-5,685,605	-14,985,605	-17,785,605	-19,785,605	-23,185,605
225	-6,142,171	-6,142,171	-15,442,171	-18,242,171	-20,242,171	-23,642,171
235	-6,324,797	-6,324,797	-15,624,797	-18,424,797	-20,424,797	-23,824,797
250	-6,598,737	-6,598,737	-15,898,737	-18,698,737	-20,698,737	-24,098,737
265	-6,872,711	-6,872,711	-16,172,711	-18,972,711	-20,972,711	-24,372,711
275	-7,058,124	-7,058,124	-16,358,124	-19,158,124	-21,158,124	-24,558,124
300	-7,521,656	-7,521,656	-16,821,656	-19,621,656	-21,621,656	-25,021,656

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,332,408	3,332,408	-5,967,592	-8,767,592	-10,767,592	-14,167,592
80	1,864,383	1,864,383	-7,435,617	-10,235,617	-12,235,617	-15,635,617
100	1,510,027	1,510,027	-7,789,973	-10,589,973	-12,589,973	-15,989,973
125	1,067,081	1,067,081	-8,232,919	-11,032,919	-13,032,919	-16,432,919
135	889,903	889,903	-8,410,097	-11,210,097	-13,210,097	-16,610,097
150	624,136	624,136	-8,675,864	-11,475,864	-13,475,864	-16,875,864
165	358,369	358,369	-8,941,631	-11,741,631	-13,741,631	-17,141,631
175	181,190	181,190	-9,118,810	-11,918,810	-13,918,810	-17,318,810
190	-85,867	-85,867	-9,385,867	-12,185,867	-14,185,867	-17,585,867
200	-265,750	-265,750	-9,565,750	-12,365,750	-14,365,750	-17,765,750
225	-715,454	-715,454	-10,015,454	-12,815,454	-14,815,454	-18,215,454
235	-895,335	-895,335	-10,195,335	-12,995,335	-14,995,335	-18,395,335
250	-1,165,158	-1,165,158	-10,465,158	-13,265,158	-15,265,158	-18,665,158
265	-1,434,980	-1,434,980	-10,734,980	-13,534,980	-15,534,980	-18,934,980
275	-1,614,861	-1,614,861	-10,914,861	-13,714,861	-15,714,861	-19,114,861
300	-2,064,565	-2,064,565	-11,364,565	-14,164,565	-16,164,565	-19,564,565

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 4

Flats	600 units
Density:	600 dph

Affordable %	50%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-23,826,398	-23,826,398	-33,126,398	-35,926,398	-37,926,398	-41,326,398
80	-25,119,840	-25,119,840	-34,419,840	-37,219,840	-39,219,840	-42,619,840
100	-25,544,238	-25,544,238	-34,844,238	-37,644,238	-39,644,238	-43,044,238
125	-26,074,735	-26,074,735	-35,374,735	-38,174,735	-40,174,735	-43,574,735
135	-26,286,935	-26,286,935	-35,586,935	-38,386,935	-40,386,935	-43,786,935
150	-26,605,234	-26,605,234	-35,905,234	-38,705,234	-40,705,234	-44,105,234
165	-26,923,532	-26,923,532	-36,223,532	-39,023,532	-41,023,532	-44,423,532
175	-27,135,731	-27,135,731	-36,435,731	-39,235,731	-41,235,731	-44,635,731
190	-27,454,029	-27,454,029	-36,754,029	-39,554,029	-41,554,029	-44,954,029
200	-27,666,229	-27,666,229	-36,966,229	-39,766,229	-41,766,229	-45,166,229
225	-28,196,726	-28,196,726	-37,496,726	-40,296,726	-42,296,726	-45,696,726
235	-28,408,926	-28,408,926	-37,708,926	-40,508,926	-42,508,926	-45,908,926
250	-28,727,224	-28,727,224	-38,027,224	-40,827,224	-42,827,224	-46,227,224
265	-29,045,523	-29,045,523	-38,345,523	-41,145,523	-43,145,523	-46,545,523
275	-29,257,721	-29,257,721	-38,557,721	-41,357,721	-43,357,721	-46,757,721
300	-29,791,514	-29,791,514	-39,091,514	-41,891,514	-43,891,514	-47,291,514

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,772,643	-16,772,643	-26,072,643	-28,872,643	-30,872,643	-34,272,643
80	-18,126,644	-18,126,644	-27,426,644	-30,226,644	-32,226,644	-35,626,644
100	-18,532,228	-18,532,228	-27,832,228	-30,632,228	-32,632,228	-36,032,228
125	-19,046,900	-19,046,900	-28,346,900	-31,146,900	-33,146,900	-36,546,900
135	-19,252,769	-19,252,769	-28,552,769	-31,352,769	-33,352,769	-36,752,769
150	-19,561,572	-19,561,572	-28,861,572	-31,661,572	-33,661,572	-37,061,572
165	-19,870,375	-19,870,375	-29,170,375	-31,970,375	-33,970,375	-37,370,375
175	-20,076,244	-20,076,244	-29,376,244	-32,176,244	-34,176,244	-37,576,244
190	-20,385,047	-20,385,047	-29,685,047	-32,485,047	-34,485,047	-37,885,047
200	-20,590,916	-20,590,916	-29,890,916	-32,690,916	-34,690,916	-38,090,916
225	-21,105,587	-21,105,587	-30,405,587	-33,205,587	-35,205,587	-38,605,587
235	-21,311,456	-21,311,456	-30,611,456	-33,411,456	-35,411,456	-38,811,456
250	-21,620,259	-21,620,259	-30,920,259	-33,720,259	-35,720,259	-39,120,259
265	-21,929,062	-21,929,062	-31,229,062	-34,029,062	-36,029,062	-39,429,062
275	-22,134,931	-22,134,931	-31,434,931	-34,234,931	-36,234,931	-39,634,931
300	-22,654,454	-22,654,454	-31,954,454	-34,754,454	-36,754,454	-40,154,454

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,123,560	-10,123,560	-19,423,560	-22,223,560	-24,223,560	-27,623,560
80	-11,559,501	-11,559,501	-20,859,501	-23,659,501	-25,659,501	-29,059,501
100	-11,958,955	-11,958,955	-21,258,955	-24,058,955	-26,058,955	-29,458,955
125	-12,458,274	-12,458,274	-21,758,274	-24,558,274	-26,558,274	-29,958,274
135	-12,658,001	-12,658,001	-21,958,001	-24,758,001	-26,758,001	-30,158,001
150	-12,957,592	-12,957,592	-22,257,592	-25,057,592	-27,057,592	-30,457,592
165	-13,257,829	-13,257,829	-22,557,829	-25,357,829	-27,357,829	-30,757,829
175	-13,460,603	-13,460,603	-22,760,603	-25,560,603	-27,560,603	-30,960,603
190	-13,764,765	-13,764,765	-23,064,765	-25,864,765	-27,864,765	-31,264,765
200	-13,967,540	-13,967,540	-23,267,540	-26,067,540	-28,067,540	-31,467,540
225	-14,474,477	-14,474,477	-23,774,477	-26,574,477	-28,574,477	-31,974,477
235	-14,677,252	-14,677,252	-23,977,252	-26,777,252	-28,777,252	-32,177,252
250	-14,981,413	-14,981,413	-24,281,413	-27,081,413	-29,081,413	-32,481,413
265	-15,285,576	-15,285,576	-24,585,576	-27,385,576	-29,385,576	-32,785,576
275	-15,488,351	-15,488,351	-24,788,351	-27,588,351	-29,588,351	-32,988,351
300	-15,995,288	-15,995,288	-25,295,288	-28,095,288	-30,095,288	-33,495,288

Maximum CIL rates (per square metre)

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,948,391	-3,948,391	-13,248,391	-16,048,391	-18,048,391	-21,448,391
80	-5,459,060	-5,459,060	-14,759,060	-17,559,060	-19,559,060	-22,959,060
100	-5,852,512	-5,852,512	-15,152,512	-17,952,512	-19,952,512	-23,352,512
125	-6,344,325	-6,344,325	-15,644,325	-18,444,325	-20,444,325	-23,844,325
135	-6,541,051	-6,541,051	-15,841,051	-18,641,051	-20,641,051	-24,041,051
150	-6,836,140	-6,836,140	-16,136,140	-18,936,140	-20,936,140	-24,336,140
165	-7,131,228	-7,131,228	-16,431,228	-19,231,228	-21,231,228	-24,631,228
175	-7,327,953	-7,327,953	-16,627,953	-19,427,953	-21,427,953	-24,827,953
190	-7,623,042	-7,623,042	-16,923,042	-19,723,042	-21,723,042	-25,123,042
200	-7,819,768	-7,819,768	-17,119,768	-19,919,768	-21,919,768	-25,319,768
225	-8,315,167	-8,315,167	-17,615,167	-20,415,167	-22,415,167	-25,815,167
235	-8,514,895	-8,514,895	-17,814,895	-20,614,895	-22,614,895	-26,014,895
250	-8,814,485	-8,814,485	-18,114,485	-20,914,485	-22,914,485	-26,314,485
265	-9,114,076	-9,114,076	-18,414,076	-21,214,076	-23,214,076	-26,614,076
275	-9,313,803	-9,313,803	-18,613,803	-21,413,803	-23,413,803	-26,813,803
300	-9,813,121	-9,813,121	-19,113,121	-21,913,121	-23,913,121	-27,313,121

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,164,920	2,164,920	-7,135,080	-9,935,080	-11,935,080	-15,335,080
80	580,149	580,149	-8,719,851	-11,519,851	-13,519,851	-16,919,851
100	192,612	192,612	-9,107,388	-11,907,388	-13,907,388	-17,307,388
125	-296,264	-296,264	-9,596,264	-12,396,264	-14,396,264	-17,796,264
135	-492,990	-492,990	-9,792,990	-12,592,990	-14,592,990	-17,992,990
150	-789,078	-789,078	-10,089,078	-12,889,078	-14,889,078	-18,289,078
165	-1,083,166	-1,083,166	-10,383,166	-13,183,166	-15,183,166	-18,583,166
175	-1,279,891	-1,279,891	-10,579,891	-13,379,891	-15,379,891	-18,779,891
190	-1,574,980	-1,574,980	-10,874,980	-13,674,980	-15,674,980	-19,074,980
200	-1,771,706	-1,771,706	-11,071,706	-13,871,706	-15,871,706	-19,271,706
225	-2,263,519	-2,263,519	-11,563,519	-14,363,519	-16,363,519	-19,763,519
235	-2,460,245	-2,460,245	-11,760,245	-14,560,245	-16,560,245	-19,960,245
250	-2,755,334	-2,755,334	-12,055,334	-14,855,334	-16,855,334	-20,255,334
265	-3,050,422	-3,050,422	-12,350,422	-15,150,422	-17,150,422	-20,550,422
275	-3,247,148	-3,247,148	-12,547,148	-15,347,148	-17,347,148	-20,747,148
300	-3,738,962	-3,738,962	-13,038,962	-15,838,962	-17,838,962	-21,238,962

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 5

Flats	800 units
Density:	800 dph

Affordable %	50%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	0%
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-34,633,768	-34,633,768	-43,933,768	-46,733,768	-48,733,768	-52,133,768
80	-36,195,086	-36,195,086	-45,495,086	-48,295,086	-50,295,086	-53,695,086
100	-36,724,581	-36,724,581	-46,024,581	-48,824,581	-50,824,581	-54,224,581
125	-37,386,450	-37,386,450	-46,686,450	-49,486,450	-51,486,450	-54,886,450
135	-37,651,197	-37,651,197	-46,951,197	-49,751,197	-51,751,197	-55,151,197
150	-38,048,318	-38,048,318	-47,348,318	-50,148,318	-52,148,318	-55,548,318
165	-38,445,440	-38,445,440	-47,745,440	-50,545,440	-52,545,440	-55,945,440
175	-38,710,188	-38,710,188	-48,010,188	-50,810,188	-52,810,188	-56,210,188
190	-39,107,309	-39,107,309	-48,407,309	-51,207,309	-53,207,309	-56,607,309
200	-39,372,057	-39,372,057	-48,672,057	-51,472,057	-53,472,057	-56,872,057
225	-40,039,427	-40,039,427	-49,339,427	-52,139,427	-54,139,427	-57,539,427
235	-40,308,214	-40,308,214	-49,608,214	-52,408,214	-54,408,214	-57,808,214
250	-40,711,395	-40,711,395	-50,011,395	-52,811,395	-54,811,395	-58,211,395
265	-41,114,576	-41,114,576	-50,414,576	-53,214,576	-55,214,576	-58,614,576
275	-41,383,363	-41,383,363	-50,683,363	-53,483,363	-55,483,363	-58,883,363
300	-42,064,400	-42,064,400	-51,364,400	-54,164,400	-56,164,400	-59,564,400

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-25,818,634	-25,818,634	-35,118,634	-37,918,634	-39,918,634	-43,318,634
80	-27,460,587	-27,460,587	-36,760,587	-39,560,587	-41,560,587	-44,960,587
100	-27,974,286	-27,974,286	-37,274,286	-40,074,286	-42,074,286	-45,474,286
125	-28,616,409	-28,616,409	-37,916,409	-40,716,409	-42,716,409	-46,116,409
135	-28,875,492	-28,875,492	-38,175,492	-40,975,492	-42,975,492	-46,375,492
150	-29,266,645	-29,266,645	-38,566,645	-41,366,645	-43,366,645	-46,766,645
165	-29,657,798	-29,657,798	-38,957,798	-41,757,798	-43,757,798	-47,157,798
175	-29,918,567	-29,918,567	-39,218,567	-42,018,567	-44,018,567	-47,418,567
190	-30,309,720	-30,309,720	-39,609,720	-42,409,720	-44,409,720	-47,809,720
200	-30,570,488	-30,570,488	-39,870,488	-42,670,488	-44,670,488	-48,070,488
225	-31,222,410	-31,222,410	-40,522,410	-43,322,410	-45,322,410	-48,722,410
235	-31,483,179	-31,483,179	-40,783,179	-43,583,179	-45,583,179	-48,983,179
250	-31,874,332	-31,874,332	-41,174,332	-43,974,332	-45,974,332	-49,374,332
265	-32,265,485	-32,265,485	-41,565,485	-44,365,485	-46,365,485	-49,765,485
275	-32,526,254	-32,526,254	-41,826,254	-44,626,254	-46,626,254	-50,026,254
300	-33,178,175	-33,178,175	-42,478,175	-45,278,175	-47,278,175	-50,678,175

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-17,602,583	-17,602,583	-26,902,583	-29,702,583	-31,702,583	-35,102,583
80	-19,298,637	-19,298,637	-28,598,637	-31,398,637	-33,398,637	-36,798,637
100	-19,797,012	-19,797,012	-29,097,012	-31,897,012	-33,897,012	-37,297,012
125	-20,419,980	-20,419,980	-29,719,980	-32,519,980	-34,519,980	-37,919,980
135	-20,669,167	-20,669,167	-29,969,167	-32,769,167	-34,769,167	-38,169,167
150	-21,042,949	-21,042,949	-30,342,949	-33,142,949	-35,142,949	-38,542,949
165	-21,420,728	-21,420,728	-30,720,728	-33,520,728	-35,520,728	-38,920,728
175	-21,673,718	-21,673,718	-30,973,718	-33,773,718	-35,773,718	-39,173,718
190	-22,053,202	-22,053,202	-31,353,202	-34,153,202	-36,153,202	-39,553,202
200	-22,306,192	-22,306,192	-31,606,192	-34,406,192	-36,406,192	-39,806,192
225	-22,938,665	-22,938,665	-32,238,665	-35,038,665	-37,038,665	-40,438,665
235	-23,191,654	-23,191,654	-32,491,654	-35,291,654	-37,291,654	-40,691,654
250	-23,573,344	-23,573,344	-32,873,344	-35,673,344	-37,673,344	-41,073,344
265	-23,958,618	-23,958,618	-33,258,618	-36,058,618	-38,058,618	-41,458,618
275	-24,215,468	-24,215,468	-33,515,468	-36,315,468	-38,315,468	-41,715,468
300	-24,857,592	-24,857,592	-34,157,592	-36,957,592	-38,957,592	-42,357,592

Maximum CIL rates (per square metre)

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,017,588	-10,017,588	-19,317,588	-22,117,588	-24,117,588	-27,517,588
80	-11,791,434	-11,791,434	-21,091,434	-23,891,434	-25,891,434	-29,291,434
100	-12,274,940	-12,274,940	-21,574,940	-24,374,940	-26,374,940	-29,774,940
125	-12,879,325	-12,879,325	-22,179,325	-24,979,325	-26,979,325	-30,379,325
135	-13,121,078	-13,121,078	-22,421,078	-25,221,078	-27,221,078	-30,621,078
150	-13,485,434	-13,485,434	-22,785,434	-25,585,434	-27,585,434	-30,985,434
165	-13,853,598	-13,853,598	-23,153,598	-25,953,598	-27,953,598	-31,353,598
175	-14,099,041	-14,099,041	-23,399,041	-26,199,041	-28,199,041	-31,599,041
190	-14,467,204	-14,467,204	-23,767,204	-26,567,204	-28,567,204	-31,967,204
200	-14,712,646	-14,712,646	-24,012,646	-26,812,646	-28,812,646	-32,212,646
225	-15,326,252	-15,326,252	-24,626,252	-27,426,252	-29,426,252	-32,826,252
235	-15,571,694	-15,571,694	-24,871,694	-27,671,694	-29,671,694	-33,071,694
250	-15,939,857	-15,939,857	-25,239,857	-28,039,857	-30,039,857	-33,439,857
265	-16,308,020	-16,308,020	-25,608,020	-28,408,020	-30,408,020	-33,808,020
275	-16,553,463	-16,553,463	-25,853,463	-28,653,463	-30,653,463	-34,053,463
300	-17,167,068	-17,167,068	-26,467,068	-29,267,068	-31,267,068	-34,667,068

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,585,080	-2,585,080	-11,885,080	-14,685,080	-16,685,080	-20,085,080
80	-4,448,706	-4,448,706	-13,748,706	-16,548,706	-18,548,706	-21,948,706
100	-4,924,947	-4,924,947	-14,224,947	-17,024,947	-19,024,947	-22,424,947
125	-5,520,247	-5,520,247	-14,820,247	-17,620,247	-19,620,247	-23,020,247
135	-5,758,368	-5,758,368	-15,058,368	-17,858,368	-19,858,368	-23,258,368
150	-6,115,548	-6,115,548	-15,415,548	-18,215,548	-20,215,548	-23,615,548
165	-6,472,729	-6,472,729	-15,772,729	-18,572,729	-20,572,729	-23,972,729
175	-6,710,848	-6,710,848	-16,010,848	-18,810,848	-20,810,848	-24,210,848
190	-7,068,029	-7,068,029	-16,368,029	-19,168,029	-21,168,029	-24,568,029
200	-7,306,149	-7,306,149	-16,606,149	-19,406,149	-21,406,149	-24,806,149
225	-7,901,449	-7,901,449	-17,201,449	-20,001,449	-22,001,449	-25,401,449
235	-8,139,570	-8,139,570	-17,439,570	-20,239,570	-22,239,570	-25,639,570
250	-8,496,750	-8,496,750	-17,796,750	-20,596,750	-22,596,750	-25,996,750
265	-8,859,308	-8,859,308	-18,159,308	-20,959,308	-22,959,308	-26,359,308
275	-9,101,061	-9,101,061	-18,401,061	-21,201,061	-23,201,061	-26,601,061
300	-9,705,445	-9,705,445	-19,005,445	-21,805,445	-23,805,445	-27,205,445

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary

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

Affordable Housing	30%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Site type T1 - Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	80	#N/A	#N/A	#N/A
£850 per sq ft	300	190	0	#N/A
£900 per sq ft	300	300	300	100

Site type T2 - Medium-Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	190	0	#N/A	#N/A
£850 per sq ft	300	300	235	0
£900 per sq ft	300	300	300	300

Site type T3 - Medium Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	0	#N/A	#N/A	#N/A
£900 per sq ft	300	225	135	0

Site type T4 - Medium-High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	165	0	0	#N/A
£900 per sq ft	300	300	275	150

Site type T5 - High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	80	0	#N/A	#N/A
£900 per sq ft	300	275	225	125

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 1

No of units	Flats	300 units
Density:		300 dph

Affordable %	30%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shered Ownership	49%

Site area	1.0000 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,637,891	1,637,891	-7,662,109	-10,462,109	-12,462,109	-15,862,109
80	477,341	477,341	-8,822,659	-11,622,659	-13,622,659	-17,022,659
100	193,750	193,750	-9,106,250	-11,906,250	-13,906,250	-17,306,250
125	-163,190	-163,190	-9,463,190	-12,263,190	-14,263,190	-17,663,190
135	-307,150	-307,150	-9,607,150	-12,407,150	-14,407,150	-17,807,150
150	-523,088	-523,088	-9,823,088	-12,623,088	-14,623,088	-18,023,088
165	-739,026	-739,026	-10,039,026	-12,839,026	-14,839,026	-18,239,026
175	-882,984	-882,984	-10,182,984	-12,982,984	-14,982,984	-18,382,984
190	-1,098,922	-1,098,922	-10,398,922	-13,198,922	-15,198,922	-18,598,922
200	-1,242,881	-1,242,881	-10,542,881	-13,342,881	-15,342,881	-18,742,881
225	-1,602,778	-1,602,778	-10,902,778	-13,702,778	-15,702,778	-19,102,778
235	-1,746,737	-1,746,737	-11,046,737	-13,846,737	-15,846,737	-19,246,737
250	-1,962,675	-1,962,675	-11,262,675	-14,062,675	-16,062,675	-19,462,675
265	-2,178,612	-2,178,612	-11,478,612	-14,278,612	-16,278,612	-19,678,612
275	-2,322,571	-2,322,571	-11,622,571	-14,422,571	-16,422,571	-19,822,571
300	-2,682,468	-2,682,468	-11,982,468	-14,782,468	-16,782,468	-20,182,468

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,240,434	6,240,434	-3,059,566	-5,859,566	-7,859,566	-11,259,566
80	5,023,336	5,023,336	-4,276,664	-7,076,664	-9,076,664	-12,476,664
100	4,740,372	4,740,372	-4,559,628	-7,359,628	-9,359,628	-12,759,628
125	4,385,884	4,385,884	-4,914,116	-7,714,116	-9,714,116	-13,114,116
135	4,244,088	4,244,088	-5,055,912	-7,855,912	-9,855,912	-13,255,912
150	4,031,396	4,031,396	-5,268,604	-8,068,604	-10,068,604	-13,468,604
165	3,818,703	3,818,703	-5,481,297	-8,281,297	-10,281,297	-13,681,297
175	3,676,908	3,676,908	-5,623,092	-8,423,092	-10,423,092	-13,823,092
190	3,464,215	3,464,215	-5,835,785	-8,635,785	-10,635,785	-14,035,785
200	3,322,420	3,322,420	-5,977,580	-8,777,580	-10,777,580	-14,177,580
225	2,967,933	2,967,933	-6,332,067	-9,132,067	-11,132,067	-14,532,067
235	2,826,137	2,826,137	-6,473,863	-9,273,863	-11,273,863	-14,673,863
250	2,613,445	2,613,445	-6,686,555	-9,486,555	-11,486,555	-14,886,555
265	2,400,752	2,400,752	-6,899,248	-9,699,248	-11,699,248	-15,099,248
275	2,258,956	2,258,956	-7,041,044	-9,841,044	-11,841,044	-15,241,044
300	1,904,468	1,904,468	-7,395,532	-10,195,532	-12,195,532	-15,595,532

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,704,497	10,704,497	1,404,497	-1,395,503	-3,395,503	-6,795,503
80	9,416,017	9,416,017	116,017	-2,683,983	-4,683,983	-8,083,983
100	9,136,889	9,136,889	-163,311	-2,963,311	-4,963,311	-8,363,311
125	8,787,529	8,787,529	-512,471	-3,312,471	-5,312,471	-8,712,471
135	8,647,865	8,647,865	-652,135	-3,452,135	-5,452,135	-8,852,135
150	8,438,368	8,438,368	-861,632	-3,661,632	-5,661,632	-9,061,632
165	8,228,872	8,228,872	-1,071,128	-3,871,128	-5,871,128	-9,271,128
175	8,089,208	8,089,208	-1,210,792	-4,010,792	-6,010,792	-9,410,792
190	7,879,711	7,879,711	-1,420,289	-4,220,289	-6,220,289	-9,620,289
200	7,740,047	7,740,047	-1,559,953	-4,359,953	-6,359,953	-9,759,953
225	7,390,887	7,390,887	-1,909,113	-4,709,113	-6,709,113	-10,109,113
235	7,251,223	7,251,223	-2,048,777	-4,848,777	-6,848,777	-10,248,777
250	7,041,727	7,041,727	-2,258,273	-5,058,273	-7,058,273	-10,458,273
265	6,832,231	6,832,231	-2,467,769	-5,267,769	-7,267,769	-10,667,769
275	6,692,566	6,692,566	-2,607,434	-5,407,434	-7,407,434	-10,807,434
300	6,343,406	6,343,406	-2,956,594	-5,756,594	-7,756,594	-11,156,594

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	#N/A	#N/A	#N/A

Site type 1

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,049,134	15,049,134	5,749,134	2,949,134	949,134	-2,450,866
80	13,691,183	13,691,183	4,391,183	1,591,183	-408,817	-3,808,817
100	13,411,855	13,411,855	4,111,855	1,311,855	-698,145	-4,088,145
125	13,062,694	13,062,694	3,762,694	962,694	-1,037,306	-4,437,306
135	12,923,030	12,923,030	3,623,030	823,030	-1,176,970	-4,576,970
150	12,713,533	12,713,533	3,413,533	613,533	-1,386,467	-4,786,467
165	12,504,037	12,504,037	3,204,037	404,037	-1,595,963	-4,995,963
175	12,364,373	12,364,373	3,064,373	264,373	-1,735,627	-5,135,627
190	12,154,876	12,154,876	2,854,876	54,876	-1,945,124	-5,345,124
200	12,015,213	12,015,213	2,715,213	-84,787	-2,084,787	-5,484,787
225	11,666,053	11,666,053	2,366,053	-433,947	-2,433,947	-5,833,947
235	11,526,388	11,526,388	2,226,388	-573,612	-2,573,612	-5,973,612
250	11,316,892	11,316,892	2,016,892	-783,108	-2,783,108	-6,183,108
265	11,107,396	11,107,396	1,807,396	-992,604	-2,992,604	-6,392,604
275	10,967,731	10,967,731	1,667,731	-1,132,269	-3,132,269	-6,532,269
300	10,618,571	10,618,571	1,318,571	-1,481,429	-3,481,429	-6,881,429

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,359,878	19,359,878	10,059,878	7,259,878	5,259,878	1,859,878
80	17,949,789	17,949,789	8,649,789	5,849,789	3,849,789	449,789
100	17,674,659	17,674,659	8,374,659	5,574,659	3,574,659	174,659
125	17,330,745	17,330,745	8,030,745	5,230,745	3,230,745	-169,255
135	17,193,180	17,193,180	7,893,180	5,093,180	3,093,180	-306,820
150	16,986,832	16,986,832	7,686,832	4,886,832	2,886,832	-513,168
165	16,779,202	16,779,202	7,479,202	4,679,202	2,679,202	-720,798
175	16,639,538	16,639,538	7,339,538	4,539,538	2,539,538	-860,462
190	16,430,042	16,430,042	7,130,042	4,330,042	2,330,042	-1,069,958
200	16,290,378	16,290,378	6,990,378	4,190,378	2,190,378	-1,209,622
225	15,941,218	15,941,218	6,641,218	3,841,218	1,841,218	-1,558,782
235	15,801,553	15,801,553	6,501,553	3,701,553	1,701,553	-1,698,447
250	15,592,057	15,592,057	6,292,057	3,492,057	1,492,057	-1,907,943
265	15,382,561	15,382,561	6,082,561	3,282,561	1,282,561	-2,117,439
275	15,242,896	15,242,896	5,942,896	3,142,896	1,142,896	-2,257,104
300	14,893,737	14,893,737	5,593,737	2,793,737	793,737	-2,606,263

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£190	£0	#N/A

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£100

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 2

Flats	
No of units	400 units
Density:	400 dph

Affordable %	30%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,256,222	1,256,222	-8,043,778	-10,843,778	-12,843,778	-16,243,778
80	-277,567	-277,567	-9,577,567	-12,377,567	-14,377,567	-17,777,567
100	-660,708	-660,708	-9,960,708	-12,760,708	-14,760,708	-18,160,708
125	-1,139,635	-1,139,635	-10,439,635	-13,239,635	-15,239,635	-18,639,635
135	-1,331,204	-1,331,204	-10,631,204	-13,431,204	-15,431,204	-18,831,204
150	-1,618,561	-1,618,561	-10,918,561	-13,718,561	-15,718,561	-19,118,561
165	-1,905,917	-1,905,917	-11,205,917	-14,005,917	-16,005,917	-19,405,917
175	-2,097,486	-2,097,486	-11,397,486	-14,197,486	-16,197,486	-19,597,486
190	-2,384,843	-2,384,843	-11,684,843	-14,484,843	-16,484,843	-19,884,843
200	-2,576,413	-2,576,413	-11,876,413	-14,676,413	-16,676,413	-20,076,413
225	-3,055,339	-3,055,339	-12,355,339	-15,155,339	-17,155,339	-20,555,339
235	-3,246,910	-3,246,910	-12,546,910	-15,346,910	-17,346,910	-20,746,910
250	-3,534,265	-3,534,265	-12,834,265	-15,634,265	-17,634,265	-21,034,265
265	-3,821,621	-3,821,621	-13,121,621	-15,921,621	-17,921,621	-21,321,621
275	-4,013,192	-4,013,192	-13,313,192	-16,113,192	-18,113,192	-21,513,192
300	-4,492,118	-4,492,118	-13,792,118	-16,592,118	-18,592,118	-21,992,118

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,243,471	7,243,471	-2,056,529	-4,856,529	-6,856,529	-10,256,529
80	5,640,802	5,640,802	-3,659,198	-6,459,198	-8,459,198	-11,859,198
100	5,269,091	5,269,091	-4,030,909	-6,830,909	-8,830,909	-12,230,909
125	4,804,453	4,804,453	-4,495,547	-7,295,547	-9,295,547	-12,695,547
135	4,618,597	4,618,597	-4,681,403	-7,481,403	-9,481,403	-12,881,403
150	4,339,813	4,339,813	-4,960,187	-7,760,187	-9,760,187	-13,160,187
165	4,061,030	4,061,030	-5,238,970	-8,038,970	-10,038,970	-13,438,970
175	3,875,175	3,875,175	-5,424,825	-8,224,825	-10,224,825	-13,624,825
190	3,596,391	3,596,391	-5,703,609	-8,503,609	-10,503,609	-13,903,609
200	3,410,536	3,410,536	-5,889,464	-8,689,464	-10,689,464	-14,089,464
225	2,945,896	2,945,896	-6,354,104	-9,154,104	-11,154,104	-14,554,104
235	2,760,041	2,760,041	-6,539,959	-9,339,959	-11,339,959	-14,739,959
250	2,481,258	2,481,258	-6,818,742	-9,618,742	-11,618,742	-15,018,742
265	2,202,474	2,202,474	-7,097,526	-9,897,526	-11,897,526	-15,297,526
275	2,016,619	2,016,619	-7,283,381	-10,083,381	-12,083,381	-15,483,381
300	1,548,994	1,548,994	-7,751,006	-10,551,006	-12,551,006	-15,951,006

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,088,837	13,088,837	3,788,837	988,837	-1,011,163	-4,411,163
80	11,408,285	11,408,285	2,108,285	-691,715	-2,691,715	-6,091,715
100	11,036,574	11,036,574	1,736,574	-1,063,426	-3,063,426	-6,463,426
125	10,571,935	10,571,935	1,271,935	-1,528,065	-3,528,065	-6,928,065
135	10,386,079	10,386,079	1,086,079	-1,715,921	-3,715,921	-7,115,921
150	10,107,297	10,107,297	807,297	-1,992,703	-3,992,703	-7,392,703
165	9,828,513	9,828,513	528,513	-2,271,487	-4,271,487	-7,671,487
175	9,642,657	9,642,657	342,657	-2,457,343	-4,457,343	-7,857,343
190	9,363,874	9,363,874	63,874	-2,736,126	-4,736,126	-8,136,126
200	9,178,018	9,178,018	-121,982	-2,921,982	-4,921,982	-8,321,982
225	8,713,380	8,713,380	-586,620	-3,386,620	-5,386,620	-8,786,620
235	8,527,524	8,527,524	-772,476	-3,572,476	-5,572,476	-8,972,476
250	8,248,741	8,248,741	-1,051,259	-3,851,259	-5,851,259	-9,251,259
265	7,969,957	7,969,957	-1,330,043	-4,130,043	-6,130,043	-9,530,043
275	7,784,101	7,784,101	-1,515,899	-4,315,899	-6,315,899	-9,715,899
300	7,319,463	7,319,463	-1,980,537	-4,780,537	-6,780,537	-10,180,537

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£190	£0	#N/A	#N/A

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,719,950	18,719,950	9,419,950	6,619,950	4,619,950	1,219,950
80	16,956,116	16,956,116	7,656,116	4,856,116	2,856,116	-543,884
100	16,589,990	16,589,990	7,289,990	4,489,990	2,489,990	-910,010
125	16,132,335	16,132,335	6,832,335	4,032,335	2,032,335	-1,367,665
135	15,949,272	15,949,272	6,649,272	3,849,272	1,849,272	-1,550,728
150	15,674,679	15,674,679	6,374,679	3,574,679	1,574,679	-1,825,321
165	15,400,086	15,400,086	6,100,086	3,300,086	1,300,086	-2,099,914
175	15,217,023	15,217,023	5,917,023	3,117,023	1,117,023	-2,282,977
190	14,942,430	14,942,430	5,642,430	2,842,430	842,430	-2,557,570
200	14,759,367	14,759,367	5,459,367	2,659,367	659,367	-2,740,633
225	14,301,711	14,301,711	5,001,711	2,201,711	201,711	-3,198,289
235	14,118,649	14,118,649	4,818,649	2,018,649	18,649	-3,381,351
250	13,844,056	13,844,056	4,544,056	1,744,056	-255,944	-3,655,944
265	13,569,461	13,569,461	4,269,461	1,469,461	-530,539	-3,930,539
275	13,386,400	13,386,400	4,086,400	1,286,400	-713,600	-4,113,600
300	12,928,743	12,928,743	3,628,743	828,743	-1,171,257	-4,571,257

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£235	£0

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,351,063	24,351,063	15,051,063	12,251,063	10,251,063	6,851,063
80	22,497,186	22,497,186	13,197,186	10,397,186	8,397,186	4,997,186
100	22,131,061	22,131,061	12,831,061	10,031,061	8,031,061	4,631,061
125	21,673,406	21,673,406	12,373,406	9,573,406	7,573,406	4,173,406
135	21,490,343	21,490,343	12,190,343	9,390,343	7,390,343	3,990,343
150	21,215,750	21,215,750	11,915,750	9,115,750	7,115,750	3,715,750
165	20,941,156	20,941,156	11,641,156	8,841,156	6,841,156	3,441,156
175	20,758,094	20,758,094	11,458,094	8,658,094	6,658,094	3,258,094
190	20,483,501	20,483,501	11,183,501	8,383,501	6,383,501	2,983,501
200	20,300,438	20,300,438	11,000,438	8,200,438	6,200,438	2,800,438
225	19,842,782	19,842,782	10,542,782	7,742,782	5,742,782	2,342,782
235	19,659,720	19,659,720	10,359,720	7,559,720	5,559,720	2,159,720
250	19,385,127	19,385,127	10,085,127	7,285,127	5,285,127	1,885,127
265	19,110,532	19,110,532	9,810,532	7,010,532	5,010,532	1,610,532
275	18,927,470	18,927,470	9,627,470	6,827,470	4,827,470	1,427,470
300	18,469,814	18,469,814	9,169,814	6,369,814	4,369,814	969,814

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

**Community Infrastructure Levy
Old Oak & Park Royal Development Corporation**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 3

Flats	500 units
Density:	500 dph

Affordable %	30%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,560,969	-10,560,969	-19,860,969	-22,660,969	-24,660,969	-28,060,969
80	-12,450,718	-12,450,718	-21,750,718	-24,550,718	-26,550,718	-29,950,718
100	-12,967,851	-12,967,851	-22,267,851	-25,067,851	-27,067,851	-30,467,851
125	-13,614,266	-13,614,266	-22,914,266	-25,714,266	-27,714,266	-31,114,266
135	-13,872,832	-13,872,832	-23,172,832	-25,972,832	-27,972,832	-31,372,832
150	-14,260,682	-14,260,682	-23,560,682	-26,360,682	-28,360,682	-31,760,682
165	-14,648,531	-14,648,531	-23,948,531	-26,748,531	-28,748,531	-32,148,531
175	-14,907,097	-14,907,097	-24,207,097	-27,007,097	-29,007,097	-32,407,097
190	-15,294,947	-15,294,947	-24,594,947	-27,394,947	-29,394,947	-32,794,947
200	-15,553,512	-15,553,512	-24,853,512	-27,653,512	-29,653,512	-33,053,512
225	-16,199,928	-16,199,928	-25,499,928	-28,299,928	-30,299,928	-33,699,928
235	-16,458,495	-16,458,495	-25,758,495	-28,558,495	-30,558,495	-33,958,495
250	-16,846,344	-16,846,344	-26,146,344	-28,946,344	-30,946,344	-34,346,344
265	-17,234,193	-17,234,193	-26,534,193	-29,334,193	-31,334,193	-34,734,193
275	-17,492,759	-17,492,759	-26,792,759	-29,592,759	-31,592,759	-34,992,759
300	-18,139,174	-18,139,174	-27,439,174	-30,239,174	-32,239,174	-35,639,174

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,018,289	-3,018,289	-12,318,289	-15,118,289	-17,118,289	-20,518,289
80	-5,005,246	-5,005,246	-14,305,246	-17,105,246	-19,105,246	-22,505,246
100	-5,514,608	-5,514,608	-14,814,608	-17,614,608	-19,614,608	-23,014,608
125	-6,151,308	-6,151,308	-15,451,308	-18,251,308	-20,251,308	-23,651,308
135	-6,405,988	-6,405,988	-15,705,988	-18,505,988	-20,505,988	-23,905,988
150	-6,788,009	-6,788,009	-16,088,009	-18,888,009	-20,888,009	-24,288,009
165	-7,170,029	-7,170,029	-16,470,029	-19,270,029	-21,270,029	-24,670,029
175	-7,424,709	-7,424,709	-16,724,709	-19,524,709	-21,524,709	-24,924,709
190	-7,806,729	-7,806,729	-17,106,729	-19,906,729	-21,906,729	-25,306,729
200	-8,061,410	-8,061,410	-17,361,410	-20,161,410	-22,161,410	-25,561,410
225	-8,698,110	-8,698,110	-17,998,110	-20,798,110	-22,798,110	-26,198,110
235	-8,952,790	-8,952,790	-18,252,790	-21,052,790	-23,052,790	-26,452,790
250	-9,334,810	-9,334,810	-18,634,810	-21,434,810	-23,434,810	-26,834,810
265	-9,716,831	-9,716,831	-19,016,831	-21,816,831	-23,816,831	-27,216,831
275	-9,971,511	-9,971,511	-19,271,511	-22,071,511	-24,071,511	-27,471,511
300	-10,608,211	-10,608,211	-19,908,211	-22,708,211	-24,708,211	-28,108,211

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,197,278	4,197,278	-5,102,722	-7,902,722	-9,902,722	-13,302,722
80	2,153,503	2,153,503	-7,146,497	-9,946,497	-11,946,497	-15,346,497
100	1,659,337	1,659,337	-7,640,663	-10,440,663	-12,440,663	-15,840,663
125	1,041,630	1,041,630	-8,258,370	-11,058,370	-13,058,370	-16,458,370
135	794,548	794,548	-8,505,452	-11,305,452	-13,305,452	-16,705,452
150	423,924	423,924	-8,876,076	-11,676,076	-13,676,076	-17,076,076
165	53,300	53,300	-9,246,700	-12,046,700	-14,046,700	-17,446,700
175	-196,740	-196,740	-9,496,740	-12,296,740	-14,296,740	-17,696,740
190	-573,019	-573,019	-9,873,019	-12,673,019	-14,673,019	-18,073,019
200	-823,871	-823,871	-10,123,871	-12,923,871	-14,923,871	-18,323,871
225	-1,451,003	-1,451,003	-10,751,003	-13,551,003	-15,551,003	-18,951,003
235	-1,701,855	-1,701,855	-11,001,855	-13,801,855	-15,801,855	-19,201,855
250	-2,078,134	-2,078,134	-11,378,134	-14,178,134	-16,178,134	-19,578,134
265	-2,454,414	-2,454,414	-11,754,414	-14,554,414	-16,554,414	-19,954,414
275	-2,705,266	-2,705,266	-12,005,266	-14,805,266	-16,805,266	-20,205,266
300	-3,332,537	-3,332,537	-12,632,537	-15,432,537	-17,432,537	-20,832,537

Maximum CIL rates (per square metre)

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

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,104,904	11,104,904	1,804,904	-995,096	-2,995,096	-6,395,096
80	8,980,381	8,980,381	-319,619	-3,119,619	-5,119,619	-8,519,619
100	8,493,642	8,493,642	-806,358	-3,606,358	-5,606,358	-9,006,358
125	7,885,219	7,885,219	-1,414,781	-4,214,781	-6,214,781	-9,614,781
135	7,641,850	7,641,850	-1,658,150	-4,458,150	-6,458,150	-9,858,150
150	7,276,796	7,276,796	-2,023,204	-4,823,204	-6,823,204	-10,223,204
165	6,911,742	6,911,742	-2,388,258	-5,188,258	-7,188,258	-10,588,258
175	6,668,373	6,668,373	-2,631,627	-5,431,627	-7,431,627	-10,831,627
190	6,303,319	6,303,319	-2,996,681	-5,796,681	-7,796,681	-11,196,681
200	6,057,047	6,057,047	-3,242,953	-6,042,953	-8,042,953	-11,442,953
225	5,439,340	5,439,340	-3,860,660	-6,660,660	-8,660,660	-12,060,660
235	5,192,258	5,192,258	-4,107,742	-6,907,742	-8,907,742	-12,307,742
250	4,821,634	4,821,634	-4,478,366	-7,278,366	-9,278,366	-12,678,366
265	4,451,010	4,451,010	-4,848,990	-7,648,990	-9,648,990	-13,048,990
275	4,203,928	4,203,928	-5,096,072	-7,896,072	-9,896,072	-13,296,072
300	3,586,220	3,586,220	-5,713,780	-8,513,780	-10,513,780	-13,913,780

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,973,853	17,973,853	8,673,853	5,873,853	3,873,853	473,853
80	15,751,216	15,751,216	6,451,216	3,651,216	1,651,216	-1,748,784
100	15,264,477	15,264,477	5,964,477	3,164,477	1,164,477	-2,235,523
125	14,656,054	14,656,054	5,356,054	2,556,054	556,054	-2,843,946
135	14,412,685	14,412,685	5,112,685	2,312,685	312,685	-3,087,315
150	14,047,631	14,047,631	4,747,631	1,947,631	-52,369	-3,452,369
165	13,682,577	13,682,577	4,382,577	1,582,577	-417,423	-3,817,423
175	13,439,208	13,439,208	4,139,208	1,339,208	-660,792	-4,060,792
190	13,074,154	13,074,154	3,774,154	974,154	-1,025,846	-4,425,846
200	12,830,785	12,830,785	3,530,785	730,785	-1,269,215	-4,669,215
225	12,222,362	12,222,362	2,922,362	122,362	-1,877,638	-5,277,638
235	11,978,992	11,978,992	2,678,992	-121,008	-2,121,008	-5,521,008
250	11,613,939	11,613,939	2,313,939	-486,061	-2,486,061	-5,886,061
265	11,248,885	11,248,885	1,948,885	-851,115	-2,851,115	-6,251,115
275	11,005,515	11,005,515	1,705,515	-1,094,485	-3,094,485	-6,494,485
300	10,397,093	10,397,093	1,097,093	-1,702,907	-3,702,907	-7,102,907

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£225	£135	£0

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 4

Flats	
No of units	600 units
Density:	600 dph

Affordable %	30%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,068,670	-11,068,670	-20,368,670	-23,168,670	-25,168,670	-28,568,670
80	-13,197,411	-13,197,411	-22,497,411	-25,297,411	-27,297,411	-30,697,411
100	-13,775,766	-13,775,766	-23,075,766	-25,875,766	-27,875,766	-31,275,766
125	-14,511,535	-14,511,535	-23,811,535	-26,611,535	-28,611,535	-32,011,535
135	-14,808,614	-14,808,614	-24,108,614	-26,908,614	-28,908,614	-32,308,614
150	-15,254,232	-15,254,232	-24,554,232	-27,354,232	-29,354,232	-32,754,232
165	-15,699,850	-15,699,850	-24,999,850	-27,799,850	-29,799,850	-33,199,850
175	-15,996,929	-15,996,929	-25,296,929	-28,096,929	-30,096,929	-33,496,929
190	-16,442,547	-16,442,547	-25,742,547	-28,542,547	-30,542,547	-33,942,547
200	-16,739,626	-16,739,626	-26,039,626	-28,839,626	-30,839,626	-34,239,626
225	-17,482,323	-17,482,323	-26,782,323	-29,582,323	-31,582,323	-34,982,323
235	-17,779,401	-17,779,401	-27,079,401	-29,879,401	-31,879,401	-35,279,401
250	-18,225,020	-18,225,020	-27,525,020	-30,325,020	-32,325,020	-35,725,020
265	-18,670,638	-18,670,638	-27,970,638	-30,770,638	-32,770,638	-36,170,638
275	-18,967,716	-18,967,716	-28,267,716	-31,067,716	-33,067,716	-36,467,716
300	-19,710,413	-19,710,413	-29,010,413	-31,810,413	-33,810,413	-37,210,413

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,349,572	-2,349,572	-11,649,572	-14,449,572	-16,449,572	-19,849,572
80	-4,583,079	-4,583,079	-13,883,079	-16,683,079	-18,683,079	-22,083,079
100	-5,150,849	-5,150,849	-14,450,849	-17,250,849	-19,250,849	-22,650,849
125	-5,890,590	-5,890,590	-15,190,590	-17,990,590	-19,990,590	-23,390,590
135	-6,144,446	-6,144,446	-15,444,446	-18,244,446	-20,244,446	-23,644,446
150	-6,570,273	-6,570,273	-15,870,273	-18,670,273	-20,670,273	-24,070,273
165	-6,996,099	-6,996,099	-16,296,099	-19,096,099	-21,096,099	-24,496,099
175	-7,279,984	-7,279,984	-16,579,984	-19,379,984	-21,379,984	-24,779,984
190	-7,705,811	-7,705,811	-17,005,811	-19,805,811	-21,805,811	-25,205,811
200	-7,990,495	-7,990,495	-17,290,495	-20,090,495	-22,090,495	-25,490,495
225	-8,711,036	-8,711,036	-18,011,036	-20,811,036	-22,811,036	-26,211,036
235	-8,999,251	-8,999,251	-18,299,251	-21,099,251	-23,099,251	-26,499,251
250	-9,431,576	-9,431,576	-18,731,576	-21,531,576	-23,531,576	-26,931,576
265	-9,863,900	-9,863,900	-19,163,900	-21,963,900	-23,963,900	-27,363,900
275	-10,152,117	-10,152,117	-19,452,117	-22,252,117	-24,252,117	-27,652,117
300	-10,872,657	-10,872,657	-20,172,657	-22,972,657	-24,972,657	-28,372,657

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,018,624	6,018,624	-3,281,376	-6,081,376	-8,081,376	-11,481,376
80	3,719,058	3,719,058	-5,580,942	-8,380,942	-10,380,942	-13,780,942
100	3,168,226	3,168,226	-6,131,774	-8,931,774	-10,931,774	-14,331,774
125	2,472,679	2,472,679	-6,827,321	-9,627,321	-11,627,321	-15,027,321
135	2,193,060	2,193,060	-7,106,940	-9,906,940	-11,906,940	-15,306,940
150	1,773,633	1,773,633	-7,526,367	-10,326,367	-12,326,367	-15,726,367
165	1,354,206	1,354,206	-7,945,794	-10,745,794	-12,745,794	-16,145,794
175	1,074,588	1,074,588	-8,225,412	-11,025,412	-13,025,412	-16,425,412
190	655,161	655,161	-8,644,839	-11,444,839	-13,444,839	-16,844,839
200	375,542	375,542	-8,924,458	-11,724,458	-13,724,458	-17,124,458
225	-328,440	-328,440	-9,628,440	-12,428,440	-14,428,440	-17,828,440
235	-612,324	-612,324	-9,912,324	-12,712,324	-14,712,324	-18,112,324
250	-1,038,151	-1,038,151	-10,338,151	-13,138,151	-15,138,151	-18,538,151
265	-1,463,978	-1,463,978	-10,763,978	-13,563,978	-15,563,978	-18,963,978
275	-1,747,864	-1,747,864	-11,047,864	-13,847,864	-15,847,864	-19,247,864
300	-2,457,575	-2,457,575	-11,757,575	-14,557,575	-16,557,575	-19,957,575

Maximum CIL rates (per square metre)

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

Site type 4

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,108,200	14,108,200	4,808,200	2,008,200	8,200	-3,391,800
80	11,679,281	11,679,281	2,379,281	-420,719	-2,420,719	-5,820,719
100	11,128,449	11,128,449	1,828,449	-971,551	-2,971,551	-6,371,551
125	10,439,910	10,439,910	1,139,910	-1,660,090	-3,660,090	-7,060,090
135	10,164,494	10,164,494	864,494	-1,935,506	-3,935,506	-7,335,506
150	9,751,370	9,751,370	451,370	-2,348,630	-4,348,630	-7,748,630
165	9,338,246	9,338,246	38,246	-2,761,754	-4,761,754	-8,161,754
175	9,062,830	9,062,830	-237,170	-3,037,170	-5,037,170	-8,437,170
190	8,649,707	8,649,707	-650,293	-3,450,293	-5,450,293	-8,850,293
200	8,374,290	8,374,290	-925,710	-3,725,710	-5,725,710	-9,125,710
225	7,685,751	7,685,751	-1,614,249	-4,414,249	-6,414,249	-9,814,249
235	7,410,335	7,410,335	-1,889,665	-4,689,665	-6,689,665	-10,089,665
250	6,997,211	6,997,211	-2,302,789	-5,102,789	-7,102,789	-10,502,789
265	6,584,087	6,584,087	-2,715,913	-5,515,913	-7,515,913	-10,915,913
275	6,308,672	6,308,672	-2,991,328	-5,791,328	-7,791,328	-11,191,328
300	5,614,663	5,614,663	-3,685,337	-6,485,337	-8,485,337	-11,885,337

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£165	£0	£0	#N/A

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,197,777	22,197,777	12,897,777	10,097,777	8,097,777	4,697,777
80	19,639,504	19,639,504	10,339,504	7,539,504	5,539,504	2,139,504
100	19,088,672	19,088,672	9,788,672	6,988,672	4,988,672	1,588,672
125	18,400,132	18,400,132	9,100,132	6,300,132	4,300,132	900,132
135	18,124,717	18,124,717	8,824,717	6,024,717	4,024,717	624,717
150	17,711,593	17,711,593	8,411,593	5,611,593	3,611,593	211,593
165	17,298,469	17,298,469	7,998,469	5,198,469	3,198,469	-201,531
175	17,023,053	17,023,053	7,723,053	4,923,053	2,923,053	-476,947
190	16,609,929	16,609,929	7,309,929	4,509,929	2,509,929	-890,071
200	16,334,513	16,334,513	7,034,513	4,234,513	2,234,513	-1,165,487
225	15,645,973	15,645,973	6,345,973	3,545,973	1,545,973	-1,854,027
235	15,370,558	15,370,558	6,070,558	3,270,558	1,270,558	-2,129,442
250	14,957,434	14,957,434	5,657,434	2,857,434	857,434	-2,542,566
265	14,544,310	14,544,310	5,244,310	2,444,310	444,310	-2,955,690
275	14,268,894	14,268,894	4,968,894	2,168,894	168,894	-3,231,106
300	13,580,355	13,580,355	4,280,355	1,480,355	-519,645	-3,919,645

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£275	£150

**Community Infrastructure Levy
Old Oak & Park Royal Development Corporation**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 5

No of units	800 units
Density:	800 dph

Affordable %	30%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shered Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,080,892	-18,080,892	-27,380,892	-30,180,892	-32,180,892	-35,580,892
80	-20,635,505	-20,635,505	-29,935,505	-32,735,505	-34,735,505	-38,135,505
100	-21,354,684	-21,354,684	-30,654,684	-33,454,684	-35,454,684	-38,854,684
125	-22,253,658	-22,253,658	-31,553,658	-34,353,658	-36,353,658	-39,753,658
135	-22,618,474	-22,618,474	-31,918,474	-34,718,474	-36,718,474	-40,118,474
150	-23,166,087	-23,166,087	-32,466,087	-35,266,087	-37,266,087	-40,666,087
165	-23,713,702	-23,713,702	-33,013,702	-35,813,702	-37,813,702	-41,213,702
175	-24,078,778	-24,078,778	-33,378,778	-36,178,778	-38,178,778	-41,578,778
190	-24,626,393	-24,626,393	-33,926,393	-36,726,393	-38,726,393	-42,126,393
200	-24,991,468	-24,991,468	-34,291,468	-37,091,468	-39,091,468	-42,491,468
225	-25,904,159	-25,904,159	-35,204,159	-38,004,159	-40,004,159	-43,404,159
235	-26,272,000	-26,272,000	-35,572,000	-38,372,000	-40,372,000	-43,772,000
250	-26,827,970	-26,827,970	-36,127,970	-38,927,970	-40,927,970	-44,327,970
265	-27,383,939	-27,383,939	-36,683,939	-39,483,939	-41,483,939	-44,883,939
275	-27,754,585	-27,754,585	-37,054,585	-39,854,585	-41,854,585	-45,254,585
300	-28,661,202	-28,661,202	-37,961,202	-40,761,202	-42,761,202	-46,161,202

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,430,405	-7,430,405	-16,730,405	-19,530,405	-21,530,405	-24,930,405
80	-10,092,360	-10,092,360	-19,392,360	-22,192,360	-24,192,360	-27,592,360
100	-10,790,086	-10,790,086	-20,090,086	-22,890,086	-24,890,086	-28,290,086
125	-11,662,241	-11,662,241	-20,962,241	-23,762,241	-25,762,241	-29,162,241
135	-12,011,102	-12,011,102	-21,311,102	-24,111,102	-26,111,102	-29,511,102
150	-12,534,396	-12,534,396	-21,834,396	-24,634,396	-26,634,396	-30,034,396
165	-13,057,689	-13,057,689	-22,357,689	-25,157,689	-27,157,689	-30,557,689
175	-13,406,552	-13,406,552	-22,706,552	-25,506,552	-27,506,552	-30,906,552
190	-13,930,432	-13,930,432	-23,230,432	-26,030,432	-28,030,432	-31,430,432
200	-14,284,617	-14,284,617	-23,584,617	-26,384,617	-28,384,617	-31,784,617
225	-15,170,080	-15,170,080	-24,470,080	-27,270,080	-29,270,080	-32,670,080
235	-15,524,265	-15,524,265	-24,824,265	-27,624,265	-29,624,265	-33,024,265
250	-16,055,543	-16,055,543	-25,355,543	-28,155,543	-30,155,543	-33,555,543
265	-16,586,821	-16,586,821	-25,886,821	-28,686,821	-30,686,821	-34,086,821
275	-16,941,006	-16,941,006	-26,241,006	-29,041,006	-31,041,006	-34,441,006
300	-17,826,468	-17,826,468	-27,126,468	-29,926,468	-31,926,468	-35,326,468

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,702,975	2,702,975	-6,597,025	-9,397,025	-11,397,025	-14,797,025
80	-7,302	-7,302	-9,307,302	-12,107,302	-14,107,302	-17,507,302
100	-684,212	-684,212	-9,984,212	-12,784,212	-14,784,212	-18,184,212
125	-1,530,350	-1,530,350	-10,830,350	-13,630,350	-15,630,350	-19,030,350
135	-1,871,365	-1,871,365	-11,171,365	-13,971,365	-15,971,365	-19,371,365
150	-2,386,793	-2,386,793	-11,686,793	-14,486,793	-16,486,793	-19,886,793
165	-2,902,222	-2,902,222	-12,202,222	-15,002,222	-17,002,222	-20,402,222
175	-3,245,841	-3,245,841	-12,545,841	-15,345,841	-17,345,841	-20,745,841
190	-3,761,270	-3,761,270	-13,061,270	-15,861,270	-17,861,270	-21,261,270
200	-4,104,889	-4,104,889	-13,404,889	-16,204,889	-18,204,889	-21,604,889
225	-4,963,937	-4,963,937	-14,263,937	-17,063,937	-19,063,937	-22,463,937
235	-5,307,556	-5,307,556	-14,607,556	-17,407,556	-19,407,556	-22,807,556
250	-5,822,985	-5,822,985	-15,122,985	-17,922,985	-19,922,985	-23,322,985
265	-6,338,414	-6,338,414	-15,638,414	-18,438,414	-20,438,414	-23,838,414
275	-6,682,033	-6,682,033	-15,982,033	-18,782,033	-20,782,033	-24,182,033
300	-7,541,080	-7,541,080	-16,841,080	-19,641,080	-21,641,080	-25,041,080

Maximum CIL rates (per square metre)

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,463,876	12,463,876	3,163,876	363,876	-1,636,124	-5,036,124
80	9,597,630	9,597,630	297,630	-2,502,370	-4,502,370	-7,902,370
100	8,930,894	8,930,894	-369,106	-3,169,106	-5,169,106	-8,569,106
125	8,097,472	8,097,472	-1,202,528	-4,002,528	-6,002,528	-9,402,528
135	7,764,104	7,764,104	-1,535,896	-4,335,896	-6,335,896	-9,735,896
150	7,264,052	7,264,052	-2,035,948	-4,835,948	-6,835,948	-10,235,948
165	6,763,999	6,763,999	-2,536,001	-5,336,001	-7,336,001	-10,736,001
175	6,430,630	6,430,630	-2,869,370	-5,669,370	-7,669,370	-11,069,370
190	5,930,578	5,930,578	-3,369,422	-6,169,422	-8,169,422	-11,569,422
200	5,597,210	5,597,210	-3,702,790	-6,502,790	-8,502,790	-11,902,790
225	4,763,789	4,763,789	-4,536,211	-7,336,211	-9,336,211	-12,736,211
235	4,430,420	4,430,420	-4,869,580	-7,669,580	-9,669,580	-13,069,580
250	3,930,368	3,930,368	-5,369,632	-8,169,632	-10,169,632	-13,569,632
265	3,430,315	3,430,315	-5,869,685	-8,669,685	-10,669,685	-14,069,685
275	3,095,727	3,095,727	-6,204,273	-9,004,273	-11,004,273	-14,404,273
300	2,249,590	2,249,590	-7,050,410	-9,850,410	-11,850,410	-15,250,410

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	£0	#N/A	#N/A

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,224,777	22,224,777	12,924,777	10,124,777	8,124,777	4,724,777
80	19,202,452	19,202,452	9,902,452	7,102,452	5,102,452	1,702,452
100	18,535,716	18,535,716	9,235,716	6,435,716	4,435,716	1,035,716
125	17,702,294	17,702,294	8,402,294	5,602,294	3,602,294	202,294
135	17,368,926	17,368,926	8,068,926	5,268,926	3,268,926	-131,074
150	16,868,874	16,868,874	7,568,874	4,768,874	2,768,874	-631,126
165	16,368,821	16,368,821	7,068,821	4,268,821	2,268,821	-1,131,179
175	16,035,453	16,035,453	6,735,453	3,935,453	1,935,453	-1,464,547
190	15,535,401	15,535,401	6,235,401	3,435,401	1,435,401	-1,964,599
200	15,202,032	15,202,032	5,902,032	3,102,032	1,102,032	-2,297,968
225	14,368,611	14,368,611	5,068,611	2,268,611	268,611	-3,131,389
235	14,035,243	14,035,243	4,735,243	1,935,243	-64,757	-3,464,757
250	13,535,191	13,535,191	4,235,191	1,435,191	-564,809	-3,964,809
265	13,035,138	13,035,138	3,735,138	935,138	-1,064,862	-4,464,862
275	12,701,769	12,701,769	3,401,769	601,769	-1,398,231	-4,798,231
300	11,868,349	11,868,349	2,568,349	-231,651	-2,231,651	-5,631,651

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£275	£225	£125

Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary

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

Affordable Housing	30%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Site type T1 - Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	80	#N/A	#N/A	#N/A
£850 per sq ft	300	190	0	#N/A
£900 per sq ft	300	300	300	100

Site type T2 - Medium-Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	190	0	#N/A	#N/A
£850 per sq ft	300	300	235	0
£900 per sq ft	300	300	300	300

Site type T3 - Medium Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	0	#N/A	#N/A	#N/A
£900 per sq ft	300	225	135	0

Site type T4 - Medium-High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	165	0	0	#N/A
£900 per sq ft	300	300	275	150

Site type T5 - High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	80	0	#N/A	#N/A
£900 per sq ft	300	275	225	125

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 1

No of units	300 units
Density:	300 dph

Affordable %	30%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shered Ownership	49%

Site area	1.0000 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£1,637,891	1,637,891	-7,662,109	-10,462,109	-12,462,109	-15,862,109
80	477,341	477,341	-8,822,659	-11,622,659	-13,622,659	-17,022,659
100	193,750	193,750	-9,106,250	-11,906,250	-13,906,250	-17,306,250
125	-163,190	-163,190	-9,463,190	-12,263,190	-14,263,190	-17,663,190
135	-307,150	-307,150	-9,607,150	-12,407,150	-14,407,150	-17,807,150
150	-523,088	-523,088	-9,823,088	-12,623,088	-14,623,088	-18,023,088
165	-739,026	-739,026	-10,039,026	-12,839,026	-14,839,026	-18,239,026
175	-882,984	-882,984	-10,182,984	-12,982,984	-14,982,984	-18,382,984
190	-1,098,922	-1,098,922	-10,398,922	-13,198,922	-15,198,922	-18,598,922
200	-1,242,881	-1,242,881	-10,542,881	-13,342,881	-15,342,881	-18,742,881
225	-1,602,778	-1,602,778	-10,902,778	-13,702,778	-15,702,778	-19,102,778
235	-1,746,737	-1,746,737	-11,046,737	-13,846,737	-15,846,737	-19,246,737
250	-1,962,675	-1,962,675	-11,262,675	-14,062,675	-16,062,675	-19,462,675
265	-2,178,612	-2,178,612	-11,478,612	-14,278,612	-16,278,612	-19,678,612
275	-2,322,571	-2,322,571	-11,622,571	-14,422,571	-16,422,571	-19,822,571
300	-2,682,468	-2,682,468	-11,982,468	-14,782,468	-16,782,468	-20,182,468

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,240,434	6,240,434	-3,059,566	-5,859,566	-7,859,566	-11,259,566
80	5,023,336	5,023,336	-4,276,664	-7,076,664	-9,076,664	-12,476,664
100	4,740,372	4,740,372	-4,559,628	-7,359,628	-9,359,628	-12,759,628
125	4,385,884	4,385,884	-4,914,116	-7,714,116	-9,714,116	-13,114,116
135	4,244,088	4,244,088	-5,055,912	-7,855,912	-9,855,912	-13,255,912
150	4,031,396	4,031,396	-5,268,604	-8,068,604	-10,068,604	-13,468,604
165	3,818,703	3,818,703	-5,481,297	-8,281,297	-10,281,297	-13,681,297
175	3,676,908	3,676,908	-5,623,092	-8,423,092	-10,423,092	-13,823,092
190	3,464,215	3,464,215	-5,835,785	-8,635,785	-10,635,785	-14,035,785
200	3,322,420	3,322,420	-5,977,580	-8,777,580	-10,777,580	-14,177,580
225	2,967,933	2,967,933	-6,332,067	-9,132,067	-11,132,067	-14,532,067
235	2,826,137	2,826,137	-6,473,863	-9,273,863	-11,273,863	-14,673,863
250	2,613,445	2,613,445	-6,686,555	-9,486,555	-11,486,555	-14,886,555
265	2,400,752	2,400,752	-6,899,248	-9,699,248	-11,699,248	-15,099,248
275	2,258,956	2,258,956	-7,041,044	-9,841,044	-11,841,044	-15,241,044
300	1,904,468	1,904,468	-7,395,532	-10,195,532	-12,195,532	-15,595,532

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,704,497	10,704,497	1,404,497	-1,395,503	-3,395,503	-6,795,503
80	9,416,017	9,416,017	116,017	-2,683,983	-4,683,983	-8,083,983
100	9,136,889	9,136,889	-163,311	-2,963,311	-4,963,311	-8,363,311
125	8,787,529	8,787,529	-512,471	-3,312,471	-5,312,471	-8,712,471
135	8,647,865	8,647,865	-652,135	-3,452,135	-5,452,135	-8,852,135
150	8,438,368	8,438,368	-861,632	-3,661,632	-5,661,632	-9,061,632
165	8,228,872	8,228,872	-1,071,128	-3,871,128	-5,871,128	-9,271,128
175	8,089,208	8,089,208	-1,210,792	-4,010,792	-6,010,792	-9,410,792
190	7,879,711	7,879,711	-1,420,289	-4,220,289	-6,220,289	-9,620,289
200	7,740,047	7,740,047	-1,559,953	-4,359,953	-6,359,953	-9,759,953
225	7,390,887	7,390,887	-1,909,113	-4,709,113	-6,709,113	-10,109,113
235	7,251,223	7,251,223	-2,048,777	-4,848,777	-6,848,777	-10,248,777
250	7,041,727	7,041,727	-2,258,273	-5,058,273	-7,058,273	-10,458,273
265	6,832,231	6,832,231	-2,467,769	-5,267,769	-7,267,769	-10,667,769
275	6,692,566	6,692,566	-2,607,434	-5,407,434	-7,407,434	-10,807,434
300	6,343,406	6,343,406	-2,956,594	-5,756,594	-7,756,594	-11,156,594

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	#N/A	#N/A	#N/A

Site type 1

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,049,134	15,049,134	5,749,134	2,949,134	949,134	-2,450,866
80	13,691,183	13,691,183	4,391,183	1,591,183	-408,817	-3,808,817
100	13,411,855	13,411,855	4,111,855	1,311,855	-698,145	-4,088,145
125	13,062,694	13,062,694	3,762,694	962,694	-1,037,306	-4,437,306
135	12,923,030	12,923,030	3,623,030	823,030	-1,176,970	-4,576,970
150	12,713,533	12,713,533	3,413,533	613,533	-1,386,467	-4,786,467
165	12,504,037	12,504,037	3,204,037	404,037	-1,595,963	-4,995,963
175	12,364,373	12,364,373	3,064,373	264,373	-1,735,627	-5,135,627
190	12,154,876	12,154,876	2,854,876	54,876	-1,945,124	-5,345,124
200	12,015,213	12,015,213	2,715,213	-84,787	-2,084,787	-5,484,787
225	11,666,053	11,666,053	2,366,053	-433,947	-2,433,947	-5,833,947
235	11,526,388	11,526,388	2,226,388	-573,612	-2,573,612	-5,973,612
250	11,316,892	11,316,892	2,016,892	-783,108	-2,783,108	-6,183,108
265	11,107,396	11,107,396	1,807,396	-992,604	-2,992,604	-6,392,604
275	10,967,731	10,967,731	1,667,731	-1,132,269	-3,132,269	-6,532,269
300	10,618,571	10,618,571	1,318,571	-1,481,429	-3,481,429	-6,881,429

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,359,878	19,359,878	10,059,878	7,259,878	5,259,878	1,859,878
80	17,949,789	17,949,789	8,649,789	5,849,789	3,849,789	449,789
100	17,674,659	17,674,659	8,374,659	5,574,659	3,574,659	174,659
125	17,330,745	17,330,745	8,030,745	5,230,745	3,230,745	-169,255
135	17,193,180	17,193,180	7,893,180	5,093,180	3,093,180	-306,820
150	16,986,832	16,986,832	7,686,832	4,886,832	2,886,832	-513,168
165	16,779,202	16,779,202	7,479,202	4,679,202	2,679,202	-720,798
175	16,639,538	16,639,538	7,339,538	4,539,538	2,539,538	-860,462
190	16,430,042	16,430,042	7,130,042	4,330,042	2,330,042	-1,069,958
200	16,290,378	16,290,378	6,990,378	4,190,378	2,190,378	-1,209,622
225	15,941,218	15,941,218	6,641,218	3,841,218	1,841,218	-1,558,782
235	15,801,553	15,801,553	6,501,553	3,701,553	1,701,553	-1,698,447
250	15,592,057	15,592,057	6,292,057	3,492,057	1,492,057	-1,907,943
265	15,382,561	15,382,561	6,082,561	3,282,561	1,282,561	-2,117,439
275	15,242,896	15,242,896	5,942,896	3,142,896	1,142,896	-2,257,104
300	14,893,737	14,893,737	5,593,737	2,793,737	793,737	-2,606,263

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£190	£0	#N/A

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£100

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage	Benchmark land value 2 - Secondary industrial (low)	Benchmark land value 3 - Secondary industrial (medium)	Benchmark land value 4 - Secondary office and industrial (high)
£9,300,000	£12,100,000	£14,100,000	£17,500,000

Site type 2

Flats	
No of units	400 units
Density:	400 dph

Affordable %	30%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,256,222	1,256,222	-8,043,778	-10,843,778	-12,843,778	-16,243,778
80	-277,567	-277,567	-9,577,567	-12,377,567	-14,377,567	-17,777,567
100	-660,708	-660,708	-9,960,708	-12,760,708	-14,760,708	-18,160,708
125	-1,139,635	-1,139,635	-10,439,635	-13,239,635	-15,239,635	-18,639,635
135	-1,331,204	-1,331,204	-10,631,204	-13,431,204	-15,431,204	-18,831,204
150	-1,618,561	-1,618,561	-10,918,561	-13,718,561	-15,718,561	-19,118,561
165	-1,905,917	-1,905,917	-11,205,917	-14,005,917	-16,005,917	-19,405,917
175	-2,097,486	-2,097,486	-11,397,486	-14,197,486	-16,197,486	-19,597,486
190	-2,384,843	-2,384,843	-11,684,843	-14,484,843	-16,484,843	-19,884,843
200	-2,576,413	-2,576,413	-11,876,413	-14,676,413	-16,676,413	-20,076,413
225	-3,055,339	-3,055,339	-12,355,339	-15,155,339	-17,155,339	-20,555,339
235	-3,246,910	-3,246,910	-12,546,910	-15,346,910	-17,346,910	-20,746,910
250	-3,534,265	-3,534,265	-12,834,265	-15,634,265	-17,634,265	-21,034,265
265	-3,821,621	-3,821,621	-13,121,621	-15,921,621	-17,921,621	-21,321,621
275	-4,013,192	-4,013,192	-13,313,192	-16,113,192	-18,113,192	-21,513,192
300	-4,492,118	-4,492,118	-13,792,118	-16,592,118	-18,592,118	-21,992,118

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,243,471	7,243,471	-2,056,529	-4,856,529	-6,856,529	-10,256,529
80	5,640,802	5,640,802	-3,659,198	-6,459,198	-8,459,198	-11,859,198
100	5,269,091	5,269,091	-4,030,909	-6,830,909	-8,830,909	-12,230,909
125	4,804,453	4,804,453	-4,495,547	-7,295,547	-9,295,547	-12,695,547
135	4,618,597	4,618,597	-4,681,403	-7,481,403	-9,481,403	-12,881,403
150	4,339,813	4,339,813	-4,960,187	-7,760,187	-9,760,187	-13,160,187
165	4,061,030	4,061,030	-5,238,970	-8,038,970	-10,038,970	-13,438,970
175	3,875,175	3,875,175	-5,424,825	-8,224,825	-10,224,825	-13,624,825
190	3,596,391	3,596,391	-5,703,609	-8,503,609	-10,503,609	-13,903,609
200	3,410,536	3,410,536	-5,889,464	-8,689,464	-10,689,464	-14,089,464
225	2,945,896	2,945,896	-6,354,104	-9,154,104	-11,154,104	-14,554,104
235	2,760,041	2,760,041	-6,539,959	-9,339,959	-11,339,959	-14,739,959
250	2,481,258	2,481,258	-6,818,742	-9,618,742	-11,618,742	-15,018,742
265	2,202,474	2,202,474	-7,097,526	-9,897,526	-11,897,526	-15,297,526
275	2,016,619	2,016,619	-7,283,381	-10,083,381	-12,083,381	-15,483,381
300	1,548,994	1,548,994	-7,751,006	-10,551,006	-12,551,006	-15,951,006

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,088,837	13,088,837	3,788,837	988,837	-1,011,163	-4,411,163
80	11,408,285	11,408,285	2,108,285	-691,715	-2,691,715	-6,091,715
100	11,036,574	11,036,574	1,736,574	-1,063,426	-3,063,426	-6,463,426
125	10,571,935	10,571,935	1,271,935	-1,528,065	-3,528,065	-6,928,065
135	10,386,079	10,386,079	1,086,079	-1,715,921	-3,715,921	-7,115,921
150	10,107,297	10,107,297	807,297	-1,992,703	-3,992,703	-7,392,703
165	9,828,513	9,828,513	528,513	-2,271,487	-4,271,487	-7,671,487
175	9,642,657	9,642,657	342,657	-2,457,343	-4,457,343	-7,857,343
190	9,363,874	9,363,874	63,874	-2,736,126	-4,736,126	-8,136,126
200	9,178,018	9,178,018	-121,982	-2,921,982	-4,921,982	-8,321,982
225	8,713,380	8,713,380	-586,620	-3,386,620	-5,386,620	-8,786,620
235	8,527,524	8,527,524	-772,476	-3,572,476	-5,572,476	-8,972,476
250	8,248,741	8,248,741	-1,051,259	-3,851,259	-5,851,259	-9,251,259
265	7,969,957	7,969,957	-1,330,043	-4,130,043	-6,130,043	-9,530,043
275	7,784,101	7,784,101	-1,515,899	-4,315,899	-6,315,899	-9,715,899
300	7,319,463	7,319,463	-1,980,537	-4,780,537	-6,780,537	-10,180,537

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£190	£0	#N/A	#N/A

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,719,950	18,719,950	9,419,950	6,619,950	4,619,950	1,219,950
80	16,956,116	16,956,116	7,656,116	4,856,116	2,856,116	-543,884
100	16,589,990	16,589,990	7,289,990	4,489,990	2,489,990	-910,010
125	16,132,335	16,132,335	6,832,335	4,032,335	2,032,335	-1,367,665
135	15,949,272	15,949,272	6,649,272	3,849,272	1,849,272	-1,550,728
150	15,674,679	15,674,679	6,374,679	3,574,679	1,574,679	-1,825,321
165	15,400,086	15,400,086	6,100,086	3,300,086	1,300,086	-2,099,914
175	15,217,023	15,217,023	5,917,023	3,117,023	1,117,023	-2,282,977
190	14,942,430	14,942,430	5,642,430	2,842,430	842,430	-2,557,570
200	14,759,367	14,759,367	5,459,367	2,659,367	659,367	-2,740,633
225	14,301,711	14,301,711	5,001,711	2,201,711	201,711	-3,198,289
235	14,118,649	14,118,649	4,818,649	2,018,649	18,649	-3,381,351
250	13,844,056	13,844,056	4,544,056	1,744,056	-255,944	-3,655,944
265	13,569,461	13,569,461	4,269,461	1,469,461	-530,539	-3,930,539
275	13,386,400	13,386,400	4,086,400	1,286,400	-713,600	-4,113,600
300	12,928,743	12,928,743	3,628,743	828,743	-1,171,257	-4,571,257

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£235	£0

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,351,063	24,351,063	15,051,063	12,251,063	10,251,063	6,851,063
80	22,497,186	22,497,186	13,197,186	10,397,186	8,397,186	4,997,186
100	22,131,061	22,131,061	12,831,061	10,031,061	8,031,061	4,631,061
125	21,673,406	21,673,406	12,373,406	9,573,406	7,573,406	4,173,406
135	21,490,343	21,490,343	12,190,343	9,390,343	7,390,343	3,990,343
150	21,215,750	21,215,750	11,915,750	9,115,750	7,115,750	3,715,750
165	20,941,156	20,941,156	11,641,156	8,841,156	6,841,156	3,441,156
175	20,758,094	20,758,094	11,458,094	8,658,094	6,658,094	3,258,094
190	20,483,501	20,483,501	11,183,501	8,383,501	6,383,501	2,983,501
200	20,300,438	20,300,438	11,000,438	8,200,438	6,200,438	2,800,438
225	19,842,782	19,842,782	10,542,782	7,742,782	5,742,782	2,342,782
235	19,659,720	19,659,720	10,359,720	7,559,720	5,559,720	2,159,720
250	19,385,127	19,385,127	10,085,127	7,285,127	5,285,127	1,885,127
265	19,110,532	19,110,532	9,810,532	7,010,532	5,010,532	1,610,532
275	18,927,470	18,927,470	9,627,470	6,827,470	4,827,470	1,427,470
300	18,469,814	18,469,814	9,169,814	6,369,814	4,369,814	969,814

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

**Community Infrastructure Levy
Old Oak & Park Royal Development Corporation**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 3

Flats	500 units
Density:	500 dph

Affordable %	30%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,560,969	-10,560,969	-19,860,969	-22,660,969	-24,660,969	-28,060,969
80	-12,450,718	-12,450,718	-21,750,718	-24,550,718	-26,550,718	-29,950,718
100	-12,967,851	-12,967,851	-22,267,851	-25,067,851	-27,067,851	-30,467,851
125	-13,614,266	-13,614,266	-22,914,266	-25,714,266	-27,714,266	-31,114,266
135	-13,872,832	-13,872,832	-23,172,832	-25,972,832	-27,972,832	-31,372,832
150	-14,260,682	-14,260,682	-23,560,682	-26,360,682	-28,360,682	-31,760,682
165	-14,648,531	-14,648,531	-23,948,531	-26,748,531	-28,748,531	-32,148,531
175	-14,907,097	-14,907,097	-24,207,097	-27,007,097	-29,007,097	-32,407,097
190	-15,294,947	-15,294,947	-24,594,947	-27,394,947	-29,394,947	-32,794,947
200	-15,553,512	-15,553,512	-24,853,512	-27,653,512	-29,653,512	-33,053,512
225	-16,199,928	-16,199,928	-25,499,928	-28,299,928	-30,299,928	-33,699,928
235	-16,458,495	-16,458,495	-25,758,495	-28,558,495	-30,558,495	-33,958,495
250	-16,846,344	-16,846,344	-26,146,344	-28,946,344	-30,946,344	-34,346,344
265	-17,234,193	-17,234,193	-26,534,193	-29,334,193	-31,334,193	-34,734,193
275	-17,492,759	-17,492,759	-26,792,759	-29,592,759	-31,592,759	-34,992,759
300	-18,139,174	-18,139,174	-27,439,174	-30,239,174	-32,239,174	-35,639,174

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,018,289	-3,018,289	-12,318,289	-15,118,289	-17,118,289	-20,518,289
80	-5,005,246	-5,005,246	-14,305,246	-17,105,246	-19,105,246	-22,505,246
100	-5,514,608	-5,514,608	-14,814,608	-17,614,608	-19,614,608	-23,014,608
125	-6,151,308	-6,151,308	-15,451,308	-18,251,308	-20,251,308	-23,651,308
135	-6,405,988	-6,405,988	-15,705,988	-18,505,988	-20,505,988	-23,905,988
150	-6,788,009	-6,788,009	-16,088,009	-18,888,009	-20,888,009	-24,288,009
165	-7,170,029	-7,170,029	-16,470,029	-19,270,029	-21,270,029	-24,670,029
175	-7,424,709	-7,424,709	-16,724,709	-19,524,709	-21,524,709	-24,924,709
190	-7,806,729	-7,806,729	-17,106,729	-19,906,729	-21,906,729	-25,306,729
200	-8,061,410	-8,061,410	-17,361,410	-20,161,410	-22,161,410	-25,561,410
225	-8,698,110	-8,698,110	-17,998,110	-20,798,110	-22,798,110	-26,198,110
235	-8,952,790	-8,952,790	-18,252,790	-21,052,790	-23,052,790	-26,452,790
250	-9,334,810	-9,334,810	-18,634,810	-21,434,810	-23,434,810	-26,834,810
265	-9,716,831	-9,716,831	-19,016,831	-21,816,831	-23,816,831	-27,216,831
275	-9,971,511	-9,971,511	-19,271,511	-22,071,511	-24,071,511	-27,471,511
300	-10,608,211	-10,608,211	-19,908,211	-22,708,211	-24,708,211	-28,108,211

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,197,278	4,197,278	-5,102,722	-7,902,722	-9,902,722	-13,302,722
80	2,153,503	2,153,503	-7,146,497	-9,946,497	-11,946,497	-15,346,497
100	1,659,337	1,659,337	-7,640,663	-10,440,663	-12,440,663	-15,840,663
125	1,041,630	1,041,630	-8,258,370	-11,058,370	-13,058,370	-16,458,370
135	794,548	794,548	-8,505,452	-11,305,452	-13,305,452	-16,705,452
150	423,924	423,924	-8,876,076	-11,676,076	-13,676,076	-17,076,076
165	53,300	53,300	-9,246,700	-12,046,700	-14,046,700	-17,446,700
175	-196,740	-196,740	-9,496,740	-12,296,740	-14,296,740	-17,696,740
190	-573,019	-573,019	-9,873,019	-12,673,019	-14,673,019	-18,073,019
200	-823,871	-823,871	-10,123,871	-12,923,871	-14,923,871	-18,323,871
225	-1,451,003	-1,451,003	-10,751,003	-13,551,003	-15,551,003	-18,951,003
235	-1,701,855	-1,701,855	-11,001,855	-13,801,855	-15,801,855	-19,201,855
250	-2,078,134	-2,078,134	-11,378,134	-14,178,134	-16,178,134	-19,578,134
265	-2,454,414	-2,454,414	-11,754,414	-14,554,414	-16,554,414	-19,954,414
275	-2,705,266	-2,705,266	-12,005,266	-14,805,266	-16,805,266	-20,205,266
300	-3,332,537	-3,332,537	-12,632,537	-15,432,537	-17,432,537	-20,832,537

Maximum CIL rates (per square metre)

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

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,104,904	11,104,904	1,804,904	-995,096	-2,995,096	-6,395,096
80	8,980,381	8,980,381	-319,619	-3,119,619	-5,119,619	-8,519,619
100	8,493,642	8,493,642	-806,358	-3,606,358	-5,606,358	-9,006,358
125	7,885,219	7,885,219	-1,414,781	-4,214,781	-6,214,781	-9,614,781
135	7,641,850	7,641,850	-1,658,150	-4,458,150	-6,458,150	-9,858,150
150	7,276,796	7,276,796	-2,023,204	-4,823,204	-6,823,204	-10,223,204
165	6,911,742	6,911,742	-2,388,258	-5,188,258	-7,188,258	-10,588,258
175	6,668,373	6,668,373	-2,631,627	-5,431,627	-7,431,627	-10,831,627
190	6,303,319	6,303,319	-2,996,681	-5,796,681	-7,796,681	-11,196,681
200	6,057,047	6,057,047	-3,242,953	-6,042,953	-8,042,953	-11,442,953
225	5,439,340	5,439,340	-3,860,660	-6,660,660	-8,660,660	-12,060,660
235	5,192,258	5,192,258	-4,107,742	-6,907,742	-8,907,742	-12,307,742
250	4,821,634	4,821,634	-4,478,366	-7,278,366	-9,278,366	-12,678,366
265	4,451,010	4,451,010	-4,848,990	-7,648,990	-9,648,990	-13,048,990
275	4,203,928	4,203,928	-5,096,072	-7,896,072	-9,896,072	-13,296,072
300	3,586,220	3,586,220	-5,713,780	-8,513,780	-10,513,780	-13,913,780

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,973,853	17,973,853	8,673,853	5,873,853	3,873,853	473,853
80	15,751,216	15,751,216	6,451,216	3,651,216	1,651,216	-1,748,784
100	15,264,477	15,264,477	5,964,477	3,164,477	1,164,477	-2,235,523
125	14,656,054	14,656,054	5,356,054	2,556,054	556,054	-2,843,946
135	14,412,685	14,412,685	5,112,685	2,312,685	312,685	-3,087,315
150	14,047,631	14,047,631	4,747,631	1,947,631	-52,369	-3,452,369
165	13,682,577	13,682,577	4,382,577	1,582,577	-417,423	-3,817,423
175	13,439,208	13,439,208	4,139,208	1,339,208	-660,792	-4,060,792
190	13,074,154	13,074,154	3,774,154	974,154	-1,025,846	-4,425,846
200	12,830,785	12,830,785	3,530,785	730,785	-1,269,215	-4,669,215
225	12,222,362	12,222,362	2,922,362	122,362	-1,877,638	-5,277,638
235	11,978,992	11,978,992	2,678,992	-121,008	-2,121,008	-5,521,008
250	11,613,939	11,613,939	2,313,939	-486,061	-2,486,061	-5,886,061
265	11,248,885	11,248,885	1,948,885	-851,115	-2,851,115	-6,251,115
275	11,005,515	11,005,515	1,705,515	-1,094,485	-3,094,485	-6,494,485
300	10,397,093	10,397,093	1,097,093	-1,702,907	-3,702,907	-7,102,907

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£225	£135	£0

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 4

No of units	600 units
Density:	600 dph

Affordable %	30%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,068,670	-11,068,670	-20,368,670	-23,168,670	-25,168,670	-28,568,670
80	-13,197,411	-13,197,411	-22,497,411	-25,297,411	-27,297,411	-30,697,411
100	-13,775,766	-13,775,766	-23,075,766	-25,875,766	-27,875,766	-31,275,766
125	-14,511,535	-14,511,535	-23,811,535	-26,611,535	-28,611,535	-32,011,535
135	-14,808,614	-14,808,614	-24,108,614	-26,908,614	-28,908,614	-32,308,614
150	-15,254,232	-15,254,232	-24,554,232	-27,354,232	-29,354,232	-32,754,232
165	-15,699,850	-15,699,850	-24,999,850	-27,799,850	-29,799,850	-33,199,850
175	-15,996,929	-15,996,929	-25,296,929	-28,096,929	-30,096,929	-33,496,929
190	-16,442,547	-16,442,547	-25,742,547	-28,542,547	-30,542,547	-33,942,547
200	-16,739,626	-16,739,626	-26,039,626	-28,839,626	-30,839,626	-34,239,626
225	-17,482,323	-17,482,323	-26,782,323	-29,582,323	-31,582,323	-34,982,323
235	-17,779,401	-17,779,401	-27,079,401	-29,879,401	-31,879,401	-35,279,401
250	-18,225,020	-18,225,020	-27,525,020	-30,325,020	-32,325,020	-35,725,020
265	-18,670,638	-18,670,638	-27,970,638	-30,770,638	-32,770,638	-36,170,638
275	-18,967,716	-18,967,716	-28,267,716	-31,067,716	-33,067,716	-36,467,716
300	-19,710,413	-19,710,413	-29,010,413	-31,810,413	-33,810,413	-37,210,413

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,349,572	-2,349,572	-11,649,572	-14,449,572	-16,449,572	-19,849,572
80	-4,583,079	-4,583,079	-13,883,079	-16,683,079	-18,683,079	-22,083,079
100	-5,150,849	-5,150,849	-14,450,849	-17,250,849	-19,250,849	-22,650,849
125	-5,890,590	-5,890,590	-15,190,590	-17,990,590	-19,990,590	-23,390,590
135	-6,144,446	-6,144,446	-15,444,446	-18,244,446	-20,244,446	-23,644,446
150	-6,570,273	-6,570,273	-15,870,273	-18,670,273	-20,670,273	-24,070,273
165	-6,996,099	-6,996,099	-16,296,099	-19,096,099	-21,096,099	-24,496,099
175	-7,279,984	-7,279,984	-16,579,984	-19,379,984	-21,379,984	-24,779,984
190	-7,705,811	-7,705,811	-17,005,811	-19,805,811	-21,805,811	-25,205,811
200	-7,990,495	-7,990,495	-17,290,495	-20,090,495	-22,090,495	-25,490,495
225	-8,711,036	-8,711,036	-18,011,036	-20,811,036	-22,811,036	-26,211,036
235	-8,999,251	-8,999,251	-18,299,251	-21,099,251	-23,099,251	-26,499,251
250	-9,431,576	-9,431,576	-18,731,576	-21,531,576	-23,531,576	-26,931,576
265	-9,863,900	-9,863,900	-19,163,900	-21,963,900	-23,963,900	-27,363,900
275	-10,152,117	-10,152,117	-19,452,117	-22,252,117	-24,252,117	-27,652,117
300	-10,872,657	-10,872,657	-20,172,657	-22,972,657	-24,972,657	-28,372,657

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,018,624	6,018,624	-3,281,376	-6,081,376	-8,081,376	-11,481,376
80	3,719,058	3,719,058	-5,580,942	-8,380,942	-10,380,942	-13,780,942
100	3,168,226	3,168,226	-6,131,774	-8,931,774	-10,931,774	-14,331,774
125	2,472,679	2,472,679	-6,827,321	-9,627,321	-11,627,321	-15,027,321
135	2,193,060	2,193,060	-7,106,940	-9,906,940	-11,906,940	-15,306,940
150	1,773,633	1,773,633	-7,526,367	-10,326,367	-12,326,367	-15,726,367
165	1,354,206	1,354,206	-7,945,794	-10,745,794	-12,745,794	-16,145,794
175	1,074,588	1,074,588	-8,225,412	-11,025,412	-13,025,412	-16,425,412
190	655,161	655,161	-8,644,839	-11,444,839	-13,444,839	-16,844,839
200	375,542	375,542	-8,924,458	-11,724,458	-13,724,458	-17,124,458
225	-328,440	-328,440	-9,628,440	-12,428,440	-14,428,440	-17,828,440
235	-612,324	-612,324	-9,912,324	-12,712,324	-14,712,324	-18,112,324
250	-1,038,151	-1,038,151	-10,338,151	-13,138,151	-15,138,151	-18,538,151
265	-1,463,978	-1,463,978	-10,763,978	-13,563,978	-15,563,978	-18,963,978
275	-1,747,864	-1,747,864	-11,047,864	-13,847,864	-15,847,864	-19,247,864
300	-2,457,575	-2,457,575	-11,757,575	-14,557,575	-16,557,575	-19,957,575

Maximum CIL rates (per square metre)

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,108,200	14,108,200	4,808,200	2,008,200	8,200	-3,391,800
80	11,679,281	11,679,281	2,379,281	-420,719	-2,420,719	-5,820,719
100	11,128,449	11,128,449	1,828,449	-971,551	-2,971,551	-6,371,551
125	10,439,910	10,439,910	1,139,910	-1,660,090	-3,660,090	-7,060,090
135	10,164,494	10,164,494	864,494	-1,935,506	-3,935,506	-7,335,506
150	9,751,370	9,751,370	451,370	-2,348,630	-4,348,630	-7,748,630
165	9,338,246	9,338,246	38,246	-2,761,754	-4,761,754	-8,161,754
175	9,062,830	9,062,830	-237,170	-3,037,170	-5,037,170	-8,437,170
190	8,649,707	8,649,707	-650,293	-3,450,293	-5,450,293	-8,850,293
200	8,374,290	8,374,290	-925,710	-3,725,710	-5,725,710	-9,125,710
225	7,685,751	7,685,751	-1,614,249	-4,414,249	-6,414,249	-9,814,249
235	7,410,335	7,410,335	-1,889,665	-4,689,665	-6,689,665	-10,089,665
250	6,997,211	6,997,211	-2,302,789	-5,102,789	-7,102,789	-10,502,789
265	6,584,087	6,584,087	-2,715,913	-5,515,913	-7,515,913	-10,915,913
275	6,308,672	6,308,672	-2,991,328	-5,791,328	-7,791,328	-11,191,328
300	5,614,663	5,614,663	-3,685,337	-6,485,337	-8,485,337	-11,885,337

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£165	£0	£0	#N/A

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,197,777	22,197,777	12,897,777	10,097,777	8,097,777	4,697,777
80	19,639,504	19,639,504	10,339,504	7,539,504	5,539,504	2,139,504
100	19,088,672	19,088,672	9,788,672	6,988,672	4,988,672	1,588,672
125	18,400,132	18,400,132	9,100,132	6,300,132	4,300,132	900,132
135	18,124,717	18,124,717	8,824,717	6,024,717	4,024,717	624,717
150	17,711,593	17,711,593	8,411,593	5,611,593	3,611,593	211,593
165	17,298,469	17,298,469	7,998,469	5,198,469	3,198,469	-201,531
175	17,023,053	17,023,053	7,723,053	4,923,053	2,923,053	-476,947
190	16,609,929	16,609,929	7,309,929	4,509,929	2,509,929	-890,071
200	16,334,513	16,334,513	7,034,513	4,234,513	2,234,513	-1,165,487
225	15,645,973	15,645,973	6,345,973	3,545,973	1,545,973	-1,854,027
235	15,370,558	15,370,558	6,070,558	3,270,558	1,270,558	-2,129,442
250	14,957,434	14,957,434	5,657,434	2,857,434	857,434	-2,542,566
265	14,544,310	14,544,310	5,244,310	2,444,310	444,310	-2,955,690
275	14,268,894	14,268,894	4,968,894	2,168,894	168,894	-3,231,106
300	13,580,355	13,580,355	4,280,355	1,480,355	-519,645	-3,919,645

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£275	£150

**Community Infrastructure Levy
Old Oak & Park Royal Development Corporation**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 5

No of units	800 units
Density:	800 dph

Affordable %	30%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,080,892	-18,080,892	-27,380,892	-30,180,892	-32,180,892	-35,580,892
80	-20,635,505	-20,635,505	-29,935,505	-32,735,505	-34,735,505	-38,135,505
100	-21,354,684	-21,354,684	-30,654,684	-33,454,684	-35,454,684	-38,854,684
125	-22,253,658	-22,253,658	-31,553,658	-34,353,658	-36,353,658	-39,753,658
135	-22,618,474	-22,618,474	-31,918,474	-34,718,474	-36,718,474	-40,118,474
150	-23,166,087	-23,166,087	-32,466,087	-35,266,087	-37,266,087	-40,666,087
165	-23,713,702	-23,713,702	-33,013,702	-35,813,702	-37,813,702	-41,213,702
175	-24,078,778	-24,078,778	-33,378,778	-36,178,778	-38,178,778	-41,578,778
190	-24,626,393	-24,626,393	-33,926,393	-36,726,393	-38,726,393	-42,126,393
200	-24,991,468	-24,991,468	-34,291,468	-37,091,468	-39,091,468	-42,491,468
225	-25,904,159	-25,904,159	-35,204,159	-38,004,159	-40,004,159	-43,404,159
235	-26,272,000	-26,272,000	-35,572,000	-38,372,000	-40,372,000	-43,772,000
250	-26,827,970	-26,827,970	-36,127,970	-38,927,970	-40,927,970	-44,327,970
265	-27,383,939	-27,383,939	-36,683,939	-39,483,939	-41,483,939	-44,883,939
275	-27,754,585	-27,754,585	-37,054,585	-39,854,585	-41,854,585	-45,254,585
300	-28,661,202	-28,661,202	-37,961,202	-40,761,202	-42,761,202	-46,161,202

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,430,405	-7,430,405	-16,730,405	-19,530,405	-21,530,405	-24,930,405
80	-10,092,360	-10,092,360	-19,392,360	-22,192,360	-24,192,360	-27,592,360
100	-10,790,086	-10,790,086	-20,090,086	-22,890,086	-24,890,086	-28,290,086
125	-11,662,241	-11,662,241	-20,962,241	-23,762,241	-25,762,241	-29,162,241
135	-12,011,102	-12,011,102	-21,311,102	-24,111,102	-26,111,102	-29,511,102
150	-12,534,396	-12,534,396	-21,834,396	-24,634,396	-26,634,396	-30,034,396
165	-13,057,689	-13,057,689	-22,357,689	-25,157,689	-27,157,689	-30,557,689
175	-13,406,552	-13,406,552	-22,706,552	-25,506,552	-27,506,552	-30,906,552
190	-13,930,432	-13,930,432	-23,230,432	-26,030,432	-28,030,432	-31,430,432
200	-14,284,617	-14,284,617	-23,584,617	-26,384,617	-28,384,617	-31,784,617
225	-15,170,080	-15,170,080	-24,470,080	-27,270,080	-29,270,080	-32,670,080
235	-15,524,265	-15,524,265	-24,824,265	-27,624,265	-29,624,265	-33,024,265
250	-16,055,543	-16,055,543	-25,355,543	-28,155,543	-30,155,543	-33,555,543
265	-16,586,821	-16,586,821	-25,886,821	-28,686,821	-30,686,821	-34,086,821
275	-16,941,006	-16,941,006	-26,241,006	-29,041,006	-31,041,006	-34,441,006
300	-17,826,468	-17,826,468	-27,126,468	-29,926,468	-31,926,468	-35,326,468

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,702,975	2,702,975	-6,597,025	-9,397,025	-11,397,025	-14,797,025
80	-7,302	-7,302	-9,307,302	-12,107,302	-14,107,302	-17,507,302
100	-684,212	-684,212	-9,984,212	-12,784,212	-14,784,212	-18,184,212
125	-1,530,350	-1,530,350	-10,830,350	-13,630,350	-15,630,350	-19,030,350
135	-1,871,365	-1,871,365	-11,171,365	-13,971,365	-15,971,365	-19,371,365
150	-2,386,793	-2,386,793	-11,686,793	-14,486,793	-16,486,793	-19,886,793
165	-2,902,222	-2,902,222	-12,202,222	-15,002,222	-17,002,222	-20,402,222
175	-3,245,841	-3,245,841	-12,545,841	-15,345,841	-17,345,841	-20,745,841
190	-3,761,270	-3,761,270	-13,061,270	-15,861,270	-17,861,270	-21,261,270
200	-4,104,889	-4,104,889	-13,404,889	-16,204,889	-18,204,889	-21,604,889
225	-4,963,937	-4,963,937	-14,263,937	-17,063,937	-19,063,937	-22,463,937
235	-5,307,556	-5,307,556	-14,607,556	-17,407,556	-19,407,556	-22,807,556
250	-5,822,985	-5,822,985	-15,122,985	-17,922,985	-19,922,985	-23,322,985
265	-6,338,414	-6,338,414	-15,638,414	-18,438,414	-20,438,414	-23,838,414
275	-6,682,033	-6,682,033	-15,982,033	-18,782,033	-20,782,033	-24,182,033
300	-7,541,080	-7,541,080	-16,841,080	-19,641,080	-21,641,080	-25,041,080

Maximum CIL rates (per square metre)

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

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,463,876	12,463,876	3,163,876	363,876	-1,636,124	-5,036,124
80	9,597,630	9,597,630	297,630	-2,502,370	-4,502,370	-7,902,370
100	8,930,894	8,930,894	-369,106	-3,169,106	-5,169,106	-8,569,106
125	8,097,472	8,097,472	-1,202,528	-4,002,528	-6,002,528	-9,402,528
135	7,764,104	7,764,104	-1,535,896	-4,335,896	-6,335,896	-9,735,896
150	7,264,052	7,264,052	-2,035,948	-4,835,948	-6,835,948	-10,235,948
165	6,763,999	6,763,999	-2,536,001	-5,336,001	-7,336,001	-10,736,001
175	6,430,630	6,430,630	-2,869,370	-5,669,370	-7,669,370	-11,069,370
190	5,930,578	5,930,578	-3,369,422	-6,169,422	-8,169,422	-11,569,422
200	5,597,210	5,597,210	-3,702,790	-6,502,790	-8,502,790	-11,902,790
225	4,763,789	4,763,789	-4,536,211	-7,336,211	-9,336,211	-12,736,211
235	4,430,420	4,430,420	-4,869,580	-7,669,580	-9,669,580	-13,069,580
250	3,930,368	3,930,368	-5,369,632	-8,169,632	-10,169,632	-13,569,632
265	3,430,315	3,430,315	-5,869,685	-8,669,685	-10,669,685	-14,069,685
275	3,095,727	3,095,727	-6,204,273	-9,004,273	-11,004,273	-14,404,273
300	2,249,590	2,249,590	-7,050,410	-9,850,410	-11,850,410	-15,250,410

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£80	£0	#N/A	#N/A

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,224,777	22,224,777	12,924,777	10,124,777	8,124,777	4,724,777
80	19,202,452	19,202,452	9,902,452	7,102,452	5,102,452	1,702,452
100	18,535,716	18,535,716	9,235,716	6,435,716	4,435,716	1,035,716
125	17,702,294	17,702,294	8,402,294	5,602,294	3,602,294	202,294
135	17,368,926	17,368,926	8,068,926	5,268,926	3,268,926	-131,074
150	16,868,874	16,868,874	7,568,874	4,768,874	2,768,874	-631,126
165	16,368,821	16,368,821	7,068,821	4,268,821	2,268,821	-1,131,179
175	16,035,453	16,035,453	6,735,453	3,935,453	1,935,453	-1,464,547
190	15,535,401	15,535,401	6,235,401	3,435,401	1,435,401	-1,964,599
200	15,202,032	15,202,032	5,902,032	3,102,032	1,102,032	-2,297,968
225	14,368,611	14,368,611	5,068,611	2,268,611	268,611	-3,131,389
235	14,035,243	14,035,243	4,735,243	1,935,243	-64,757	-3,464,757
250	13,535,191	13,535,191	4,235,191	1,435,191	-564,809	-3,964,809
265	13,035,138	13,035,138	3,735,138	935,138	-1,064,862	-4,464,862
275	12,701,769	12,701,769	3,401,769	601,769	-1,398,231	-4,798,231
300	11,868,349	11,868,349	2,568,349	-231,651	-2,231,651	-5,631,651

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£275	£225	£125

Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary

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

Affordable Housing	20%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Site type T1 - Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	275	100	#N/A	#N/A
£850 per sq ft	300	300	275	0
£900 per sq ft	300	300	300	300

Site type T2 - Medium-Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	0	#N/A	#N/A	#N/A
£800 per sq ft	300	200	100	#N/A
£850 per sq ft	300	300	300	250
£900 per sq ft	300	300	300	300

Site type T3 - Medium Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	0	#N/A	#N/A	#N/A
£850 per sq ft	275	175	100	#N/A
£900 per sq ft	300	300	300	250

Site type T4 - Medium-High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	125	0	#N/A	#N/A
£850 per sq ft	300	300	250	150
£900 per sq ft	300	300	300	300

Site type T5 - High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	0	#N/A	#N/A	#N/A
£850 per sq ft	300	265	200	135
£900 per sq ft	300	300	300	300

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 1

No of units	300 units
Density:	300 dph

Affordable %	20%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shered Ownership	49%

Site area	1.0000 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£4,193,735	4,193,735	-5,108,265	-7,906,265	-9,906,265	-13,308,265
80	2,846,988	2,846,988	-6,453,012	-9,253,012	-11,253,012	-14,653,012
100	2,523,201	2,523,201	-6,776,799	-9,576,799	-11,576,799	-14,976,799
125	2,118,468	2,118,468	-7,181,532	-9,981,532	-11,981,532	-15,381,532
135	1,956,574	1,956,574	-7,343,426	-10,143,426	-12,143,426	-15,543,426
150	1,713,734	1,713,734	-7,586,266	-10,386,266	-12,386,266	-15,786,266
165	1,470,894	1,470,894	-7,829,106	-10,629,106	-12,629,106	-16,029,106
175	1,309,000	1,309,000	-7,991,000	-10,791,000	-12,791,000	-16,191,000
190	1,066,160	1,066,160	-8,233,840	-11,033,840	-13,033,840	-16,433,840
200	904,266	904,266	-8,395,734	-11,195,734	-13,195,734	-16,595,734
225	499,532	499,532	-8,800,468	-11,600,468	-13,600,468	-17,000,468
235	337,639	337,639	-8,962,361	-11,762,361	-13,762,361	-17,162,361
250	94,798	94,798	-9,205,202	-12,005,202	-14,005,202	-17,405,202
265	-150,300	-150,300	-9,450,300	-12,250,300	-14,250,300	-17,650,300
275	-314,664	-314,664	-9,614,664	-12,414,664	-14,414,664	-17,814,664
300	-725,573	-725,573	-10,025,573	-12,825,573	-14,825,573	-18,225,573

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,180,307	9,180,307	-1,119,693	-2,919,693	-4,919,693	-8,319,693
80	7,757,829	7,757,829	-1,542,171	-4,342,171	-6,342,171	-9,742,171
100	7,438,908	7,438,908	-1,861,092	-4,661,092	-6,661,092	-10,061,092
125	7,040,257	7,040,257	-2,259,743	-5,059,743	-7,059,743	-10,459,743
135	6,880,797	6,880,797	-2,419,203	-5,219,203	-7,219,203	-10,619,203
150	6,641,606	6,641,606	-2,658,394	-5,458,394	-7,458,394	-10,858,394
165	6,402,416	6,402,416	-2,897,584	-5,697,584	-7,697,584	-11,097,584
175	6,242,955	6,242,955	-3,057,045	-5,857,045	-7,857,045	-11,257,045
190	6,003,765	6,003,765	-3,296,235	-6,096,235	-8,096,235	-11,496,235
200	5,844,305	5,844,305	-3,455,695	-6,255,695	-8,255,695	-11,655,695
225	5,445,654	5,445,654	-3,854,346	-6,654,346	-8,654,346	-12,054,346
235	5,286,193	5,286,193	-4,013,807	-6,813,807	-8,813,807	-12,213,807
250	5,047,003	5,047,003	-4,252,997	-7,052,997	-9,052,997	-12,452,997
265	4,807,811	4,807,811	-4,492,189	-7,292,189	-9,292,189	-12,692,189
275	4,648,352	4,648,352	-4,651,648	-7,451,648	-9,451,648	-12,851,648
300	4,249,700	4,249,700	-5,050,300	-7,850,300	-9,850,300	-13,250,300

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,095,643	14,095,643	4,795,643	1,995,643	-4,357	-3,404,357
80	12,604,322	12,604,322	3,304,322	504,322	-1,495,678	-4,895,678
100	12,285,401	12,285,401	2,985,401	185,401	-1,814,599	-5,214,599
125	11,886,750	11,886,750	2,586,750	-213,250	-2,213,250	-5,613,250
135	11,727,290	11,727,290	2,427,290	-372,710	-2,372,710	-5,772,710
150	11,488,099	11,488,099	2,188,099	-611,901	-2,611,901	-6,011,901
165	11,248,909	11,248,909	1,948,909	-851,091	-2,851,091	-6,251,091
175	11,089,449	11,089,449	1,789,449	-1,010,551	-3,010,551	-6,410,551
190	10,850,258	10,850,258	1,550,258	-1,249,742	-3,249,742	-6,649,742
200	10,690,798	10,690,798	1,390,798	-1,409,202	-3,409,202	-6,809,202
225	10,292,147	10,292,147	992,147	-1,807,853	-3,807,853	-7,207,853
235	10,132,686	10,132,686	832,686	-1,967,314	-3,967,314	-7,367,314
250	9,893,495	9,893,495	593,495	-2,206,505	-4,206,505	-7,606,505
265	9,654,305	9,654,305	354,305	-2,445,695	-4,445,695	-7,845,695
275	9,494,844	9,494,844	194,844	-2,605,156	-4,605,156	-8,005,156
300	9,096,193	9,096,193	-203,807	-3,003,807	-5,003,807	-8,403,807

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£100	#N/A	#N/A

Site type 1

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,881,157	18,881,157	9,581,157	6,781,157	4,781,157	1,381,157
80	17,322,733	17,322,733	8,022,733	5,222,733	3,222,733	-177,267
100	17,008,605	17,008,605	7,708,605	4,908,605	2,908,605	-491,395
125	16,615,945	16,615,945	7,315,945	4,515,945	2,515,945	-884,055
135	16,458,881	16,458,881	7,158,881	4,358,881	2,358,881	-1,041,119
150	16,223,286	16,223,286	6,923,286	4,123,286	2,123,286	-1,276,714
165	15,987,690	15,987,690	6,687,690	3,887,690	1,887,690	-1,512,310
175	15,830,626	15,830,626	6,530,626	3,730,626	1,730,626	-1,669,374
190	15,595,030	15,595,030	6,295,030	3,495,030	1,495,030	-1,904,970
200	15,437,966	15,437,966	6,137,966	3,337,966	1,337,966	-2,062,034
225	15,045,307	15,045,307	5,745,307	2,945,307	945,307	-2,454,693
235	14,888,242	14,888,242	5,588,242	2,788,242	788,242	-2,611,758
250	14,652,647	14,652,647	5,352,647	2,552,647	552,647	-2,847,353
265	14,417,051	14,417,051	5,117,051	2,317,051	317,051	-3,082,949
275	14,259,987	14,259,987	4,959,987	2,159,987	159,987	-3,240,013
300	13,864,419	13,864,419	4,564,419	1,764,419	-235,581	-3,635,581

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,666,669	23,666,669	14,366,669	11,566,669	9,566,669	6,166,669
80	22,031,725	22,031,725	12,731,725	9,931,725	7,931,725	4,531,725
100	21,717,597	21,717,597	12,417,597	9,617,597	7,617,597	4,217,597
125	21,324,937	21,324,937	12,024,937	9,224,937	7,224,937	3,824,937
135	21,167,873	21,167,873	11,867,873	9,067,873	7,067,873	3,667,873
150	20,932,277	20,932,277	11,632,277	8,832,277	6,832,277	3,432,277
165	20,696,682	20,696,682	11,396,682	8,596,682	6,596,682	3,196,682
175	20,539,618	20,539,618	11,239,618	8,439,618	6,439,618	3,039,618
190	20,304,022	20,304,022	11,004,022	8,204,022	6,204,022	2,804,022
200	20,146,958	20,146,958	10,846,958	8,046,958	6,046,958	2,646,958
225	19,754,298	19,754,298	10,454,298	7,654,298	5,654,298	2,254,298
235	19,597,235	19,597,235	10,297,235	7,497,235	5,497,235	2,097,235
250	19,361,638	19,361,638	10,061,638	7,261,638	5,261,638	1,861,638
265	19,126,043	19,126,043	9,826,043	7,026,043	5,026,043	1,626,043
275	18,968,979	18,968,979	9,668,979	6,868,979	4,868,979	1,468,979
300	18,576,319	18,576,319	9,276,319	6,476,319	4,476,319	1,076,319

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£275	£0

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 2

Flats	
No of units	400 units
Density:	400 dph

Affordable %	20%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,126,175	4,126,175	-5,173,825	-7,973,825	-9,973,825	-13,373,825
80	2,364,261	2,364,261	-6,935,739	-9,735,739	-11,735,739	-15,135,739
100	1,940,277	1,940,277	-7,359,723	-10,159,723	-12,159,723	-15,559,723
125	1,410,297	1,410,297	-7,889,703	-10,689,703	-12,689,703	-16,089,703
135	1,198,305	1,198,305	-8,101,695	-10,901,695	-12,901,695	-16,301,695
150	880,317	880,317	-8,419,683	-11,219,683	-13,219,683	-16,619,683
165	562,329	562,329	-8,737,671	-11,537,671	-13,537,671	-16,937,671
175	350,337	350,337	-8,949,663	-11,749,663	-13,749,663	-17,149,663
190	32,349	32,349	-9,267,651	-12,067,651	-14,067,651	-17,467,651
200	-182,384	-182,384	-9,482,384	-12,282,384	-14,282,384	-17,682,384
225	-720,451	-720,451	-10,020,451	-12,820,451	-14,820,451	-18,220,451
235	-935,677	-935,677	-10,235,677	-13,035,677	-15,035,677	-18,435,677
250	-1,258,517	-1,258,517	-10,558,517	-13,358,517	-15,358,517	-18,758,517
265	-1,583,479	-1,583,479	-10,883,479	-13,683,479	-15,683,479	-19,083,479
275	-1,801,989	-1,801,989	-11,101,989	-13,901,989	-15,901,989	-19,301,989
300	-2,348,266	-2,348,266	-11,648,266	-14,448,266	-16,448,266	-19,848,266

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,580,374	10,580,374	1,280,374	-1,519,626	-3,519,626	-6,919,626
80	8,740,744	8,740,744	-559,256	-3,359,256	-5,359,256	-8,759,256
100	8,323,132	8,323,132	-976,868	-3,776,868	-5,776,868	-9,176,868
125	7,801,118	7,801,118	-1,489,892	-4,296,892	-6,296,892	-9,699,892
135	7,592,312	7,592,312	-1,707,688	-4,507,688	-6,507,688	-9,907,688
150	7,278,103	7,278,103	-2,020,897	-4,820,897	-6,820,897	-10,220,897
165	6,963,573	6,963,573	-2,336,427	-5,136,427	-7,136,427	-10,536,427
175	6,751,581	6,751,581	-2,548,419	-5,348,419	-7,348,419	-10,748,419
190	6,433,593	6,433,593	-2,866,407	-5,666,407	-7,666,407	-11,066,407
200	6,221,601	6,221,601	-3,078,399	-5,878,399	-7,878,399	-11,278,399
225	5,691,622	5,691,622	-3,608,378	-6,408,378	-8,408,378	-11,808,378
235	5,479,629	5,479,629	-3,820,371	-6,620,371	-8,620,371	-12,020,371
250	5,161,642	5,161,642	-4,138,358	-6,938,358	-8,938,358	-12,338,358
265	4,843,653	4,843,653	-4,456,347	-7,256,347	-9,256,347	-12,656,347
275	4,631,662	4,631,662	-4,668,338	-7,468,338	-9,468,338	-12,868,338
300	4,101,681	4,101,681	-5,198,319	-7,998,319	-9,998,319	-13,398,319

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,916,467	16,916,467	7,616,467	4,816,467	2,816,467	-583,533
80	14,975,522	14,975,522	5,675,522	2,875,522	875,522	-2,524,478
100	14,557,911	14,557,911	5,257,911	2,457,911	457,911	-2,942,089
125	14,035,896	14,035,896	4,735,896	1,935,896	-64,104	-3,464,104
135	13,827,090	13,827,090	4,527,090	1,727,090	-272,910	-3,672,910
150	13,513,881	13,513,881	4,213,881	1,413,881	-586,119	-3,986,119
165	13,200,672	13,200,672	3,900,672	1,100,672	-899,328	-4,299,328
175	12,991,866	12,991,866	3,691,866	891,866	-1,108,134	-4,508,134
190	12,678,657	12,678,657	3,378,657	578,657	-1,421,343	-4,821,343
200	12,469,851	12,469,851	3,169,851	369,851	-1,630,149	-5,030,149
225	11,947,835	11,947,835	2,647,835	-152,165	-2,152,165	-5,552,165
235	11,739,030	11,739,030	2,439,030	-360,970	-2,360,970	-5,760,970
250	11,425,821	11,425,821	2,125,821	-674,179	-2,674,179	-6,074,179
265	11,112,612	11,112,612	1,812,612	-987,388	-2,987,388	-6,387,388
275	10,903,806	10,903,806	1,603,806	-1,196,194	-3,196,194	-6,596,194
300	10,381,791	10,381,791	1,081,791	-1,718,209	-3,718,209	-7,118,209

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£200	£100	#N/A

Site type 2

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,075,381	23,075,381	13,775,381	10,875,381	8,975,381	5,775,381
80	21,061,060	21,061,060	11,761,060	8,961,060	6,961,060	3,561,060
100	20,649,724	20,649,724	11,349,724	8,549,724	6,549,724	3,149,724
125	20,135,554	20,135,554	10,835,554	8,035,554	6,035,554	2,635,554
135	19,929,887	19,929,887	10,629,887	7,829,887	5,829,887	2,429,887
150	19,621,385	19,621,385	10,321,385	7,521,385	5,521,385	2,121,385
165	19,312,884	19,312,884	10,012,884	7,212,884	5,212,884	1,812,884
175	19,107,215	19,107,215	9,807,215	7,007,215	5,007,215	1,607,215
190	18,798,713	18,798,713	9,498,713	6,698,713	4,698,713	1,298,713
200	18,593,046	18,593,046	9,293,046	6,493,046	4,493,046	1,093,046
225	18,078,876	18,078,876	8,778,876	5,978,876	3,978,876	578,876
235	17,873,208	17,873,208	8,573,208	5,773,208	3,773,208	373,208
250	17,560,215	17,560,215	8,260,215	5,460,215	3,460,215	60,215
265	17,247,006	17,247,006	7,947,006	5,147,006	3,147,006	-252,994
275	17,038,200	17,038,200	7,738,200	4,938,200	2,938,200	-461,800
300	16,516,184	16,516,184	7,216,184	4,416,184	2,416,184	-983,816

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£250

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	29,231,813	29,231,813	19,931,813	17,131,813	15,131,813	11,731,813
80	27,119,048	27,119,048	17,819,048	15,019,048	13,019,048	9,619,048
100	26,707,713	26,707,713	17,407,713	14,607,713	12,607,713	9,207,713
125	26,193,543	26,193,543	16,893,543	14,093,543	12,093,543	8,693,543
135	25,987,875	25,987,875	16,687,875	13,887,875	11,887,875	8,487,875
150	25,679,374	25,679,374	16,379,374	13,579,374	11,579,374	8,179,374
165	25,370,871	25,370,871	16,070,871	13,270,871	11,270,871	7,870,871
175	25,165,204	25,165,204	15,865,204	13,065,204	11,065,204	7,665,204
190	24,856,702	24,856,702	15,556,702	12,756,702	10,756,702	7,356,702
200	24,651,035	24,651,035	15,351,035	12,551,035	10,551,035	7,151,035
225	24,136,864	24,136,864	14,836,864	12,036,864	10,036,864	6,636,864
235	23,931,197	23,931,197	14,631,197	11,831,197	9,831,197	6,431,197
250	23,622,695	23,622,695	14,322,695	11,522,695	9,522,695	6,122,695
265	23,314,193	23,314,193	14,014,193	11,214,193	9,214,193	5,814,193
275	23,108,525	23,108,525	13,808,525	11,008,525	9,008,525	5,608,525
300	22,594,356	22,594,356	13,294,356	10,494,356	8,494,356	5,094,356

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 3

No of units	500 units
Density:	500 dph

Affordable %	20%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,153,930	-6,153,930	-15,453,930	-18,253,930	-20,253,930	-23,653,930
80	-8,381,760	-8,381,760	-17,681,760	-20,481,760	-22,481,760	-25,881,760
100	-8,963,318	-8,963,318	-18,263,318	-21,063,318	-23,063,318	-26,463,318
125	-9,690,266	-9,690,266	-18,990,266	-21,790,266	-23,790,266	-27,190,266
135	-9,981,044	-9,981,044	-19,281,044	-22,081,044	-24,081,044	-27,481,044
150	-10,417,213	-10,417,213	-19,717,213	-22,517,213	-24,517,213	-27,917,213
165	-10,853,381	-10,853,381	-20,153,381	-22,953,381	-24,953,381	-28,353,381
175	-11,144,161	-11,144,161	-20,444,161	-23,244,161	-25,244,161	-28,644,161
190	-11,580,329	-11,580,329	-20,880,329	-23,680,329	-25,680,329	-29,080,329
200	-11,871,109	-11,871,109	-21,171,109	-23,971,109	-25,971,109	-29,371,109
225	-12,598,057	-12,598,057	-21,898,057	-24,698,057	-26,698,057	-30,098,057
235	-12,888,835	-12,888,835	-22,188,835	-24,988,835	-26,988,835	-30,388,835
250	-13,328,887	-13,328,887	-22,628,887	-25,428,887	-27,428,887	-30,828,887
265	-13,771,711	-13,771,711	-23,071,711	-25,871,711	-27,871,711	-31,271,711
275	-14,066,927	-14,066,927	-23,366,927	-26,166,927	-28,166,927	-31,566,927
300	-14,804,966	-14,804,966	-24,104,966	-26,904,966	-28,904,966	-32,304,966

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,975,331	1,975,331	-7,324,669	-10,124,669	-12,124,669	-15,524,669
80	-317,868	-317,868	-9,617,868	-12,417,868	-14,417,868	-17,817,868
100	-690,686	-690,686	-10,190,686	-12,990,686	-14,990,686	-18,390,686
125	-1,606,708	-1,606,708	-10,906,708	-13,706,708	-15,706,708	-19,106,708
135	-1,893,118	-1,893,118	-11,193,118	-13,993,118	-15,993,118	-19,393,118
150	-2,322,730	-2,322,730	-11,622,730	-14,422,730	-16,422,730	-19,822,730
165	-2,752,344	-2,752,344	-12,052,344	-14,852,344	-16,852,344	-20,252,344
175	-3,038,753	-3,038,753	-12,338,753	-15,138,753	-17,138,753	-20,538,753
190	-3,468,366	-3,468,366	-12,768,366	-15,568,366	-17,568,366	-20,968,366
200	-3,754,775	-3,754,775	-13,054,775	-15,854,775	-17,854,775	-21,254,775
225	-4,470,798	-4,470,798	-13,770,798	-16,570,798	-18,570,798	-21,970,798
235	-4,757,207	-4,757,207	-14,057,207	-16,857,207	-18,857,207	-22,257,207
250	-5,191,139	-5,191,139	-14,491,139	-17,291,139	-19,291,139	-22,691,139
265	-5,627,308	-5,627,308	-14,927,308	-17,727,308	-19,727,308	-23,127,308
275	-5,918,086	-5,918,086	-15,218,086	-18,018,086	-20,018,086	-23,418,086
300	-6,645,034	-6,645,034	-15,945,034	-18,745,034	-20,745,034	-24,145,034

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,810,941	9,810,941	510,941	-2,289,059	-4,289,059	-7,689,059
80	7,431,144	7,431,144	-1,868,856	-4,668,856	-6,668,856	-10,068,856
100	6,875,414	6,875,414	-2,424,586	-5,224,586	-7,224,586	-10,624,586
125	6,180,752	6,180,752	-3,119,248	-5,919,248	-7,919,248	-11,319,248
135	5,902,887	5,902,887	-3,397,113	-6,197,113	-8,197,113	-11,597,113
150	5,486,090	5,486,090	-3,813,910	-6,613,910	-8,613,910	-12,013,910
165	5,069,292	5,069,292	-4,230,708	-7,030,708	-9,030,708	-12,430,708
175	4,791,428	4,791,428	-4,508,572	-7,308,572	-9,308,572	-12,708,572
190	4,374,106	4,374,106	-4,925,894	-7,725,894	-9,725,894	-13,125,894
200	4,092,002	4,092,002	-5,207,998	-8,007,998	-10,007,998	-13,407,998
225	3,386,741	3,386,741	-5,913,259	-8,713,259	-10,713,259	-14,113,259
235	3,104,636	3,104,636	-6,195,364	-8,995,364	-10,995,364	-14,395,364
250	2,681,479	2,681,479	-6,618,521	-9,418,521	-11,418,521	-14,818,521
265	2,258,322	2,258,322	-7,041,678	-9,841,678	-11,841,678	-15,241,678
275	1,976,217	1,976,217	-7,323,783	-10,123,783	-12,123,783	-15,523,783
300	1,270,956	1,270,956	-8,029,044	-10,829,044	-12,829,044	-16,229,044

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,452,299	17,452,299	8,152,299	5,352,299	3,352,299	-47,701
80	14,983,724	14,983,724	5,683,724	2,883,724	883,724	-2,516,276
100	14,430,138	14,430,138	5,130,138	2,330,138	330,138	-3,069,862
125	13,735,476	13,735,476	4,435,476	1,635,476	-364,524	-3,764,524
135	13,457,611	13,457,611	4,157,611	1,357,611	-642,389	-4,042,389
150	13,040,814	13,040,814	3,740,814	940,814	-1,059,186	-4,459,186
165	12,624,016	12,624,016	3,324,016	524,016	-1,475,984	-4,875,984
175	12,346,152	12,346,152	3,046,152	246,152	-1,753,848	-5,153,848
190	11,929,355	11,929,355	2,629,355	-170,645	-2,170,645	-5,570,645
200	11,651,489	11,651,489	2,351,489	-448,511	-2,448,511	-5,848,511
225	10,956,828	10,956,828	1,656,828	-1,143,172	-3,143,172	-6,543,172
235	10,678,963	10,678,963	1,378,963	-1,421,037	-3,421,037	-6,821,037
250	10,262,165	10,262,165	962,165	-1,837,835	-3,837,835	-7,237,835
265	9,845,368	9,845,368	545,368	-2,254,632	-4,254,632	-7,654,632
275	9,567,504	9,567,504	267,504	-2,532,496	-4,532,496	-7,932,496
300	8,872,841	8,872,841	-427,159	-3,227,159	-5,227,159	-8,627,159

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£175	£100	#N/A

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,027,739	25,027,739	15,727,739	12,927,739	10,927,739	7,527,739
80	22,438,030	22,438,030	13,138,030	10,338,030	8,338,030	4,938,030
100	21,890,653	21,890,653	12,590,653	9,790,653	7,790,653	4,390,653
125	21,206,431	21,206,431	11,906,431	9,106,431	7,106,431	3,706,431
135	20,932,742	20,932,742	11,632,742	8,832,742	6,832,742	3,432,742
150	20,522,208	20,522,208	11,222,208	8,422,208	6,422,208	3,022,208
165	20,111,676	20,111,676	10,811,676	8,011,676	6,011,676	2,611,676
175	19,837,987	19,837,987	10,537,987	7,737,987	5,737,987	2,337,987
190	19,427,453	19,427,453	10,127,453	7,327,453	5,327,453	1,927,453
200	19,153,765	19,153,765	9,853,765	7,053,765	5,053,765	1,653,765
225	18,469,543	18,469,543	9,169,543	6,369,543	4,369,543	969,543
235	18,195,854	18,195,854	8,895,854	6,095,854	4,095,854	695,854
250	17,785,321	17,785,321	8,485,321	5,685,321	3,685,321	285,321
265	17,374,788	17,374,788	8,074,788	5,274,788	3,274,788	-125,212
275	17,101,098	17,101,098	7,801,098	5,001,098	3,001,098	-398,902
300	16,416,876	16,416,876	7,116,876	4,316,876	2,316,876	-1,083,124

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£250

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 4

Flats	600 units
Density:	600 dph

Affordable %	20%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,113,742	-5,113,742	-14,413,742	-17,213,742	-19,213,742	-22,613,742
80	-7,667,092	-7,667,092	-16,967,092	-19,767,092	-21,767,092	-25,167,092
100	-8,332,591	-8,332,591	-17,632,591	-20,432,591	-22,432,591	-25,832,591
125	-9,168,631	-9,168,631	-18,468,631	-21,268,631	-23,268,631	-26,668,631
135	-9,503,047	-9,503,047	-18,803,047	-21,603,047	-23,603,047	-27,003,047
150	-10,004,670	-10,004,670	-19,304,670	-22,104,670	-24,104,670	-27,504,670
165	-10,506,294	-10,506,294	-19,806,294	-22,606,294	-24,606,294	-28,006,294
175	-10,840,711	-10,840,711	-20,140,711	-22,940,711	-24,940,711	-28,340,711
190	-11,342,335	-11,342,335	-20,642,335	-23,442,335	-25,442,335	-28,842,335
200	-11,676,750	-11,676,750	-20,976,750	-23,776,750	-25,776,750	-29,176,750
225	-12,518,980	-12,518,980	-21,818,980	-24,618,980	-26,618,980	-30,018,980
235	-12,858,499	-12,858,499	-22,158,499	-24,958,499	-26,958,499	-30,358,499
250	-13,367,777	-13,367,777	-22,667,777	-25,467,777	-27,467,777	-30,867,777
265	-13,877,054	-13,877,054	-23,177,054	-25,977,054	-27,977,054	-31,377,054
275	-14,216,573	-14,216,573	-23,516,573	-26,316,573	-28,316,573	-31,716,573
300	-15,070,666	-15,070,666	-24,370,666	-27,170,666	-29,170,666	-32,570,666

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,418,268	4,418,268	-4,881,732	-7,681,732	-9,681,732	-13,081,732
80	1,791,110	1,791,110	-7,508,890	-10,308,890	-12,308,890	-15,708,890
100	1,151,983	1,151,983	-8,148,017	-10,948,017	-12,948,017	-16,348,017
125	346,329	346,329	-8,953,671	-11,753,671	-13,753,671	-17,153,671
135	21,890	21,890	-9,278,110	-12,078,110	-14,078,110	-17,478,110
150	-471,861	-471,861	-9,771,861	-12,571,861	-14,571,861	-17,971,861
165	-965,946	-965,946	-10,265,946	-13,065,946	-15,065,946	-18,465,946
175	-1,295,336	-1,295,336	-10,595,336	-13,395,336	-15,395,336	-18,795,336
190	-1,789,421	-1,789,421	-11,089,421	-13,889,421	-15,889,421	-19,289,421
200	-2,118,811	-2,118,811	-11,418,811	-14,218,811	-16,218,811	-19,618,811
225	-2,942,286	-2,942,286	-12,242,286	-15,042,286	-17,042,286	-20,442,286
235	-3,271,676	-3,271,676	-12,571,676	-15,371,676	-17,371,676	-20,771,676
250	-3,765,761	-3,765,761	-13,065,761	-15,865,761	-17,865,761	-21,265,761
265	-4,259,846	-4,259,846	-13,559,846	-16,359,846	-18,359,846	-21,759,846
275	-4,589,236	-4,589,236	-13,889,236	-16,689,236	-18,689,236	-22,089,236
300	-5,412,711	-5,412,711	-14,712,711	-17,512,711	-19,512,711	-22,912,711

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	13,720,203	13,720,203	4,420,203	1,620,203	-3,797,797	-3,779,797
80	10,944,305	10,944,305	1,644,305	-1,155,695	-3,155,695	-6,555,695
100	10,305,178	10,305,178	1,005,178	-1,794,822	-3,794,822	-7,194,822
125	9,506,270	9,506,270	206,270	-2,593,730	-4,593,730	-7,993,730
135	9,186,705	9,186,705	-113,295	-2,913,295	-4,913,295	-8,313,295
150	8,707,360	8,707,360	-592,640	-3,392,640	-5,392,640	-8,792,640
165	8,228,015	8,228,015	-1,071,985	-3,871,985	-5,871,985	-9,271,985
175	7,908,451	7,908,451	-1,391,549	-4,191,549	-6,191,549	-9,591,549
190	7,429,105	7,429,105	-1,870,895	-4,670,895	-6,670,895	-10,070,895
200	7,109,541	7,109,541	-2,190,459	-4,990,459	-6,990,459	-10,390,459
225	6,310,633	6,310,633	-2,989,367	-5,789,367	-7,789,367	-11,189,367
235	5,991,068	5,991,068	-3,308,932	-6,108,932	-8,108,932	-11,508,932
250	5,511,723	5,511,723	-3,788,277	-6,588,277	-8,588,277	-11,988,277
265	5,032,378	5,032,378	-4,267,622	-7,067,622	-9,067,622	-12,467,622
275	4,712,814	4,712,814	-4,587,186	-7,387,186	-9,387,186	-12,787,186
300	3,913,904	3,913,904	-5,386,096	-8,186,096	-10,186,096	-13,586,096

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£0	#N/A	#N/A

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,838,810	22,838,810	13,538,810	10,738,810	8,738,810	5,338,810
80	19,955,525	19,955,525	10,655,525	7,855,525	5,855,525	2,455,525
100	19,318,468	19,318,468	10,018,468	7,218,468	5,218,468	1,818,468
125	18,519,559	18,519,559	9,219,559	6,419,559	4,419,559	1,019,559
135	18,199,994	18,199,994	8,899,994	6,099,994	4,099,994	699,994
150	17,720,649	17,720,649	8,420,649	5,620,649	3,620,649	220,649
165	17,241,304	17,241,304	7,941,304	5,141,304	3,141,304	-258,696
175	16,921,740	16,921,740	7,621,740	4,821,740	2,821,740	-578,260
190	16,442,394	16,442,394	7,142,394	4,342,394	2,342,394	-1,057,606
200	16,122,831	16,122,831	6,822,831	4,022,831	2,022,831	-1,377,169
225	15,323,922	15,323,922	6,023,922	3,223,922	1,223,922	-2,176,078
235	15,004,357	15,004,357	5,704,357	2,904,357	904,357	-2,495,643
250	14,525,012	14,525,012	5,225,012	2,425,012	425,012	-2,974,988
265	14,045,667	14,045,667	4,745,667	1,945,667	-54,333	-3,454,333
275	13,726,104	13,726,104	4,426,104	1,626,104	-373,896	-3,773,896
300	12,927,194	12,927,194	3,627,194	827,194	-1,172,806	-4,572,806

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£250	£150

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,922,160	31,922,160	22,622,160	19,822,160	17,822,160	14,422,160
80	28,893,632	28,893,632	19,593,632	16,793,632	14,793,632	11,393,632
100	28,264,111	28,264,111	18,964,111	16,164,111	14,164,111	10,764,111
125	27,477,208	27,477,208	18,177,208	15,377,208	13,377,208	9,977,208
135	27,162,447	27,162,447	17,862,447	15,062,447	13,062,447	9,662,447
150	26,690,306	26,690,306	17,390,306	14,590,306	12,590,306	9,190,306
165	26,218,164	26,218,164	16,918,164	14,118,164	12,118,164	8,718,164
175	25,903,403	25,903,403	16,603,403	13,803,403	11,803,403	8,403,403
190	25,431,261	25,431,261	16,131,261	13,331,261	11,331,261	7,931,261
200	25,116,501	25,116,501	15,816,501	13,016,501	11,016,501	7,616,501
225	24,329,598	24,329,598	15,029,598	12,229,598	10,229,598	6,829,598
235	24,014,837	24,014,837	14,714,837	11,914,837	9,914,837	6,514,837
250	23,538,302	23,538,302	14,238,302	11,438,302	9,438,302	6,038,302
265	23,058,956	23,058,956	13,758,956	10,958,956	8,958,956	5,558,956
275	22,739,393	22,739,393	13,439,393	10,639,393	8,639,393	5,239,393
300	21,940,483	21,940,483	12,640,483	9,840,483	7,840,483	4,440,483

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 5

No of units	800 units
Density:	800 dph

Affordable %	20%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shered Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,752,088	-10,752,088	-20,052,088	-22,852,088	-24,852,088	-28,252,088
80	-13,823,783	-13,823,783	-23,123,783	-25,923,783	-27,923,783	-31,323,783
100	-14,852,858	-14,852,858	-23,952,858	-26,752,858	-28,752,858	-32,152,858
125	-15,695,933	-15,695,933	-24,995,933	-27,795,933	-29,795,933	-33,195,933
135	-16,113,163	-16,113,163	-25,413,163	-28,213,163	-30,213,163	-33,613,163
150	-16,739,007	-16,739,007	-26,039,007	-28,839,007	-30,839,007	-34,239,007
165	-17,364,853	-17,364,853	-26,664,853	-29,464,853	-31,464,853	-34,864,853
175	-17,782,082	-17,782,082	-27,082,082	-29,882,082	-31,882,082	-35,282,082
190	-18,407,926	-18,407,926	-27,707,926	-30,507,926	-32,507,926	-35,907,926
200	-18,825,157	-18,825,157	-28,125,157	-30,925,157	-32,925,157	-36,325,157
225	-19,868,232	-19,868,232	-29,168,232	-31,968,232	-33,968,232	-37,368,232
235	-20,285,461	-20,285,461	-29,585,461	-32,385,461	-34,385,461	-37,785,461
250	-20,914,344	-20,914,344	-30,214,344	-33,014,344	-35,014,344	-38,414,344
265	-21,549,739	-21,549,739	-30,849,739	-33,649,739	-35,649,739	-39,049,739
275	-21,973,334	-21,973,334	-31,273,334	-34,073,334	-36,073,334	-39,473,334
300	-23,040,159	-23,040,159	-32,340,159	-35,140,159	-37,140,159	-40,540,159

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	869,232	869,232	-8,430,768	-11,230,768	-13,230,768	-16,630,768
80	-2,320,707	-2,320,707	-11,620,707	-14,420,707	-16,420,707	-19,820,707
100	-3,118,107	-3,118,107	-12,418,107	-15,218,107	-17,218,107	-20,618,107
125	-4,114,855	-4,114,855	-13,414,855	-16,214,855	-18,214,855	-21,614,855
135	-4,513,556	-4,513,556	-13,813,556	-16,613,556	-18,613,556	-22,013,556
150	-5,111,604	-5,111,604	-14,411,604	-17,211,604	-19,211,604	-22,611,604
165	-5,709,654	-5,709,654	-15,009,654	-17,809,654	-19,809,654	-23,209,654
175	-6,108,354	-6,108,354	-15,408,354	-18,208,354	-20,208,354	-23,608,354
190	-6,706,404	-6,706,404	-16,006,404	-18,806,404	-20,806,404	-24,206,404
200	-7,105,103	-7,105,103	-16,405,103	-19,205,103	-21,205,103	-24,605,103
225	-8,107,228	-8,107,228	-17,407,228	-20,207,228	-22,207,228	-25,607,228
235	-8,512,010	-8,512,010	-17,812,010	-20,612,010	-22,612,010	-26,012,010
250	-9,120,204	-9,120,204	-18,420,204	-21,220,204	-23,220,204	-26,620,204
265	-9,736,644	-9,736,644	-19,036,644	-21,836,644	-23,836,644	-27,236,644
275	-10,147,603	-10,147,603	-19,447,603	-22,247,603	-24,247,603	-27,647,603
300	-11,175,002	-11,175,002	-20,475,002	-23,275,002	-25,275,002	-28,675,002

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,066,409	12,066,409	2,766,409	-33,591	-2,033,591	-5,433,591
80	8,779,021	8,779,021	-520,979	-3,320,979	-5,320,979	-8,720,979
100	8,005,409	8,005,409	-1,294,591	-4,094,591	-6,094,591	-9,494,591
125	7,038,395	7,038,395	-2,261,605	-5,061,605	-7,061,605	-10,461,605
135	6,651,590	6,651,590	-2,648,410	-5,448,410	-7,448,410	-10,848,410
150	6,070,426	6,070,426	-3,229,574	-6,029,574	-8,029,574	-11,429,574
165	5,481,365	5,481,365	-3,818,635	-6,618,635	-8,618,635	-12,018,635
175	5,088,658	5,088,658	-4,211,342	-7,011,342	-9,011,342	-12,411,342
190	4,499,596	4,499,596	-4,800,404	-7,600,404	-9,600,404	-13,000,404
200	4,106,889	4,106,889	-5,193,111	-7,993,111	-9,993,111	-13,393,111
225	3,125,119	3,125,119	-6,174,881	-8,974,881	-10,974,881	-14,374,881
235	2,732,411	2,732,411	-6,567,589	-9,367,589	-11,367,589	-14,767,589
250	2,143,350	2,143,350	-7,156,650	-9,956,650	-11,956,650	-15,356,650
265	1,554,289	1,554,289	-7,745,711	-10,545,711	-12,545,711	-15,945,711
275	1,161,581	1,161,581	-8,138,419	-10,938,419	-12,938,419	-16,338,419
300	179,813	179,813	-9,120,187	-11,920,187	-13,920,187	-17,320,187

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

Site type 5

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,094,027	23,094,027	13,794,027	10,994,027	8,994,027	5,994,027
80	19,630,305	19,630,305	10,330,305	7,530,305	5,530,305	2,130,305
100	18,856,694	18,856,694	9,556,694	6,756,694	4,756,694	1,356,694
125	17,889,679	17,889,679	8,589,679	5,789,679	3,789,679	389,679
135	17,502,873	17,502,873	8,202,873	5,402,873	3,402,873	2,873
150	16,922,665	16,922,665	7,622,665	4,822,665	2,822,665	-577,335
165	16,342,457	16,342,457	7,042,457	4,242,457	2,242,457	-1,157,543
175	15,955,651	15,955,651	6,655,651	3,855,651	1,855,651	-1,544,349
190	15,375,443	15,375,443	6,075,443	3,275,443	1,275,443	-2,124,557
200	14,988,637	14,988,637	5,688,637	2,888,637	888,637	-2,511,363
225	14,021,623	14,021,623	4,721,623	1,921,623	-78,377	-3,478,377
235	13,634,817	13,634,817	4,334,817	1,534,817	-465,183	-3,865,183
250	13,054,609	13,054,609	3,754,609	954,609	-1,045,391	-4,445,391
265	12,474,401	12,474,401	3,174,401	374,401	-1,625,599	-5,025,599
275	12,087,594	12,087,594	2,787,594	-12,406	-2,012,406	-5,412,406
300	11,116,766	11,116,766	1,816,766	-983,234	-2,983,234	-6,383,234

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£265	£200	£135

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	34,060,211	34,060,211	24,760,211	21,960,211	19,960,211	16,560,211
80	30,467,644	30,467,644	21,167,644	18,367,644	16,367,644	12,967,644
100	29,705,659	29,705,659	20,405,659	17,605,659	15,605,659	12,205,659
125	28,740,964	28,740,964	19,440,964	16,640,964	14,640,964	11,240,964
135	28,354,158	28,354,158	19,054,158	16,254,158	14,254,158	10,854,158
150	27,773,949	27,773,949	18,473,949	15,673,949	13,673,949	10,273,949
165	27,193,741	27,193,741	17,893,741	15,093,741	13,093,741	9,693,741
175	26,806,935	26,806,935	17,506,935	14,706,935	12,706,935	9,306,935
190	26,226,727	26,226,727	16,926,727	14,126,727	12,126,727	8,726,727
200	25,839,922	25,839,922	16,539,922	13,739,922	11,739,922	8,339,922
225	24,872,908	24,872,908	15,572,908	12,772,908	10,772,908	7,372,908
235	24,486,101	24,486,101	15,186,101	12,386,101	10,386,101	6,986,101
250	23,905,893	23,905,893	14,605,893	11,805,893	9,805,893	6,405,893
265	23,325,685	23,325,685	14,025,685	11,225,685	9,225,685	5,825,685
275	22,938,879	22,938,879	13,638,879	10,838,879	8,838,879	5,438,879
300	21,971,865	21,971,865	12,671,865	9,871,865	7,871,865	4,471,865

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary

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

Affordable Housing	10%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Site type T1 - Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	125	#N/A	#N/A	#N/A
£800 per sq ft	300	265	150	#N/A
£850 per sq ft	300	300	300	250
£900 per sq ft	300	300	300	300

Site type T2 - Medium-Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	190	0	0	#N/A
£800 per sq ft	300	300	275	135
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

Site type T3 - Medium Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	135	0	0	#N/A
£850 per sq ft	300	300	250	135
£900 per sq ft	300	300	300	300

Site type T4 - Medium-High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	0	#N/A	#N/A	#N/A
£800 per sq ft	300	235	175	80
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

Site type T5 - High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	265	200	150	0
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 1

No of units	Flats	300 units
Density:		300 dph

Affordable %	10%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shered Ownership	49%

Site area	1.0000 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£6,499,079	6,499,079	-2,800,921	-5,600,921	-7,600,921	-11,000,921
80	4,961,415	4,961,415	-4,338,585	-7,138,585	-9,138,585	-12,538,585
100	4,602,979	4,602,979	-4,697,021	-7,497,021	-9,497,021	-12,897,021
125	4,154,935	4,154,935	-5,145,065	-7,945,065	-9,945,065	-13,345,065
135	3,975,717	3,975,717	-5,324,283	-8,124,283	-10,124,283	-13,524,283
150	3,706,890	3,706,890	-5,593,110	-8,393,110	-10,393,110	-13,793,110
165	3,438,063	3,438,063	-5,861,937	-8,661,937	-10,661,937	-14,061,937
175	3,258,845	3,258,845	-6,041,155	-8,841,155	-10,841,155	-14,241,155
190	2,990,019	2,990,019	-6,309,981	-9,109,981	-11,109,981	-14,509,981
200	2,810,801	2,810,801	-6,489,199	-9,289,199	-11,289,199	-14,689,199
225	2,362,756	2,362,756	-6,937,244	-9,737,244	-11,737,244	-15,137,244
235	2,183,538	2,183,538	-7,116,462	-9,916,462	-11,916,462	-15,316,462
250	1,914,711	1,914,711	-7,385,289	-10,185,289	-12,185,289	-15,585,289
265	1,645,885	1,645,885	-7,654,115	-10,454,115	-12,454,115	-15,854,115
275	1,465,046	1,465,046	-7,834,954	-10,634,954	-12,634,954	-16,034,954
300	1,010,165	1,010,165	-8,289,835	-11,089,835	-13,089,835	-16,489,835

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,893,345	11,893,345	2,593,345	-206,655	-2,206,655	-5,606,655
80	10,284,429	10,284,429	984,429	-1,815,571	-3,815,571	-7,215,571
100	9,925,993	9,925,993	625,993	-2,174,007	-4,174,007	-7,574,007
125	9,477,948	9,477,948	177,948	-2,622,052	-4,622,052	-8,022,052
135	9,298,730	9,298,730	-1,270	-2,801,270	-4,801,270	-8,201,270
150	9,029,904	9,029,904	-270,096	-3,070,096	-5,070,096	-8,470,096
165	8,761,077	8,761,077	-538,923	-3,338,923	-5,338,923	-8,738,923
175	8,581,859	8,581,859	-718,141	-3,518,141	-5,518,141	-8,918,141
190	8,313,032	8,313,032	-986,968	-3,786,968	-5,786,968	-9,186,968
200	8,133,814	8,133,814	-1,166,186	-3,966,186	-5,966,186	-9,366,186
225	7,685,770	7,685,770	-1,614,230	-4,414,230	-6,414,230	-9,814,230
235	7,506,552	7,506,552	-1,793,448	-4,593,448	-6,593,448	-9,993,448
250	7,237,725	7,237,725	-2,062,275	-4,862,275	-6,862,275	-10,262,275
265	6,968,898	6,968,898	-2,331,102	-5,131,102	-7,131,102	-10,531,102
275	6,789,681	6,789,681	-2,510,319	-5,310,319	-7,310,319	-10,710,319
300	6,341,636	6,341,636	-2,958,364	-5,758,364	-7,758,364	-11,158,364

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	#N/A	#N/A	#N/A

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,202,302	17,202,302	7,902,302	5,102,302	3,102,302	-297,698
80	15,515,039	15,515,039	6,215,039	3,415,039	1,415,039	-1,984,961
100	15,161,990	15,161,990	5,861,990	3,061,990	1,061,990	-2,338,010
125	14,720,680	14,720,680	5,420,680	2,620,680	620,680	-2,779,320
135	14,544,155	14,544,155	5,244,155	2,444,155	444,155	-2,955,845
150	14,279,369	14,279,369	4,979,369	2,179,369	179,369	-3,220,631
165	14,014,582	14,014,582	4,714,582	1,914,582	-85,418	-3,485,418
175	13,838,057	13,838,057	4,538,057	1,738,057	-261,943	-3,661,943
190	13,573,271	13,573,271	4,273,271	1,473,271	-526,729	-3,926,729
200	13,396,746	13,396,746	4,096,746	1,296,746	-703,254	-4,103,254
225	12,955,436	12,955,436	3,655,436	855,436	-1,144,564	-4,544,564
235	12,778,911	12,778,911	3,478,911	678,911	-1,321,089	-4,721,089
250	12,514,124	12,514,124	3,214,124	414,124	-1,585,876	-4,985,876
265	12,249,337	12,249,337	2,949,337	149,337	-1,850,663	-5,250,663
275	12,072,813	12,072,813	2,772,813	-27,187	-2,027,187	-5,427,187
300	11,631,503	11,631,503	2,331,503	-468,497	-2,468,497	-5,868,497

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£265	£150	#N/A

Site type 1

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,472,126	22,472,126	13,172,126	10,372,126	8,372,126	4,972,126
80	20,700,598	20,700,598	11,400,598	8,600,598	6,600,598	3,200,598
100	20,347,549	20,347,549	11,047,549	8,247,549	6,247,549	2,847,549
125	19,906,238	19,906,238	10,606,238	7,806,238	5,806,238	2,406,238
135	19,729,713	19,729,713	10,429,713	7,629,713	5,629,713	2,229,713
150	19,464,926	19,464,926	10,164,926	7,364,926	5,364,926	1,964,926
165	19,200,140	19,200,140	9,900,140	7,100,140	5,100,140	1,700,140
175	19,023,616	19,023,616	9,723,616	6,923,616	4,923,616	1,523,616
190	18,758,829	18,758,829	9,458,829	6,658,829	4,658,829	1,258,829
200	18,582,305	18,582,305	9,282,305	6,482,305	4,482,305	1,082,305
225	18,140,993	18,140,993	8,840,993	6,040,993	4,040,993	640,993
235	17,964,469	17,964,469	8,664,469	5,864,469	3,864,469	464,469
250	17,699,683	17,699,683	8,399,683	5,599,683	3,599,683	199,683
265	17,434,896	17,434,896	8,134,896	5,334,896	3,334,896	-65,104
275	17,258,372	17,258,372	7,958,372	5,158,372	3,158,372	-241,628
300	16,817,060	16,817,060	7,517,060	4,717,060	2,717,060	-682,940

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£250

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	27,687,075	27,687,075	18,387,075	15,587,075	13,587,075	10,187,075
80	25,853,383	25,853,383	16,553,383	13,753,383	11,753,383	8,353,383
100	25,505,639	25,505,639	16,205,639	13,405,639	11,405,639	8,005,639
125	25,070,961	25,070,961	15,770,961	12,970,961	10,970,961	7,570,961
135	24,897,090	24,897,090	15,597,090	12,797,090	10,797,090	7,397,090
150	24,636,282	24,636,282	15,336,282	12,536,282	10,536,282	7,136,282
165	24,375,475	24,375,475	15,075,475	12,275,475	10,275,475	6,875,475
175	24,201,604	24,201,604	14,901,604	12,101,604	10,101,604	6,701,604
190	23,940,797	23,940,797	14,640,797	11,840,797	9,840,797	6,440,797
200	23,766,925	23,766,925	14,466,925	11,666,925	9,666,925	6,266,925
225	23,326,552	23,326,552	14,026,552	11,226,552	9,226,552	5,826,552
235	23,150,027	23,150,027	13,850,027	11,050,027	9,050,027	5,650,027
250	22,885,240	22,885,240	13,585,240	10,785,240	8,785,240	5,385,240
265	22,620,454	22,620,454	13,320,454	10,520,454	8,520,454	5,120,454
275	22,443,929	22,443,929	13,143,929	10,343,929	8,343,929	4,943,929
300	22,002,619	22,002,619	12,702,619	9,902,619	7,902,619	4,502,619

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 2

Flats	
No of units	400 units
Density:	400 dph

Affordable %	10%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,171,832	7,171,832	-2,128,168	-4,928,168	-6,928,168	-10,328,168
80	5,177,986	5,177,986	-4,122,014	-6,922,014	-8,922,014	-12,322,014
100	4,701,469	4,701,469	-4,598,531	-7,398,531	-9,398,531	-12,798,531
125	4,105,824	4,105,824	-5,194,176	-7,994,176	-9,994,176	-13,394,176
135	3,867,566	3,867,566	-5,432,434	-8,232,434	-10,232,434	-13,632,434
150	3,510,179	3,510,179	-5,789,821	-8,589,821	-10,589,821	-13,989,821
165	3,152,791	3,152,791	-6,147,209	-8,947,209	-10,947,209	-14,347,209
175	2,914,533	2,914,533	-6,385,467	-9,185,467	-11,185,467	-14,585,467
190	2,557,145	2,557,145	-6,742,855	-9,542,855	-11,542,855	-14,942,855
200	2,318,888	2,318,888	-6,981,112	-9,781,112	-11,781,112	-15,181,112
225	1,723,242	1,723,242	-7,576,758	-10,376,758	-12,376,758	-15,776,758
235	1,484,984	1,484,984	-7,815,016	-10,615,016	-12,615,016	-16,015,016
250	1,127,596	1,127,596	-8,172,404	-10,972,404	-12,972,404	-16,372,404
265	770,209	770,209	-8,529,791	-11,329,791	-13,329,791	-16,729,791
275	531,951	531,951	-8,768,049	-11,568,049	-13,568,049	-16,968,049
300	-64,667	-64,667	-9,364,667	-12,164,667	-14,164,667	-17,564,667

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,130,917	14,130,917	4,830,917	2,030,917	30,917	-3,369,083
80	12,027,541	12,027,541	2,727,541	-72,459	-2,072,459	-5,472,459
100	11,558,186	11,558,186	2,258,186	-541,814	-2,541,814	-5,941,814
125	10,971,493	10,971,493	1,671,493	-1,128,507	-3,128,507	-6,528,507
135	10,736,815	10,736,815	1,436,815	-1,363,185	-3,363,185	-6,763,185
150	10,384,799	10,384,799	1,084,799	-1,715,201	-3,715,201	-7,115,201
165	10,032,782	10,032,782	732,782	-2,067,218	-4,067,218	-7,467,218
175	9,798,105	9,798,105	498,105	-2,301,895	-4,301,895	-7,701,895
190	9,446,089	9,446,089	146,089	-2,653,911	-4,653,911	-8,053,911
200	9,211,412	9,211,412	-88,588	-2,888,588	-4,888,588	-8,288,588
225	8,624,718	8,624,718	-675,282	-3,475,282	-5,475,282	-8,875,282
235	8,390,040	8,390,040	-909,960	-3,709,960	-5,709,960	-9,109,960
250	8,038,025	8,038,025	-1,261,975	-4,061,975	-6,061,975	-9,461,975
265	7,686,008	7,686,008	-1,613,992	-4,413,992	-6,413,992	-9,813,992
275	7,451,331	7,451,331	-1,848,669	-4,648,669	-6,648,669	-10,048,669
300	6,864,637	6,864,637	-2,435,363	-5,235,363	-7,235,363	-10,635,363

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£190	£0	£0	#N/A

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,970,591	20,970,591	11,670,591	6,870,591	6,870,591	3,470,591
80	18,786,063	18,786,063	9,486,063	6,686,063	4,686,063	1,286,063
100	18,323,762	18,323,762	9,023,762	6,223,762	4,223,762	823,762
125	17,745,886	17,745,886	8,445,886	5,645,886	3,645,886	245,886
135	17,514,735	17,514,735	8,214,735	5,414,735	3,414,735	14,735
150	17,168,009	17,168,009	7,868,009	5,068,009	3,068,009	-331,991
165	16,821,284	16,821,284	7,521,284	4,721,284	2,721,284	-678,716
175	16,590,133	16,590,133	7,290,133	4,490,133	2,490,133	-909,867
190	16,243,408	16,243,408	6,943,408	4,143,408	2,143,408	-1,256,592
200	16,012,257	16,012,257	6,712,257	3,912,257	1,912,257	-1,487,743
225	15,433,866	15,433,866	6,133,866	3,333,866	1,333,866	-2,066,134
235	15,199,188	15,199,188	5,899,188	3,099,188	1,099,188	-2,300,812
250	14,847,172	14,847,172	5,547,172	2,747,172	747,172	-2,652,828
265	14,495,156	14,495,156	5,195,156	2,395,156	395,156	-3,004,844
275	14,260,479	14,260,479	4,960,479	2,160,479	160,479	-3,239,521
300	13,673,785	13,673,785	4,373,785	1,573,785	-426,215	-3,826,215

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£275	£135

Site type 2

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	27,737,733	27,737,733	18,437,733	15,637,733	13,637,733	10,237,733
80	25,458,017	25,458,017	16,158,017	13,358,017	11,358,017	7,958,017
100	24,995,716	24,995,716	15,695,716	12,895,716	10,895,716	7,495,716
125	24,417,840	24,417,840	15,117,840	12,317,840	10,317,840	6,917,840
135	24,186,689	24,186,689	14,886,689	12,086,689	10,086,689	6,686,689
150	23,839,964	23,839,964	14,539,964	11,739,964	9,739,964	6,339,964
165	23,493,237	23,493,237	14,193,237	11,393,237	9,393,237	5,993,237
175	23,262,087	23,262,087	13,962,087	11,162,087	9,162,087	5,762,087
190	22,915,361	22,915,361	13,615,361	10,815,361	8,815,361	5,415,361
200	22,684,211	22,684,211	13,384,211	10,584,211	8,584,211	5,184,211
225	22,106,334	22,106,334	12,806,334	10,006,334	8,006,334	4,606,334
235	21,875,184	21,875,184	12,575,184	9,775,184	7,775,184	4,375,184
250	21,528,458	21,528,458	12,228,458	9,428,458	7,428,458	4,028,458
265	21,181,732	21,181,732	11,881,732	9,081,732	7,081,732	3,681,732
275	20,950,582	20,950,582	11,650,582	8,850,582	6,850,582	3,450,582
300	20,372,705	20,372,705	11,072,705	8,272,705	6,272,705	2,872,705

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	34,439,959	34,439,959	25,139,959	22,339,959	20,339,959	16,939,959
80	32,067,846	32,067,846	22,767,846	19,967,846	17,967,846	14,567,846
100	31,612,492	31,612,492	22,312,492	19,512,492	17,512,492	14,112,492
125	31,043,301	31,043,301	21,743,301	18,943,301	16,943,301	13,543,301
135	30,815,625	30,815,625	21,515,625	18,715,625	16,715,625	13,315,625
150	30,474,109	30,474,109	21,174,109	18,374,109	16,374,109	12,974,109
165	30,132,595	30,132,595	20,832,595	18,032,595	16,032,595	12,632,595
175	29,904,918	29,904,918	20,604,918	17,804,918	15,804,918	12,404,918
190	29,563,404	29,563,404	20,263,404	17,463,404	15,463,404	12,063,404
200	29,335,726	29,335,726	20,035,726	17,235,726	15,235,726	11,835,726
225	28,766,535	28,766,535	19,466,535	16,666,535	14,666,535	11,266,535
235	28,538,859	28,538,859	19,238,859	16,438,859	14,438,859	11,038,859
250	28,197,344	28,197,344	18,897,344	16,097,344	14,097,344	10,697,344
265	27,853,686	27,853,686	18,553,686	15,753,686	13,753,686	10,353,686
275	27,622,535	27,622,535	18,322,535	15,522,535	13,522,535	10,122,535
300	27,044,659	27,044,659	17,744,659	14,944,659	12,944,659	9,544,659

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 3

Flats	
No of units	500 units
Density:	500 dph

Affordable %	10%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,881,456	-2,881,456	-12,181,456	-14,981,456	-16,981,456	-20,381,456
80	-5,408,033	-5,408,033	-14,708,033	-17,508,033	-19,508,033	-22,908,033
100	-6,051,195	-6,051,195	-15,351,195	-18,151,195	-20,151,195	-23,551,195
125	-6,855,149	-6,855,149	-16,155,149	-18,955,149	-20,955,149	-24,355,149
135	-7,176,731	-7,176,731	-16,476,731	-19,276,731	-21,276,731	-24,676,731
150	-7,664,602	-7,664,602	-16,964,602	-19,764,602	-21,764,602	-25,164,602
165	-8,154,335	-8,154,335	-17,454,335	-20,254,335	-22,254,335	-25,654,335
175	-8,480,823	-8,480,823	-17,780,823	-20,580,823	-22,580,823	-25,980,823
190	-8,970,556	-8,970,556	-18,270,556	-21,070,556	-23,070,556	-26,470,556
200	-9,297,044	-9,297,044	-18,597,044	-21,397,044	-23,397,044	-26,797,044
225	-10,113,264	-10,113,264	-19,413,264	-22,213,264	-24,213,264	-27,613,264
235	-10,439,752	-10,439,752	-19,739,752	-22,539,752	-24,539,752	-27,939,752
250	-10,929,485	-10,929,485	-20,229,485	-23,029,485	-25,029,485	-28,429,485
265	-11,419,217	-11,419,217	-20,719,217	-23,519,217	-25,519,217	-28,919,217
275	-11,745,705	-11,745,705	-21,045,705	-23,845,705	-25,845,705	-29,245,705
300	-12,561,926	-12,561,926	-21,861,926	-24,661,926	-26,661,926	-30,061,926

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,728,993	5,728,993	-3,571,007	-6,371,007	-8,371,007	-11,771,007
80	3,141,481	3,141,481	-6,158,519	-8,958,519	-10,958,519	-14,358,519
100	2,517,504	2,517,504	-6,782,496	-9,582,496	-11,582,496	-14,982,496
125	1,737,535	1,737,535	-7,562,465	-10,362,465	-12,362,465	-15,762,465
135	1,425,546	1,425,546	-7,874,454	-10,674,454	-12,674,454	-16,074,454
150	957,565	957,565	-8,342,435	-11,142,435	-13,142,435	-16,542,435
165	484,220	484,220	-8,815,780	-11,615,780	-13,615,780	-17,015,780
175	167,471	167,471	-9,132,529	-11,932,529	-13,932,529	-17,332,529
190	-312,346	-312,346	-9,612,346	-12,412,346	-14,412,346	-17,812,346
200	-633,928	-633,928	-9,933,928	-12,733,928	-14,733,928	-18,133,928
225	-1,437,881	-1,437,881	-10,737,881	-13,537,881	-15,537,881	-18,937,881
235	-1,759,463	-1,759,463	-11,059,463	-13,859,463	-15,859,463	-19,259,463
250	-2,241,835	-2,241,835	-11,541,835	-14,341,835	-16,341,835	-19,741,835
265	-2,724,207	-2,724,207	-12,024,207	-14,824,207	-16,824,207	-20,224,207
275	-3,045,789	-3,045,789	-12,345,789	-15,145,789	-17,145,789	-20,545,789
300	-3,849,743	-3,849,743	-13,149,743	-15,949,743	-17,949,743	-21,349,743

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,133,101	14,133,101	4,833,101	2,033,101	33,101	-3,366,899
80	11,448,716	11,448,716	2,148,716	-651,284	-2,651,284	-6,051,284
100	10,834,117	10,834,117	1,534,117	-1,265,883	-3,265,883	-6,665,883
125	10,065,869	10,065,869	765,869	-2,034,131	-4,034,131	-7,434,131
135	9,754,730	9,754,730	454,730	-2,345,270	-4,345,270	-7,745,270
150	9,286,747	9,286,747	-13,253	-2,813,253	-4,813,253	-8,213,253
165	8,818,766	8,818,766	-481,234	-3,281,234	-5,281,234	-8,681,234
175	8,506,778	8,506,778	-793,222	-3,593,222	-5,593,222	-8,993,222
190	8,038,795	8,038,795	-1,261,205	-4,061,205	-6,061,205	-9,461,205
200	7,726,808	7,726,808	-1,573,192	-4,373,192	-6,373,192	-9,773,192
225	6,946,837	6,946,837	-2,353,163	-5,153,163	-7,153,163	-10,553,163
235	6,634,849	6,634,849	-2,665,151	-5,465,151	-7,465,151	-10,865,151
250	6,166,867	6,166,867	-3,133,133	-5,933,133	-7,933,133	-11,333,133
265	5,698,885	5,698,885	-3,601,115	-6,401,115	-8,401,115	-11,801,115
275	5,386,897	5,386,897	-3,913,103	-6,713,103	-8,713,103	-12,113,103
300	4,606,926	4,606,926	-4,693,074	-7,493,074	-9,493,074	-12,893,074

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£135	£0	£0	#N/A

Site type 3

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,392,093	22,392,093	13,092,093	10,292,093	8,292,093	4,892,093
80	19,601,820	19,601,820	10,301,820	7,501,820	5,501,820	2,101,820
100	18,987,222	18,987,222	9,687,222	6,887,222	4,887,222	1,487,222
125	18,218,975	18,218,975	8,918,975	6,118,975	4,118,975	718,975
135	17,911,675	17,911,675	8,611,675	5,811,675	3,811,675	411,675
150	17,450,726	17,450,726	8,150,726	5,350,726	3,350,726	-49,274
165	16,989,778	16,989,778	7,689,778	4,889,778	2,889,778	-510,222
175	16,682,477	16,682,477	7,382,477	4,582,477	2,582,477	-817,523
190	16,221,529	16,221,529	6,921,529	4,121,529	2,121,529	-1,278,471
200	15,914,230	15,914,230	6,614,230	3,814,230	1,814,230	-1,585,770
225	15,145,981	15,145,981	5,845,981	3,045,981	1,045,981	-2,354,019
235	14,838,682	14,838,682	5,538,682	2,738,682	738,682	-2,661,318
250	14,377,734	14,377,734	5,077,734	2,277,734	277,734	-3,122,266
265	13,916,784	13,916,784	4,616,784	1,816,784	-183,216	-3,583,216
275	13,609,485	13,609,485	4,309,485	1,509,485	-490,515	-3,890,515
300	12,841,238	12,841,238	3,541,238	741,238	-1,258,762	-4,658,762

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£250	£135

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	30,571,417	30,571,417	21,271,417	18,471,417	16,471,417	13,071,417
80	27,661,128	27,661,128	18,361,128	15,561,128	13,561,128	10,161,128
100	27,055,766	27,055,766	17,755,766	14,955,766	12,955,766	9,555,766
125	26,299,064	26,299,064	16,999,064	14,199,064	12,199,064	8,799,064
135	25,996,383	25,996,383	16,696,383	13,896,383	11,896,383	8,496,383
150	25,542,362	25,542,362	16,242,362	13,442,362	11,442,362	8,042,362
165	25,088,341	25,088,341	15,788,341	12,988,341	10,988,341	7,588,341
175	24,785,660	24,785,660	15,485,660	12,685,660	10,685,660	7,285,660
190	24,331,638	24,331,638	15,031,638	12,231,638	10,231,638	6,831,638
200	24,028,958	24,028,958	14,728,958	11,928,958	9,928,958	6,528,958
225	23,272,255	23,272,255	13,972,255	11,172,255	9,172,255	5,772,255
235	22,969,574	22,969,574	13,669,574	10,869,574	8,869,574	5,469,574
250	22,515,553	22,515,553	13,215,553	10,415,553	8,415,553	5,015,553
265	22,061,532	22,061,532	12,761,532	9,961,532	7,961,532	4,561,532
275	21,758,851	21,758,851	12,458,851	9,658,851	7,658,851	4,258,851
300	20,994,342	20,994,342	11,694,342	8,894,342	6,894,342	3,494,342

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 4

No of units	600 units
Density:	600 dph

Affordable %	10%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	508,398	508,398	-8,791,602	-11,591,602	-13,591,602	-16,991,602
80	-2,492,695	-2,492,695	-11,792,695	-14,592,695	-16,592,695	-19,992,695
100	-3,245,132	-3,245,132	-12,545,132	-15,345,132	-17,345,132	-20,745,132
125	-4,185,676	-4,185,676	-13,485,676	-16,285,676	-18,285,676	-21,685,676
135	-4,561,895	-4,561,895	-13,861,895	-16,661,895	-18,661,895	-22,061,895
150	-5,126,221	-5,126,221	-14,426,221	-17,226,221	-19,226,221	-22,626,221
165	-5,690,548	-5,690,548	-14,990,548	-17,790,548	-19,790,548	-23,190,548
175	-6,066,766	-6,066,766	-15,366,766	-18,166,766	-20,166,766	-23,566,766
190	-6,631,093	-6,631,093	-15,931,093	-18,731,093	-20,731,093	-24,131,093
200	-7,007,311	-7,007,311	-16,307,311	-19,107,311	-21,107,311	-24,507,311
225	-7,949,374	-7,949,374	-17,249,374	-20,049,374	-22,049,374	-25,449,374
235	-8,331,332	-8,331,332	-17,631,332	-20,431,332	-22,431,332	-25,831,332
250	-8,904,269	-8,904,269	-18,204,269	-21,004,269	-23,004,269	-26,404,269
265	-9,477,207	-9,477,207	-18,777,207	-21,577,207	-23,577,207	-26,977,207
275	-9,861,639	-9,861,639	-19,161,639	-21,961,639	-23,961,639	-27,361,639
300	-10,831,106	-10,831,106	-20,131,106	-22,931,106	-24,931,106	-28,331,106

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,884,659	10,884,659	1,584,659	-1,215,341	-3,215,341	-6,615,341
80	7,790,655	7,790,655	-1,509,345	-4,309,345	-6,309,345	-9,709,345
100	7,060,666	7,060,666	-2,239,334	-5,039,334	-7,039,334	-10,439,334
125	6,148,179	6,148,179	-3,151,821	-5,951,821	-7,951,821	-11,351,821
135	5,783,185	5,783,185	-3,516,815	-6,316,815	-8,316,815	-11,716,815
150	5,235,693	5,235,693	-4,064,307	-6,864,307	-8,864,307	-12,264,307
165	4,688,201	4,688,201	-4,611,799	-7,411,799	-9,411,799	-12,811,799
175	4,323,206	4,323,206	-4,976,794	-7,776,794	-9,776,794	-13,176,794
190	3,775,715	3,775,715	-5,524,285	-8,324,285	-10,324,285	-13,724,285
200	3,410,720	3,410,720	-5,889,280	-8,689,280	-10,689,280	-14,089,280
225	2,497,425	2,497,425	-6,802,575	-9,602,575	-11,602,575	-15,002,575
235	2,126,862	2,126,862	-7,173,138	-9,973,138	-11,973,138	-15,373,138
250	1,571,016	1,571,016	-7,728,984	-10,528,984	-12,528,984	-15,928,984
265	1,015,171	1,015,171	-8,284,829	-11,084,829	-13,084,829	-16,484,829
275	644,607	644,607	-8,655,393	-11,455,393	-13,455,393	-16,855,393
300	-286,103	-286,103	-9,586,103	-12,386,103	-14,386,103	-17,786,103

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,146,567	21,146,567	11,846,567	9,046,567	7,046,567	3,646,567
80	17,932,357	17,932,357	8,632,357	5,832,357	3,832,357	432,357
100	17,213,338	17,213,338	7,913,338	5,113,338	3,113,338	-286,662
125	16,303,994	16,303,994	7,003,994	4,203,994	2,203,994	-1,196,006
135	15,939,000	15,939,000	6,639,000	3,839,000	1,839,000	-1,561,000
150	15,391,507	15,391,507	6,091,507	3,291,507	1,291,507	-2,108,493
165	14,844,015	14,844,015	5,544,015	2,744,015	744,015	-2,655,985
175	14,479,021	14,479,021	5,179,021	2,379,021	379,021	-3,020,979
190	13,931,530	13,931,530	4,631,530	1,831,530	-168,470	-3,568,470
200	13,566,535	13,566,535	4,266,535	1,466,535	-533,465	-3,933,465
225	12,654,048	12,654,048	3,354,048	554,048	-1,445,952	-4,845,952
235	12,289,054	12,289,054	2,989,054	189,054	-1,810,946	-5,210,946
250	11,741,562	11,741,562	2,441,562	-358,438	-2,358,438	-5,758,438
265	11,194,069	11,194,069	1,894,069	-905,931	-2,905,931	-6,305,931
275	10,829,075	10,829,075	1,529,075	-1,270,925	-3,270,925	-6,670,925
300	9,916,588	9,916,588	616,588	-2,183,412	-4,183,412	-7,583,412

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£235	£175	£80

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,299,625	31,299,625	21,999,625	19,199,625	17,199,625	13,799,625
80	27,923,066	27,923,066	18,623,066	15,823,066	13,823,066	10,423,066
100	27,204,048	27,204,048	17,904,048	15,104,048	13,104,048	9,704,048
125	26,305,275	26,305,275	17,005,275	14,205,275	12,205,275	8,805,275
135	25,945,766	25,945,766	16,645,766	13,845,766	11,845,766	8,445,766
150	25,406,503	25,406,503	16,106,503	13,306,503	11,306,503	7,906,503
165	24,867,238	24,867,238	15,567,238	12,767,238	10,767,238	7,367,238
175	24,507,729	24,507,729	15,207,729	12,407,729	10,407,729	7,007,729
190	23,968,466	23,968,466	14,668,466	11,868,466	9,868,466	6,468,466
200	23,608,956	23,608,956	14,308,956	11,508,956	9,508,956	6,108,956
225	22,710,184	22,710,184	13,410,184	10,610,184	8,610,184	5,210,184
235	22,350,674	22,350,674	13,050,674	10,250,674	8,250,674	4,850,674
250	21,811,411	21,811,411	12,511,411	9,711,411	7,711,411	4,311,411
265	21,272,147	21,272,147	11,972,147	9,172,147	7,172,147	3,772,147
275	20,912,638	20,912,638	11,612,638	8,812,638	6,812,638	3,412,638
300	20,001,674	20,001,674	10,701,674	7,901,674	5,901,674	2,501,674

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	41,422,706	41,422,706	32,122,706	29,322,706	27,322,706	23,922,706
80	37,913,776	37,913,776	28,613,776	25,813,776	23,813,776	20,413,776
100	37,194,757	37,194,757	27,894,757	25,094,757	23,094,757	19,694,757
125	36,295,984	36,295,984	26,995,984	24,195,984	22,195,984	18,795,984
135	35,936,475	35,936,475	26,636,475	23,836,475	21,836,475	18,436,475
150	35,397,212	35,397,212	26,097,212	23,297,212	21,297,212	17,897,212
165	34,857,948	34,857,948	25,557,948	22,757,948	20,757,948	17,357,948
175	34,498,439	34,498,439	25,198,439	22,398,439	20,398,439	16,998,439
190	33,959,175	33,959,175	24,659,175	21,859,175	19,859,175	16,459,175
200	33,599,666	33,599,666	24,299,666	21,499,666	19,499,666	16,099,666
225	32,700,893	32,700,893	23,400,893	20,600,893	18,600,893	15,200,893
235	32,341,384	32,341,384	23,041,384	20,241,384	18,241,384	14,841,384
250	31,802,121	31,802,121	22,502,121	19,702,121	17,702,121	14,302,121
265	31,262,856	31,262,856	21,962,856	19,162,856	17,162,856	13,762,856
275	30,903,347	30,903,347	21,603,347	18,803,347	16,803,347	13,403,347
300	30,004,574	30,004,574	20,704,574	17,904,574	15,904,574	12,504,574

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

**Community Infrastructure Levy
Old Oak & Park Royal Development Corporation**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 5

Flats	800 units
Density:	800 dph

Affordable %	10%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,580,305	-3,580,305	-12,880,305	-15,680,305	-17,680,305	-21,080,305
80	-7,166,103	-7,166,103	-16,466,103	-19,266,103	-21,266,103	-24,666,103
100	-8,085,218	-8,085,218	-17,385,218	-20,185,218	-22,185,218	-25,585,218
125	-9,241,042	-9,241,042	-18,541,042	-21,341,042	-23,341,042	-26,741,042
135	-9,703,371	-9,703,371	-19,003,371	-21,803,371	-23,803,371	-27,203,371
150	-10,396,864	-10,396,864	-19,696,864	-22,496,864	-24,496,864	-27,896,864
165	-11,090,359	-11,090,359	-20,390,359	-23,190,359	-25,190,359	-28,590,359
175	-11,552,688	-11,552,688	-20,852,688	-23,652,688	-25,652,688	-29,052,688
190	-12,251,084	-12,251,084	-21,551,084	-24,351,084	-26,351,084	-29,751,084
200	-12,720,468	-12,720,468	-22,020,468	-24,820,468	-26,820,468	-30,220,468
225	-13,893,927	-13,893,927	-23,193,927	-25,993,927	-27,993,927	-31,393,927
235	-14,363,310	-14,363,310	-23,663,310	-26,463,310	-28,463,310	-31,863,310
250	-15,076,598	-15,076,598	-24,376,598	-27,176,598	-29,176,598	-32,576,598
265	-15,791,417	-15,791,417	-25,091,417	-27,891,417	-29,891,417	-33,291,417
275	-16,267,962	-16,267,962	-25,567,962	-28,367,962	-30,367,962	-33,767,962
300	-17,459,326	-17,459,326	-26,759,326	-29,559,326	-31,559,326	-34,959,326

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,957,477	8,957,477	-342,523	-3,142,523	-5,142,523	-8,542,523
80	5,279,877	5,279,877	-4,020,123	-6,820,123	-8,820,123	-12,220,123
100	4,396,285	4,396,285	-4,903,715	-7,703,715	-9,703,715	-13,103,715
125	3,291,795	3,291,795	-6,006,205	-8,806,205	-10,806,205	-14,206,205
135	2,849,999	2,849,999	-6,450,001	-9,250,001	-11,250,001	-14,650,001
150	2,185,938	2,185,938	-7,114,062	-9,914,062	-11,914,062	-15,314,062
165	1,513,132	1,513,132	-7,786,868	-10,586,868	-12,586,868	-15,986,868
175	1,064,595	1,064,595	-8,235,405	-11,035,405	-13,035,405	-16,435,405
190	391,790	391,790	-8,908,210	-11,708,210	-13,708,210	-17,108,210
200	-57,613	-57,613	-9,357,613	-12,157,613	-14,157,613	-17,557,613
225	-1,196,066	-1,196,066	-10,496,066	-13,296,066	-15,296,066	-18,696,066
235	-1,651,447	-1,651,447	-10,951,447	-13,751,447	-15,751,447	-19,151,447
250	-2,334,518	-2,334,518	-11,634,518	-14,434,518	-16,434,518	-19,834,518
265	-3,017,590	-3,017,590	-12,317,590	-15,117,590	-17,117,590	-20,517,590
275	-3,472,970	-3,472,970	-12,772,970	-15,572,970	-17,572,970	-20,972,970
300	-4,611,423	-4,611,423	-13,911,423	-16,711,423	-18,711,423	-22,111,423

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,328,133	21,328,133	12,028,133	9,228,133	7,228,133	3,828,133
80	17,491,651	17,491,651	8,191,651	5,391,651	3,391,651	-8,349
100	16,608,059	16,608,059	7,308,059	4,508,059	2,508,059	-891,941
125	15,503,568	15,503,568	6,203,568	3,403,568	1,403,568	-1,996,432
135	15,061,772	15,061,772	5,761,772	2,961,772	961,772	-2,438,228
150	14,399,078	14,399,078	5,099,078	2,299,078	299,078	-3,100,922
165	13,736,385	13,736,385	4,436,385	1,636,385	-363,615	-3,763,615
175	13,294,589	13,294,589	3,994,589	1,194,589	-805,411	-4,205,411
190	12,631,895	12,631,895	3,331,895	531,895	-1,468,105	-4,868,105
200	12,190,099	12,190,099	2,890,099	90,099	-1,909,901	-5,309,901
225	11,085,608	11,085,608	1,785,608	-1,014,392	-3,014,392	-6,414,392
235	10,643,812	10,643,812	1,343,812	-1,456,188	-3,456,188	-6,856,188
250	9,981,118	9,981,118	681,118	-2,118,882	-4,118,882	-7,518,882
265	9,318,424	9,318,424	18,424	-2,781,576	-4,781,576	-8,181,576
275	8,876,628	8,876,628	-423,372	-3,223,372	-5,223,372	-8,623,372
300	7,772,137	7,772,137	-1,527,863	-4,327,863	-6,327,863	-9,727,863

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£265	£200	£150	£0

Site type 5

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	33,563,579	33,563,579	24,263,579	21,463,579	19,463,579	16,063,579
80	29,545,640	29,545,640	20,245,640	17,445,640	15,445,640	12,045,640
100	28,675,329	28,675,329	19,375,329	16,575,329	14,575,329	11,175,329
125	27,587,438	27,587,438	18,287,438	15,487,438	13,487,438	10,087,438
135	27,152,281	27,152,281	17,852,281	15,052,281	13,052,281	9,652,281
150	26,499,547	26,499,547	17,199,547	14,399,547	12,399,547	8,999,547
165	25,846,812	25,846,812	16,546,812	13,746,812	11,746,812	8,346,812
175	25,411,656	25,411,656	16,111,656	13,311,656	11,311,656	7,911,656
190	24,758,921	24,758,921	15,458,921	12,658,921	10,658,921	7,258,921
200	24,317,744	24,317,744	15,017,744	12,217,744	10,217,744	6,817,744
225	23,213,254	23,213,254	13,913,254	11,113,254	9,113,254	5,713,254
235	22,771,457	22,771,457	13,471,457	10,671,457	8,671,457	5,271,457
250	22,108,763	22,108,763	12,808,763	10,008,763	8,008,763	4,608,763
265	21,446,069	21,446,069	12,146,069	9,346,069	7,346,069	3,946,069
275	21,004,273	21,004,273	11,704,273	8,904,273	6,904,273	3,504,273
300	19,899,783	19,899,783	10,599,783	7,799,783	5,799,783	2,399,783

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	45,785,333	45,785,333	36,485,333	33,685,333	31,685,333	28,285,333
80	41,585,439	41,585,439	32,285,439	29,485,439	27,485,439	24,085,439
100	40,715,127	40,715,127	31,415,127	28,615,127	26,615,127	23,215,127
125	39,627,236	39,627,236	30,327,236	27,527,236	25,527,236	22,127,236
135	39,192,080	39,192,080	29,892,080	27,092,080	25,092,080	21,692,080
150	38,539,345	38,539,345	29,239,345	26,439,345	24,439,345	21,039,345
165	37,886,611	37,886,611	28,586,611	25,786,611	23,786,611	20,386,611
175	37,451,454	37,451,454	28,151,454	25,351,454	23,351,454	19,951,454
190	36,798,720	36,798,720	27,498,720	24,698,720	22,698,720	19,298,720
200	36,363,563	36,363,563	27,063,563	24,263,563	22,263,563	18,863,563
225	35,275,672	35,275,672	25,975,672	23,175,672	21,175,672	17,775,672
235	34,840,516	34,840,516	25,540,516	22,740,516	20,740,516	17,340,516
250	34,187,781	34,187,781	24,887,781	22,087,781	20,087,781	16,687,781
265	33,535,047	33,535,047	24,235,047	21,435,047	19,435,047	16,035,047
275	33,099,891	33,099,891	23,799,891	20,999,891	18,999,891	15,599,891
300	32,012,000	32,012,000	22,712,000	19,912,000	17,912,000	14,512,000

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary

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

Affordable Housing	0%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Site type T1 - Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	235	100	0	#N/A
£800 per sq ft	300	300	275	100
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

Site type T2 - Medium-Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	0	#N/A	#N/A	#N/A
£750 per sq ft	300	190	100	#N/A
£800 per sq ft	300	300	300	265
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

Site type T3 - Medium Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	235	150	100	0
£850 per sq ft	300	300	300	250
£900 per sq ft	300	300	300	300

Site type T4 - Medium-High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	175	100	0	#N/A
£800 per sq ft	300	300	300	250
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

Site type T5 - High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	135	80	0	#N/A
£800 per sq ft	300	300	300	235
£850 per sq ft	300	300	300	300
£900 per sq ft	300	300	300	300

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 1

No of units	300 units
Density:	300 dph

Affordable %	0%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shered Ownership	49%

Site area	1.0000 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£8,599,244	8,599,244	-700,756	-3,500,756	-5,500,756	-8,900,756
80	6,870,812	6,870,812	-2,429,188	-5,229,188	-7,229,188	-10,629,188
100	6,472,939	6,472,939	-2,827,061	-5,627,061	-7,627,061	-11,027,061
125	5,975,597	5,975,597	-3,324,403	-6,124,403	-8,124,403	-11,524,403
135	5,776,661	5,776,661	-3,523,339	-6,323,339	-8,323,339	-11,723,339
150	5,478,256	5,478,256	-3,821,744	-6,621,744	-8,621,744	-12,021,744
165	5,179,851	5,179,851	-4,120,149	-6,920,149	-8,920,149	-12,320,149
175	4,980,915	4,980,915	-4,319,085	-7,119,085	-9,119,085	-12,519,085
190	4,682,510	4,682,510	-4,617,490	-7,417,490	-9,417,490	-12,817,490
200	4,483,572	4,483,572	-4,816,428	-7,616,428	-9,616,428	-13,016,428
225	3,986,231	3,986,231	-5,313,769	-8,113,769	-10,113,769	-13,513,769
235	3,787,295	3,787,295	-5,512,705	-8,312,705	-10,312,705	-13,712,705
250	3,489,890	3,489,890	-5,811,110	-8,611,110	-10,611,110	-14,011,110
265	3,190,485	3,190,485	-6,109,515	-8,909,515	-10,909,515	-14,309,515
275	2,991,549	2,991,549	-6,308,451	-9,108,451	-11,108,451	-14,508,451
300	2,494,206	2,494,206	-6,805,794	-9,605,794	-11,605,794	-15,005,794

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,345,968	14,345,968	5,045,968	2,245,968	245,968	-3,154,032
80	12,549,000	12,549,000	3,249,000	449,000	-1,551,000	-4,951,000
100	12,157,106	12,157,106	2,857,106	57,106	-1,942,894	-5,342,894
125	11,667,238	11,667,238	2,367,238	-432,762	-2,432,762	-5,832,762
135	11,471,292	11,471,292	2,171,292	-628,708	-2,628,708	-6,028,708
150	11,177,372	11,177,372	1,877,372	-922,628	-2,922,628	-6,322,628
165	10,883,451	10,883,451	1,583,451	-1,216,549	-3,216,549	-6,616,549
175	10,687,505	10,687,505	1,387,505	-1,412,495	-3,412,495	-6,812,495
190	10,393,584	10,393,584	1,093,584	-1,706,416	-3,706,416	-7,106,416
200	10,197,637	10,197,637	897,637	-1,902,363	-3,902,363	-7,302,363
225	9,707,771	9,707,771	407,771	-2,392,229	-4,392,229	-7,792,229
235	9,511,823	9,511,823	211,823	-2,588,177	-4,588,177	-7,988,177
250	9,217,903	9,217,903	-82,097	-2,882,097	-4,882,097	-8,282,097
265	8,922,418	8,922,418	-377,582	-3,177,582	-5,177,582	-8,577,582
275	8,728,482	8,728,482	-576,518	-3,376,518	-5,376,518	-8,776,518
300	8,226,140	8,226,140	-1,073,860	-3,873,860	-5,873,860	-9,273,860

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£235	£100	£0	#N/A

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,084,072	20,084,072	10,784,072	7,984,072	5,984,072	2,584,072
80	18,203,832	18,203,832	8,903,832	6,103,832	4,103,832	703,832
100	17,811,939	17,811,939	8,511,939	5,711,939	3,711,939	311,939
125	17,322,072	17,322,072	8,022,072	5,222,072	3,222,072	-177,928
135	17,126,124	17,126,124	7,826,124	5,026,124	3,026,124	-373,876
150	16,832,204	16,832,204	7,532,204	4,732,204	2,732,204	-667,796
165	16,538,284	16,538,284	7,238,284	4,438,284	2,438,284	-961,716
175	16,342,338	16,342,338	7,042,338	4,242,338	2,242,338	-1,157,662
190	16,048,417	16,048,417	6,748,417	3,948,417	1,948,417	-1,451,583
200	15,852,470	15,852,470	6,552,470	3,752,470	1,752,470	-1,647,530
225	15,362,603	15,362,603	6,062,603	3,262,603	1,262,603	-2,137,397
235	15,166,656	15,166,656	5,866,656	3,066,656	1,066,656	-2,333,344
250	14,872,736	14,872,736	5,572,736	2,772,736	772,736	-2,627,264
265	14,578,816	14,578,816	5,278,816	2,478,816	478,816	-2,921,184
275	14,382,869	14,382,869	5,082,869	2,282,869	282,869	-3,117,131
300	13,893,002	13,893,002	4,593,002	1,793,002	-206,998	-3,606,998

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£275	£100

Site type 1

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,762,763	25,762,763	16,462,763	13,662,763	11,662,763	8,262,763
80	23,806,796	23,806,796	14,506,796	11,706,796	9,706,796	6,306,796
100	23,420,793	23,420,793	14,120,793	11,320,793	9,320,793	5,920,793
125	22,938,288	22,938,288	13,638,288	10,838,288	8,838,288	5,438,288
135	22,745,286	22,745,286	13,445,286	10,645,286	8,645,286	5,245,286
150	22,455,783	22,455,783	13,155,783	10,355,783	8,355,783	4,955,783
165	22,166,280	22,166,280	12,866,280	10,066,280	8,066,280	4,666,280
175	21,973,277	21,973,277	12,673,277	9,873,277	7,873,277	4,473,277
190	21,683,775	21,683,775	12,383,775	9,583,775	7,583,775	4,183,775
200	21,490,773	21,490,773	12,190,773	9,390,773	7,390,773	3,990,773
225	21,008,268	21,008,268	11,708,268	8,908,268	6,908,268	3,508,268
235	20,815,267	20,815,267	11,515,267	8,715,267	6,715,267	3,315,267
250	20,525,763	20,525,763	11,225,763	8,425,763	6,425,763	3,025,763
265	20,233,648	20,233,648	10,933,648	8,133,648	6,133,648	2,733,648
275	20,037,702	20,037,702	10,737,702	7,937,702	5,937,702	2,537,702
300	19,547,835	19,547,835	10,247,835	7,447,835	5,447,835	2,047,835

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,441,454	31,441,454	22,141,454	19,341,454	17,341,454	13,941,454
80	29,394,684	29,394,684	20,094,684	17,294,684	15,294,684	11,894,684
100	29,008,681	29,008,681	19,708,681	16,908,681	14,908,681	11,508,681
125	28,526,176	28,526,176	19,226,176	16,426,176	14,426,176	11,026,176
135	28,333,174	28,333,174	19,033,174	16,233,174	14,233,174	10,833,174
150	28,043,671	28,043,671	18,743,671	15,943,671	13,943,671	10,543,671
165	27,754,168	27,754,168	18,454,168	15,654,168	13,654,168	10,254,168
175	27,561,166	27,561,166	18,261,166	15,461,166	13,461,166	10,061,166
190	27,271,663	27,271,663	17,971,663	15,171,663	13,171,663	9,771,663
200	27,078,661	27,078,661	17,778,661	14,978,661	12,978,661	9,578,661
225	26,596,156	26,596,156	17,296,156	14,496,156	12,496,156	9,096,156
235	26,403,155	26,403,155	17,103,155	14,303,155	12,303,155	8,903,155
250	26,113,651	26,113,651	16,813,651	14,013,651	12,013,651	8,613,651
265	25,824,149	25,824,149	16,524,149	13,724,149	11,724,149	8,324,149
275	25,631,146	25,631,146	16,331,146	13,531,146	11,531,146	8,131,146
300	25,148,642	25,148,642	15,848,642	13,048,642	11,048,642	7,648,642

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 2

No of units	400 units
Density:	400 dph

Affordable %	0%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,910,712	9,910,712	610,712	-2,189,288	-4,189,288	-7,589,288
80	7,668,252	7,668,252	-1,631,748	-4,431,748	-6,431,748	-9,831,748
100	7,147,255	7,147,255	-2,152,745	-4,952,745	-6,952,745	-10,352,745
125	6,496,009	6,496,009	-2,803,991	-5,603,991	-7,603,991	-11,003,991
135	6,235,512	6,235,512	-3,064,488	-5,864,488	-7,864,488	-11,264,488
150	5,844,764	5,844,764	-3,455,236	-6,255,236	-8,255,236	-11,655,236
165	5,454,016	5,454,016	-3,845,984	-6,645,984	-8,645,984	-12,045,984
175	5,193,518	5,193,518	-4,106,482	-6,906,482	-8,906,482	-12,306,482
190	4,802,770	4,802,770	-4,497,230	-7,297,230	-9,297,230	-12,697,230
200	4,542,273	4,542,273	-4,757,727	-7,557,727	-9,557,727	-12,957,727
225	3,891,026	3,891,026	-5,408,974	-8,208,974	-10,208,974	-13,608,974
235	3,627,060	3,627,060	-5,672,940	-8,472,940	-10,472,940	-13,872,940
250	3,230,350	3,230,350	-6,069,650	-8,869,650	-10,869,650	-14,269,650
265	2,833,641	2,833,641	-6,466,359	-9,266,359	-11,266,359	-14,666,359
275	2,569,167	2,569,167	-6,730,833	-9,530,833	-11,530,833	-14,930,833
300	1,907,985	1,907,985	-7,392,015	-10,192,015	-12,192,015	-15,592,015

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,342,960	17,342,960	8,042,960	5,242,960	3,242,960	-157,040
80	15,012,978	15,012,978	5,712,978	2,912,978	912,978	-2,487,022
100	14,499,811	14,499,811	5,199,811	2,399,811	399,811	-3,000,189
125	13,859,353	13,859,353	4,559,353	1,759,353	-241,647	-3,641,647
135	13,601,769	13,601,769	4,301,769	1,501,769	-498,231	-3,898,231
150	13,216,894	13,216,894	3,916,894	1,116,894	-883,106	-4,283,106
165	12,827,977	12,827,977	3,527,977	727,977	-1,272,023	-4,672,023
175	12,567,478	12,567,478	3,267,478	467,478	-1,532,522	-4,932,522
190	12,176,731	12,176,731	2,876,731	76,731	-1,923,269	-5,323,269
200	11,916,233	11,916,233	2,616,233	-183,767	-2,183,767	-5,583,767
225	11,264,987	11,264,987	1,964,987	-835,013	-2,835,013	-6,235,013
235	11,004,489	11,004,489	1,704,489	-1,095,511	-3,095,511	-6,495,511
250	10,613,742	10,613,742	1,313,742	-1,486,258	-3,486,258	-6,886,258
265	10,222,994	10,222,994	922,994	-1,877,006	-3,877,006	-7,277,006
275	9,962,496	9,962,496	662,496	-2,137,504	-4,137,504	-7,537,504
300	9,311,250	9,311,250	11,250	-2,788,750	-4,788,750	-8,188,750

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£190	£100	#N/A

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,725,077	24,725,077	15,425,077	12,625,077	10,625,077	7,225,077
80	22,289,238	22,289,238	12,989,238	10,189,238	8,189,238	4,789,238
100	21,776,071	21,776,071	12,476,071	9,676,071	7,676,071	4,276,071
125	21,134,613	21,134,613	11,834,613	9,034,613	7,034,613	3,634,613
135	20,878,030	20,878,030	11,578,030	8,778,030	6,778,030	3,378,030
150	20,493,155	20,493,155	11,193,155	8,393,155	6,393,155	2,993,155
165	20,108,280	20,108,280	10,808,280	8,008,280	6,008,280	2,608,280
175	19,851,697	19,851,697	10,551,697	7,751,697	5,751,697	2,351,697
190	19,466,822	19,466,822	10,166,822	7,366,822	5,366,822	1,966,822
200	19,210,239	19,210,239	9,910,239	7,110,239	5,110,239	1,710,239
225	18,568,780	18,568,780	9,268,780	6,468,780	4,468,780	1,068,780
235	18,312,197	18,312,197	9,012,197	6,212,197	4,212,197	812,197
250	17,927,322	17,927,322	8,627,322	5,827,322	3,827,322	427,322
265	17,542,447	17,542,447	8,242,447	5,442,447	3,442,447	42,447
275	17,285,864	17,285,864	7,985,864	5,185,864	3,185,864	-214,136
300	16,644,406	16,644,406	7,344,406	4,544,406	2,544,406	-855,594

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£265

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	32,030,908	32,030,908	22,730,908	19,930,908	17,930,908	14,530,908
80	29,496,912	29,496,912	20,196,912	17,396,912	15,396,912	11,996,912
100	28,991,457	28,991,457	19,691,457	16,891,457	14,891,457	11,491,457
125	28,359,640	28,359,640	19,059,640	16,259,640	14,259,640	10,859,640
135	28,106,913	28,106,913	18,806,913	16,006,913	14,006,913	10,606,913
150	27,727,822	27,727,822	18,427,822	15,627,822	13,627,822	10,227,822
165	27,348,732	27,348,732	18,048,732	15,248,732	13,248,732	9,848,732
175	27,096,004	27,096,004	17,796,004	14,996,004	12,996,004	9,596,004
190	26,716,914	26,716,914	17,416,914	14,616,914	12,616,914	9,216,914
200	26,464,187	26,464,187	17,164,187	14,364,187	12,364,187	8,964,187
225	25,832,369	25,832,369	16,532,369	13,732,369	11,732,369	8,332,369
235	25,579,642	25,579,642	16,279,642	13,479,642	11,479,642	8,079,642
250	25,200,551	25,200,551	15,900,551	13,100,551	11,100,551	7,700,551
265	24,818,708	24,818,708	15,518,708	12,718,708	10,718,708	7,318,708
275	24,562,125	24,562,125	15,262,125	12,462,125	10,462,125	7,062,125
300	23,920,666	23,920,666	14,620,666	11,820,666	9,820,666	6,420,666

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	39,314,151	39,314,151	30,014,151	27,214,151	25,214,151	21,814,151
80	36,685,921	36,685,921	27,385,921	24,585,921	22,585,921	19,185,921
100	36,180,467	36,180,467	26,880,467	24,080,467	22,080,467	18,680,467
125	35,548,650	35,548,650	26,248,650	23,448,650	21,448,650	18,048,650
135	35,295,922	35,295,922	25,995,922	23,195,922	21,195,922	17,795,922
150	34,916,831	34,916,831	25,616,831	22,816,831	20,816,831	17,416,831
165	34,537,741	34,537,741	25,237,741	22,437,741	20,437,741	17,037,741
175	34,285,013	34,285,013	24,985,013	22,185,013	20,185,013	16,785,013
190	33,905,923	33,905,923	24,605,923	21,805,923	19,805,923	16,405,923
200	33,653,196	33,653,196	24,353,196	21,553,196	19,553,196	16,153,196
225	33,021,378	33,021,378	23,721,378	20,921,378	18,921,378	15,521,378
235	32,768,651	32,768,651	23,468,651	20,668,651	18,668,651	15,268,651
250	32,389,560	32,389,560	23,089,560	20,289,560	18,289,560	14,889,560
265	32,010,470	32,010,470	22,710,470	19,910,470	17,910,470	14,510,470
275	31,757,742	31,757,742	22,457,742	19,657,742	17,657,742	14,257,742
300	31,125,925	31,125,925	21,825,925	19,025,925	17,025,925	13,625,925

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 3

Flats	
No of units	500 units
Density:	500 dph

Affordable %	0%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-150,681	-150,681	-9,450,681	-12,250,681	-14,250,681	-17,650,681
80	-2,972,244	-2,972,244	-12,272,244	-15,072,244	-17,072,244	-20,472,244
100	-3,985,475	-3,985,475	-12,985,475	-15,785,475	-17,785,475	-21,185,475
125	-4,577,014	-4,577,014	-13,877,014	-16,677,014	-18,677,014	-22,077,014
135	-4,933,630	-4,933,630	-14,233,630	-17,033,630	-19,033,630	-22,433,630
150	-5,468,554	-5,468,554	-14,768,554	-17,568,554	-19,568,554	-22,968,554
165	-6,003,477	-6,003,477	-15,303,477	-18,103,477	-20,103,477	-23,503,477
175	-6,360,093	-6,360,093	-15,660,093	-18,460,093	-20,460,093	-23,860,093
190	-6,895,016	-6,895,016	-16,195,016	-18,995,016	-20,995,016	-24,395,016
200	-7,251,632	-7,251,632	-16,551,632	-19,351,632	-21,351,632	-24,751,632
225	-8,143,171	-8,143,171	-17,443,171	-20,243,171	-22,243,171	-25,643,171
235	-8,499,787	-8,499,787	-17,799,787	-20,599,787	-22,599,787	-25,999,787
250	-9,034,710	-9,034,710	-18,334,710	-21,134,710	-23,134,710	-26,534,710
265	-9,569,633	-9,569,633	-18,869,633	-21,669,633	-23,669,633	-27,069,633
275	-9,926,361	-9,926,361	-19,226,361	-22,026,361	-24,026,361	-27,426,361
300	-10,833,504	-10,833,504	-20,133,504	-22,933,504	-24,933,504	-28,333,504

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,913,906	8,913,906	-386,094	-3,186,094	-5,186,094	-8,586,094
80	6,045,151	6,045,151	-3,254,849	-6,054,849	-8,054,849	-11,454,849
100	5,353,713	5,353,713	-3,946,287	-6,746,287	-8,746,287	-12,146,287
125	4,488,769	4,488,769	-4,811,231	-7,611,231	-9,611,231	-13,011,231
135	4,142,792	4,142,792	-5,157,208	-7,957,208	-9,957,208	-13,357,208
150	3,623,827	3,623,827	-5,676,173	-8,476,173	-10,476,173	-13,876,173
165	3,104,861	3,104,861	-6,195,139	-8,995,139	-10,995,139	-14,395,139
175	2,758,884	2,758,884	-6,541,116	-9,341,116	-11,341,116	-14,741,116
190	2,239,918	2,239,918	-7,060,082	-9,860,082	-11,860,082	-15,260,082
200	1,893,941	1,893,941	-7,406,059	-10,206,059	-12,206,059	-15,606,059
225	1,028,998	1,028,998	-8,271,002	-11,071,002	-13,071,002	-16,471,002
235	683,021	683,021	-8,616,979	-11,416,979	-13,416,979	-16,816,979
250	164,055	164,055	-9,135,945	-11,935,945	-13,935,945	-17,335,945
265	-360,325	-360,325	-9,660,325	-12,460,325	-14,460,325	-17,860,325
275	-711,582	-711,582	-10,011,582	-12,811,582	-14,811,582	-18,211,582
300	-1,589,722	-1,589,722	-10,889,722	-13,689,722	-15,689,722	-19,089,722

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,850,504	17,850,504	8,550,504	5,750,504	3,750,504	350,504
80	14,876,049	14,876,049	5,576,049	2,776,049	776,049	-2,623,951
100	14,194,494	14,194,494	4,894,494	2,094,494	94,494	-3,305,506
125	13,342,551	13,342,551	4,042,551	1,242,551	-757,449	-4,157,449
135	13,001,773	13,001,773	3,701,773	901,773	-1,096,227	-4,496,227
150	12,490,607	12,490,607	3,190,607	390,607	-1,609,393	-5,009,393
165	11,979,441	11,979,441	2,679,441	-120,559	-2,120,559	-5,520,559
175	11,638,663	11,638,663	2,338,663	-461,337	-2,461,337	-5,861,337
190	11,127,498	11,127,498	1,827,498	-972,502	-2,972,502	-6,372,502
200	10,786,720	10,786,720	1,486,720	-1,313,280	-3,313,280	-6,713,280
225	9,934,776	9,934,776	634,776	-2,165,224	-4,165,224	-7,565,224
235	9,593,999	9,593,999	293,999	-2,506,001	-4,506,001	-7,906,001
250	9,082,832	9,082,832	-217,168	-3,017,168	-5,017,168	-8,417,168
265	8,571,666	8,571,666	-728,334	-3,528,334	-5,528,334	-8,928,334
275	8,230,888	8,230,888	-1,069,112	-3,869,112	-5,869,112	-9,269,112
300	7,378,945	7,378,945	-1,921,055	-4,721,055	-6,721,055	-10,121,055

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£235	£150	£100	£0

Site type 3

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,690,034	26,690,034	17,390,034	14,590,034	12,590,034	9,190,034
80	23,592,212	23,592,212	14,292,212	11,492,212	9,492,212	6,092,212
100	22,920,901	22,920,901	13,620,901	10,820,901	8,820,901	5,420,901
125	22,081,760	22,081,760	12,781,760	9,981,760	7,981,760	4,581,760
135	21,746,104	21,746,104	12,446,104	9,646,104	7,646,104	4,246,104
150	21,242,620	21,242,620	11,942,620	9,142,620	7,142,620	3,742,620
165	20,739,136	20,739,136	11,439,136	8,639,136	6,639,136	3,239,136
175	20,403,480	20,403,480	11,103,480	8,303,480	6,303,480	2,903,480
190	19,899,997	19,899,997	10,599,997	7,799,997	5,799,997	2,399,997
200	19,564,341	19,564,341	10,264,341	7,464,341	5,464,341	2,064,341
225	18,725,201	18,725,201	9,425,201	6,625,201	4,625,201	1,225,201
235	18,389,545	18,389,545	9,089,545	6,289,545	4,289,545	889,545
250	17,886,060	17,886,060	8,586,060	5,786,060	3,786,060	386,060
265	17,382,576	17,382,576	8,082,576	5,282,576	3,282,576	-117,424
275	17,046,921	17,046,921	7,746,921	4,946,921	2,946,921	-453,079
300	16,207,781	16,207,781	6,907,781	4,107,781	2,107,781	-1,292,219

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£250

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	35,433,693	35,433,693	26,133,693	23,333,693	21,333,693	17,933,693
80	32,222,211	32,222,211	22,922,211	20,122,211	18,122,211	14,722,211
100	31,560,988	31,560,988	22,260,988	19,460,988	17,460,988	14,060,988
125	30,734,460	30,734,460	21,434,460	18,634,460	16,634,460	13,234,460
135	30,403,848	30,403,848	21,103,848	18,303,848	16,303,848	12,903,848
150	29,907,931	29,907,931	20,607,931	17,807,931	15,807,931	12,407,931
165	29,412,014	29,412,014	20,112,014	17,312,014	15,312,014	11,912,014
175	29,081,403	29,081,403	19,781,403	16,981,403	14,981,403	11,581,403
190	28,585,486	28,585,486	19,285,486	16,485,486	14,485,486	11,085,486
200	28,254,875	28,254,875	18,954,875	16,154,875	14,154,875	10,754,875
225	27,428,345	27,428,345	18,128,345	15,328,345	13,328,345	9,928,345
235	27,097,734	27,097,734	17,797,734	14,997,734	12,997,734	9,597,734
250	26,598,450	26,598,450	17,298,450	14,498,450	12,498,450	9,098,450
265	26,094,965	26,094,965	16,794,965	13,994,965	11,994,965	8,594,965
275	25,759,309	25,759,309	16,459,309	13,659,309	11,659,309	8,259,309
300	24,920,169	24,920,169	15,620,169	12,820,169	10,820,169	7,420,169

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 4

Flats	
No of units	600 units
Density:	600 dph

Affordable %	0%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,723,252	5,723,252	-3,576,748	-6,376,748	-8,376,748	-11,776,748
80	2,330,926	2,330,926	-6,969,074	-9,769,074	-11,769,074	-15,169,074
100	1,494,886	1,494,886	-7,805,114	-10,605,114	-12,605,114	-16,005,114
125	449,836	449,836	-8,850,164	-11,650,164	-13,650,164	-17,050,164
135	31,817	31,817	-9,268,183	-12,068,183	-14,068,183	-17,468,183
150	-604,295	-604,295	-9,904,295	-12,704,295	-14,704,295	-18,104,295
165	-1,240,892	-1,240,892	-10,540,892	-13,340,892	-15,340,892	-18,740,892
175	-1,665,290	-1,665,290	-10,965,290	-13,765,290	-15,765,290	-19,165,290
190	-2,301,888	-2,301,888	-11,601,888	-14,401,888	-16,401,888	-19,801,888
200	-2,726,285	-2,726,285	-12,026,285	-14,826,285	-16,826,285	-20,226,285
225	-3,787,281	-3,787,281	-13,087,281	-15,887,281	-17,887,281	-21,287,281
235	-4,211,679	-4,211,679	-13,511,679	-16,311,679	-18,311,679	-21,711,679
250	-4,848,276	-4,848,276	-14,148,276	-16,948,276	-18,948,276	-22,348,276
265	-5,484,874	-5,484,874	-14,784,874	-17,584,874	-19,584,874	-22,984,874
275	-5,909,272	-5,909,272	-15,209,272	-18,009,272	-20,009,272	-23,409,272
300	-6,979,545	-6,979,545	-16,279,545	-19,079,545	-21,079,545	-24,479,545

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,059,842	17,059,842	7,759,842	4,959,842	2,959,842	-440,158
80	13,513,611	13,513,611	4,213,611	1,413,611	-586,389	-3,986,389
100	12,690,136	12,690,136	3,390,136	590,136	-1,409,864	-4,809,864
125	11,660,793	11,660,793	2,360,793	-439,207	-2,439,207	-5,639,207
135	11,249,055	11,249,055	1,949,055	-860,045	-2,850,045	-6,250,045
150	10,631,449	10,631,449	1,331,449	-1,469,551	-3,468,551	-6,868,551
165	10,013,842	10,013,842	713,842	-2,086,158	-4,086,158	-7,486,158
175	9,602,105	9,602,105	302,105	-2,497,895	-4,497,895	-7,897,895
190	8,984,499	8,984,499	-315,501	-3,115,501	-5,115,501	-8,515,501
200	8,572,762	8,572,762	-727,238	-3,527,238	-5,527,238	-8,927,238
225	7,543,417	7,543,417	-1,756,583	-4,556,583	-6,556,583	-9,956,583
235	7,131,680	7,131,680	-2,168,320	-4,968,320	-6,968,320	-10,368,320
250	6,514,073	6,514,073	-2,785,927	-5,585,927	-7,585,927	-10,985,927
265	5,896,468	5,896,468	-3,403,532	-6,203,532	-8,203,532	-11,603,532
275	5,484,730	5,484,730	-3,815,270	-6,615,270	-8,615,270	-12,015,270
300	4,444,153	4,444,153	-4,855,847	-7,655,847	-9,655,847	-13,055,847

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£100	£0	#N/A

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	28,301,491	28,301,491	19,001,491	16,201,491	14,201,491	10,801,491
80	24,604,549	24,604,549	15,304,549	12,504,549	10,504,549	7,104,549
100	23,793,450	23,793,450	14,493,450	11,693,450	9,693,450	6,293,450
125	22,779,576	22,779,576	13,479,576	10,679,576	8,679,576	5,279,576
135	22,374,026	22,374,026	13,074,026	10,274,026	8,274,026	4,874,026
150	21,765,702	21,765,702	12,465,702	9,665,702	7,665,702	4,265,702
165	21,157,378	21,157,378	11,857,378	9,057,378	7,057,378	3,657,378
175	20,751,828	20,751,828	11,451,828	8,651,828	6,651,828	3,251,828
190	20,143,503	20,143,503	10,843,503	8,043,503	6,043,503	2,643,503
200	19,737,954	19,737,954	10,437,954	7,637,954	5,637,954	2,237,954
225	18,719,194	18,719,194	9,419,194	6,619,194	4,619,194	1,219,194
235	18,307,456	18,307,456	9,007,456	6,207,456	4,207,456	807,456
250	17,689,849	17,689,849	8,389,849	5,589,849	3,589,849	189,849
265	17,072,244	17,072,244	7,772,244	4,972,244	2,972,244	-427,756
275	16,660,506	16,660,506	7,360,506	4,560,506	2,560,506	-839,494
300	15,631,162	15,631,162	6,331,162	3,531,162	1,531,162	-1,868,838

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£250

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	39,487,867	39,487,867	30,187,867	27,387,867	25,387,867	21,987,867
80	35,660,813	35,660,813	26,360,813	23,560,813	21,560,813	18,160,813
100	34,855,343	34,855,343	25,555,343	22,755,343	20,755,343	17,355,343
125	33,841,470	33,841,470	24,541,470	21,741,470	19,741,470	16,341,470
135	33,435,920	33,435,920	24,135,920	21,335,920	19,335,920	15,935,920
150	32,827,596	32,827,596	23,527,596	20,727,596	18,727,596	15,327,596
165	32,219,272	32,219,272	22,919,272	20,119,272	18,119,272	14,719,272
175	31,813,722	31,813,722	22,513,722	19,713,722	17,713,722	14,313,722
190	31,205,397	31,205,397	21,905,397	19,105,397	17,105,397	13,705,397
200	30,799,848	30,799,848	21,499,848	18,699,848	16,699,848	13,299,848
225	29,785,974	29,785,974	20,485,974	17,685,974	15,685,974	12,285,974
235	29,380,424	29,380,424	20,080,424	17,280,424	15,280,424	11,880,424
250	28,772,100	28,772,100	19,472,100	16,672,100	14,672,100	11,272,100
265	28,163,775	28,163,775	18,863,775	16,063,775	14,063,775	10,663,775
275	27,758,226	27,758,226	18,458,226	15,658,226	13,658,226	10,258,226
300	26,744,352	26,744,352	17,444,352	14,644,352	12,644,352	9,244,352

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	50,633,810	50,633,810	41,333,810	38,533,810	36,533,810	33,133,810
80	46,628,530	46,628,530	37,328,530	34,528,530	32,528,530	29,128,530
100	45,829,621	45,829,621	36,529,621	33,729,621	31,729,621	28,329,621
125	44,830,985	44,830,985	35,530,985	32,730,985	30,730,985	27,330,985
135	44,431,531	44,431,531	35,131,531	32,331,531	30,331,531	26,931,531
150	43,832,348	43,832,348	34,532,348	31,732,348	29,732,348	26,332,348
165	43,233,166	43,233,166	33,933,166	31,133,166	29,133,166	25,733,166
175	42,833,712	42,833,712	33,533,712	30,733,712	28,733,712	25,333,712
190	42,234,530	42,234,530	32,934,530	30,134,530	28,134,530	24,734,530
200	41,835,075	41,835,075	32,535,075	29,735,075	27,735,075	24,335,075
225	40,836,438	40,836,438	31,536,438	28,736,438	26,736,438	23,336,438
235	40,436,984	40,436,984	31,136,984	28,336,984	26,336,984	22,936,984
250	39,833,994	39,833,994	30,533,994	27,733,994	25,733,994	22,333,994
265	39,225,669	39,225,669	29,925,669	27,125,669	25,125,669	21,725,669
275	38,820,120	38,820,120	29,520,120	26,720,120	24,720,120	21,320,120
300	37,806,245	37,806,245	28,506,245	25,706,245	23,706,245	20,306,245

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 5

Flats	800 units
Density:	800 dph

Affordable %	0%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,142,642	3,142,642	-6,157,358	-8,957,358	-10,957,358	-14,357,358
80	-908,256	-908,256	-10,208,256	-13,008,256	-15,008,256	-18,408,256
100	-1,932,727	-1,932,727	-11,232,727	-14,032,727	-16,032,727	-19,432,727
125	-3,216,975	-3,216,975	-12,516,975	-15,316,975	-17,316,975	-20,716,975
135	-3,730,674	-3,730,674	-13,030,674	-15,830,674	-17,830,674	-21,230,674
150	-4,501,223	-4,501,223	-13,801,223	-16,601,223	-18,601,223	-22,001,223
165	-5,271,771	-5,271,771	-14,571,771	-17,371,771	-19,371,771	-22,771,771
175	-5,785,471	-5,785,471	-15,085,471	-17,885,471	-19,885,471	-23,285,471
190	-6,556,020	-6,556,020	-15,856,020	-18,656,020	-20,656,020	-24,056,020
200	-7,069,719	-7,069,719	-16,369,719	-19,169,719	-21,169,719	-24,569,719
225	-8,369,583	-8,369,583	-17,669,583	-20,469,583	-22,469,583	-25,869,583
235	-8,891,121	-8,891,121	-18,191,121	-20,991,121	-22,991,121	-26,391,121
250	-9,673,427	-9,673,427	-18,973,427	-21,773,427	-23,773,427	-27,173,427
265	-10,462,763	-10,462,763	-19,762,763	-22,562,763	-24,562,763	-27,962,763
275	-10,992,258	-10,992,258	-20,292,258	-23,092,258	-25,092,258	-28,492,258
300	-12,315,996	-12,315,996	-21,615,996	-24,415,996	-26,415,996	-29,815,996

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,745,444	16,745,444	7,445,444	4,645,444	2,645,444	-754,556
80	12,530,676	12,530,676	3,230,676	430,676	-1,569,324	-4,969,324
100	11,533,926	11,533,926	2,233,926	-566,074	-2,566,074	-5,966,074
125	10,287,990	10,287,990	987,990	-1,812,010	-3,812,010	-7,215,010
135	9,789,615	9,789,615	489,615	-2,310,385	-4,310,385	-7,710,385
150	9,042,053	9,042,053	-257,947	-3,057,947	-5,057,947	-8,457,947
165	8,294,491	8,294,491	-1,005,509	-3,805,509	-5,805,509	-9,205,509
175	7,796,118	7,796,118	-1,503,882	-4,303,882	-6,303,882	-9,703,882
190	7,048,556	7,048,556	-2,251,444	-5,051,444	-7,051,444	-10,451,444
200	6,550,181	6,550,181	-2,749,819	-5,549,819	-7,549,819	-10,949,819
225	5,304,245	5,304,245	-3,995,755	-6,795,755	-8,795,755	-12,195,755
235	4,805,870	4,805,870	-4,494,130	-7,294,130	-9,294,130	-12,694,130
250	4,058,308	4,058,308	-5,241,692	-8,041,692	-10,041,692	-13,441,692
265	3,300,285	3,300,285	-5,999,715	-8,799,715	-10,799,715	-14,199,715
275	2,794,306	2,794,306	-6,505,694	-9,305,694	-11,305,694	-14,705,694
300	1,529,359	1,529,359	-7,770,641	-10,570,641	-12,570,641	-15,970,641

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£135	£80	£0	#N/A

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	30,278,819	30,278,819	20,978,819	18,178,819	16,178,819	12,778,819
80	25,867,580	25,867,580	16,567,580	13,767,580	11,767,580	8,367,580
100	24,885,811	24,885,811	15,585,811	12,785,811	10,785,811	7,385,811
125	23,658,600	23,658,600	14,358,600	11,558,600	9,558,600	6,158,600
135	23,167,715	23,167,715	13,867,715	11,067,715	9,067,715	5,667,715
150	22,431,388	22,431,388	13,131,388	10,331,388	8,331,388	4,931,388
165	21,695,062	21,695,062	12,395,062	9,595,062	7,595,062	4,195,062
175	21,204,177	21,204,177	11,904,177	9,104,177	7,104,177	3,704,177
190	20,467,851	20,467,851	11,167,851	8,367,851	6,367,851	2,967,851
200	19,975,462	19,975,462	10,675,462	7,875,462	5,875,462	2,475,462
225	18,729,526	18,729,526	9,429,526	6,629,526	4,629,526	1,229,526
235	18,231,151	18,231,151	8,931,151	6,131,151	4,131,151	731,151
250	17,483,589	17,483,589	8,183,589	5,383,589	3,383,589	-16,411
265	16,736,027	16,736,027	7,436,027	4,636,027	2,636,027	-763,973
275	16,237,654	16,237,654	6,937,654	4,137,654	2,137,654	-1,262,346
300	14,991,717	14,991,717	5,691,717	2,891,717	891,717	-2,508,283

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£235

Site type 5

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	43,740,723	43,740,723	34,440,723	31,640,723	29,640,723	26,240,723
80	39,173,245	39,173,245	29,873,245	27,073,245	25,073,245	21,673,245
100	38,202,785	38,202,785	28,902,785	26,102,785	24,102,785	20,702,785
125	36,975,573	36,975,573	27,675,573	24,875,573	22,875,573	19,475,573
135	36,484,689	36,484,689	27,184,689	24,384,689	22,384,689	18,984,689
150	35,748,362	35,748,362	26,448,362	23,648,362	21,648,362	18,248,362
165	35,012,036	35,012,036	25,712,036	22,912,036	20,912,036	17,512,036
175	34,521,151	34,521,151	25,221,151	22,421,151	20,421,151	17,021,151
190	33,784,825	33,784,825	24,484,825	21,684,825	19,684,825	16,284,825
200	33,293,940	33,293,940	23,993,940	21,193,940	19,193,940	15,793,940
225	32,066,728	32,066,728	22,766,728	19,966,728	17,966,728	14,566,728
235	31,575,844	31,575,844	22,275,844	19,475,844	17,475,844	14,075,844
250	30,839,517	30,839,517	21,539,517	18,739,517	16,739,517	13,339,517
265	30,103,191	30,103,191	20,803,191	18,003,191	16,003,191	12,603,191
275	29,612,306	29,612,306	20,312,306	17,512,306	15,512,306	12,112,306
300	28,385,094	28,385,094	19,085,094	16,285,094	14,285,094	10,885,094

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	57,183,076	57,183,076	47,883,076	45,083,076	43,083,076	39,683,076
80	52,400,653	52,400,653	43,100,653	40,300,653	38,300,653	34,900,653
100	51,433,639	51,433,639	42,133,639	39,333,639	37,333,639	33,933,639
125	50,224,871	50,224,871	40,924,871	38,124,871	36,124,871	32,724,871
135	49,741,365	49,741,365	40,441,365	37,641,365	35,641,365	32,241,365
150	49,016,104	49,016,104	39,716,104	36,916,104	34,916,104	31,516,104
165	48,290,844	48,290,844	38,990,844	36,190,844	34,190,844	30,790,844
175	47,807,336	47,807,336	38,507,336	35,707,336	33,707,336	30,307,336
190	47,082,076	47,082,076	37,782,076	34,982,076	32,982,076	29,582,076
200	46,598,568	46,598,568	37,298,568	34,498,568	32,498,568	29,098,568
225	45,383,703	45,383,703	36,083,703	33,283,703	31,283,703	27,883,703
235	44,892,818	44,892,818	35,592,818	32,792,818	30,792,818	27,392,818
250	44,156,492	44,156,492	34,856,492	32,056,492	30,056,492	26,656,492
265	43,420,165	43,420,165	34,120,165	31,320,165	29,320,165	25,920,165
275	42,929,281	42,929,281	33,629,281	30,829,281	28,829,281	25,429,281
300	41,702,069	41,702,069	32,402,069	29,602,069	27,602,069	24,202,069

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Appendix 3 - Residential appraisal results values growth and cost inflation scenario

Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary

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

Affordable Housing	35%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Growth	Sales	Build
	10%	5%

Site type T1 - Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	165	#N/A	#N/A	#N/A
£850 per sq ft	300	275	135	#N/A
£900 per sq ft	300	300	300	200

Site type T2 - Medium-Low Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	275	100	0	#N/A
£850 per sq ft	300	300	300	135
£900 per sq ft	300	300	300	300

Site type T3 - Medium Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	100	0	#N/A	#N/A
£900 per sq ft	300	300	200	0

Site type T4 - Medium-High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	200	80	0	#N/A
£900 per sq ft	300	300	300	200

Site type T5 - High Density

	BLV1	BLV2	BLV3	BLV4
£700 per sq ft	#N/A	#N/A	#N/A	#N/A
£750 per sq ft	#N/A	#N/A	#N/A	#N/A
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	100	0	#N/A	#N/A
£900 per sq ft	300	300	265	150

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 1

No of units	300 units
Density:	300 dph

Affordable %	35%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shered Ownership	49%

Site area	1.0000 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£2,295,309	2,295,309	-7,004,691	-9,804,691	-11,804,691	-15,204,691
80	1,204,242	1,204,242	-8,095,758	-10,895,758	-12,895,758	-16,295,758
100	940,651	940,651	-8,359,349	-11,159,349	-13,159,349	-16,559,349
125	611,162	611,162	-8,688,838	-11,488,838	-13,488,838	-16,888,838
135	479,367	479,367	-8,820,633	-11,620,633	-13,620,633	-17,020,633
150	281,673	281,673	-9,018,327	-11,818,327	-13,818,327	-17,218,327
165	83,980	83,980	-9,216,020	-12,016,020	-14,016,020	-17,416,020
175	-48,545	-48,545	-9,348,545	-12,148,545	-14,148,545	-17,548,545
190	-249,255	-249,255	-9,549,255	-12,349,255	-14,349,255	-17,749,255
200	-383,061	-383,061	-9,683,061	-12,483,061	-14,483,061	-17,883,061
225	-717,579	-717,579	-10,017,579	-12,817,579	-14,817,579	-18,217,579
235	-851,385	-851,385	-10,151,385	-12,951,385	-14,951,385	-18,351,385
250	-1,052,095	-1,052,095	-10,352,095	-13,152,095	-15,152,095	-18,552,095
265	-1,252,805	-1,252,805	-10,552,805	-13,352,805	-15,352,805	-18,752,805
275	-1,386,611	-1,386,611	-10,686,611	-13,486,611	-15,486,611	-18,886,611
300	-1,721,127	-1,721,127	-11,021,127	-13,821,127	-15,821,127	-19,221,127

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,103,177	7,103,177	-2,198,823	-4,996,823	-6,996,823	-10,396,823
80	5,935,232	5,935,232	-3,364,768	-6,164,768	-8,164,768	-11,564,768
100	5,671,641	5,671,641	-3,628,359	-6,428,359	-8,428,359	-11,828,359
125	5,342,152	5,342,152	-3,957,848	-6,757,848	-8,757,848	-12,157,848
135	5,210,356	5,210,356	-4,089,644	-6,889,644	-8,889,644	-12,289,644
150	5,012,663	5,012,663	-4,287,337	-7,087,337	-9,087,337	-12,487,337
165	4,814,970	4,814,970	-4,485,030	-7,285,030	-9,285,030	-12,685,030
175	4,683,174	4,683,174	-4,616,826	-7,416,826	-9,416,826	-12,816,826
190	4,485,481	4,485,481	-4,814,519	-7,614,519	-9,614,519	-13,014,519
200	4,353,685	4,353,685	-4,946,315	-7,746,315	-9,746,315	-13,146,315
225	4,024,196	4,024,196	-5,275,804	-8,075,804	-10,075,804	-13,475,804
235	3,892,401	3,892,401	-5,407,599	-8,207,599	-10,207,599	-13,607,599
250	3,694,708	3,694,708	-5,605,292	-8,405,292	-10,405,292	-13,805,292
265	3,497,014	3,497,014	-5,802,986	-8,602,986	-10,602,986	-14,002,986
275	3,365,219	3,365,219	-5,934,781	-8,734,781	-10,734,781	-14,134,781
300	3,035,730	3,035,730	-6,264,270	-9,064,270	-11,064,270	-14,464,270

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,752,597	11,752,597	2,452,597	-347,403	-2,347,403	-5,747,403
80	10,526,152	10,526,152	1,226,152	-1,573,848	-3,573,848	-6,973,848
100	10,266,523	10,266,523	966,523	-1,833,477	-3,833,477	-7,233,477
125	9,841,986	9,841,986	641,986	-2,158,014	-4,158,014	-7,558,014
135	9,812,172	9,812,172	512,172	-2,287,828	-4,287,828	-7,687,828
150	9,617,449	9,617,449	317,449	-2,482,551	-4,482,551	-7,882,551
165	9,422,727	9,422,727	122,727	-2,677,273	-4,677,273	-8,077,273
175	9,292,911	9,292,911	-7,089	-2,807,089	-4,807,089	-8,207,089
190	9,098,190	9,098,190	-201,810	-3,001,810	-5,001,810	-8,401,810
200	8,968,375	8,968,375	-331,625	-3,131,625	-5,131,625	-8,531,625
225	8,643,838	8,643,838	-656,162	-3,456,162	-5,456,162	-8,856,162
235	8,514,023	8,514,023	-785,977	-3,585,977	-5,585,977	-8,985,977
250	8,318,278	8,318,278	-981,722	-3,781,722	-5,781,722	-9,181,722
265	8,120,585	8,120,585	-1,179,415	-3,979,415	-5,979,415	-9,379,415
275	7,988,790	7,988,790	-1,311,210	-4,111,210	-6,111,210	-9,511,210
300	7,659,301	7,659,301	-1,640,699	-4,440,699	-6,440,699	-9,840,699

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£165	#N/A	#N/A	#N/A

Site type 1

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,249,223	16,249,223	6,949,223	4,149,223	2,149,223	-1,250,777
80	14,950,877	14,950,877	5,650,877	2,850,877	850,877	-2,549,123
100	14,691,247	14,691,247	5,391,247	2,591,247	591,247	-2,808,753
125	14,366,710	14,366,710	5,066,710	2,266,710	266,710	-3,133,290
135	14,236,896	14,236,896	4,936,896	2,136,896	136,896	-3,263,104
150	14,042,174	14,042,174	4,742,174	1,942,174	-57,826	-3,457,826
165	13,847,451	13,847,451	4,547,451	1,747,451	-252,549	-3,652,549
175	13,717,636	13,717,636	4,417,636	1,617,636	-382,364	-3,782,364
190	13,522,914	13,522,914	4,222,914	1,422,914	-577,086	-3,977,086
200	13,393,099	13,393,099	4,093,099	1,293,099	-706,901	-4,106,901
225	13,068,562	13,068,562	3,768,562	968,562	-1,031,438	-4,431,438
235	12,938,747	12,938,747	3,638,747	838,747	-1,161,253	-4,561,253
250	12,744,025	12,744,025	3,444,025	644,025	-1,355,975	-4,755,975
265	12,549,303	12,549,303	3,249,303	449,303	-1,550,697	-4,950,697
275	12,419,488	12,419,488	3,119,488	319,488	-1,680,512	-5,080,512
300	12,094,951	12,094,951	2,794,951	-5,049	-2,005,049	-5,405,049

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,745,849	20,745,849	11,445,849	8,645,849	6,645,849	3,245,849
80	19,375,602	19,375,602	10,075,602	7,275,602	5,275,602	1,875,602
100	19,115,971	19,115,971	9,815,971	7,015,971	5,015,971	1,615,971
125	18,791,435	18,791,435	9,491,435	6,691,435	4,691,435	1,291,435
135	18,661,620	18,661,620	9,361,620	6,561,620	4,561,620	1,161,620
150	18,466,898	18,466,898	9,166,898	6,366,898	4,366,898	966,898
165	18,272,175	18,272,175	8,972,175	6,172,175	4,172,175	772,175
175	18,142,360	18,142,360	8,842,360	6,042,360	4,042,360	642,360
190	17,947,639	17,947,639	8,647,639	5,847,639	3,847,639	447,639
200	17,817,823	17,817,823	8,517,823	5,717,823	3,717,823	317,823
225	17,493,287	17,493,287	8,193,287	5,393,287	3,393,287	-6,713
235	17,363,471	17,363,471	8,063,471	5,263,471	3,263,471	-136,529
250	17,168,749	17,168,749	7,868,749	5,068,749	3,068,749	-331,251
265	16,974,027	16,974,027	7,674,027	4,874,027	2,874,027	-525,973
275	16,844,212	16,844,212	7,544,212	4,744,212	2,744,212	-655,788
300	16,519,675	16,519,675	7,219,675	4,419,675	2,419,675	-980,325

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£275	£135	#N/A

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£200

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 2

Flats	
No of units	400 units
Density:	400 dph

Affordable %	35%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,028,247	2,028,247	-7,271,753	-10,071,753	-12,071,753	-15,471,753
80	592,738	592,738	-8,707,262	-11,507,262	-13,507,262	-16,907,262
100	241,970	241,970	-9,058,030	-11,858,030	-13,858,030	-17,258,030
125	-199,490	-199,490	-9,409,490	-12,299,490	-14,299,490	-17,699,490
135	-377,551	-377,551	-9,677,551	-12,477,551	-14,477,551	-17,877,551
150	-644,642	-644,642	-9,944,642	-12,744,642	-14,744,642	-18,144,642
165	-911,733	-911,733	-10,211,733	-13,011,733	-15,011,733	-18,411,733
175	-1,089,794	-1,089,794	-10,389,794	-13,189,794	-15,189,794	-18,589,794
190	-1,356,885	-1,356,885	-10,656,885	-13,456,885	-15,456,885	-18,856,885
200	-1,534,945	-1,534,945	-10,834,945	-13,634,945	-15,634,945	-19,034,945
225	-1,980,097	-1,980,097	-11,280,097	-14,080,097	-16,080,097	-19,480,097
235	-2,158,158	-2,158,158	-11,458,158	-14,258,158	-16,258,158	-19,658,158
250	-2,425,249	-2,425,249	-11,725,249	-14,525,249	-16,525,249	-19,925,249
265	-2,692,339	-2,692,339	-11,992,339	-14,792,339	-16,792,339	-20,192,339
275	-2,870,401	-2,870,401	-12,170,401	-14,970,401	-16,970,401	-20,370,401
300	-3,315,552	-3,315,552	-12,615,552	-15,415,552	-17,415,552	-20,815,552

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,279,021	8,279,021	-1,020,979	-3,820,979	-5,820,979	-9,220,979
80	6,764,648	6,764,648	-2,535,352	-5,335,352	-7,335,352	-10,735,352
100	6,419,150	6,419,150	-2,880,850	-5,680,850	-7,680,850	-11,080,850
125	5,987,279	5,987,279	-3,312,721	-6,112,721	-8,112,721	-11,512,721
135	5,814,530	5,814,530	-3,485,470	-6,285,470	-8,285,470	-11,685,470
150	5,555,407	5,555,407	-3,744,593	-6,544,593	-8,544,593	-11,944,593
165	5,296,284	5,296,284	-4,003,716	-6,803,716	-8,803,716	-12,203,716
175	5,123,535	5,123,535	-4,176,465	-6,976,465	-8,976,465	-12,376,465
190	4,864,412	4,864,412	-4,435,588	-7,235,588	-9,235,588	-12,635,588
200	4,691,663	4,691,663	-4,608,337	-7,408,337	-9,408,337	-12,808,337
225	4,259,791	4,259,791	-5,040,209	-7,840,209	-9,840,209	-13,240,209
235	4,087,042	4,087,042	-5,212,958	-8,012,958	-10,012,958	-13,412,958
250	3,825,670	3,825,670	-5,474,330	-8,274,330	-10,274,330	-13,674,330
265	3,562,592	3,562,592	-5,737,408	-8,537,408	-10,537,408	-13,937,408
275	3,387,208	3,387,208	-5,912,792	-8,712,792	-10,712,792	-14,112,792
300	2,948,746	2,948,746	-6,351,254	-9,151,254	-11,151,254	-14,551,254

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,363,459	14,363,459	5,063,459	2,263,459	263,459	-3,136,541
80	12,751,795	12,751,795	3,451,795	651,795	-1,348,205	-4,748,205
100	12,406,298	12,406,298	3,106,298	306,298	-1,693,702	-5,093,702
125	11,974,425	11,974,425	2,674,425	-125,575	-2,125,575	-5,525,575
135	11,801,676	11,801,676	2,501,676	-298,324	-2,298,324	-5,698,324
150	11,542,553	11,542,553	2,242,553	-557,447	-2,557,447	-5,957,447
165	11,283,430	11,283,430	1,983,430	-816,570	-2,816,570	-6,216,570
175	11,110,681	11,110,681	1,810,681	-989,319	-2,989,319	-6,389,319
190	10,851,558	10,851,558	1,551,558	-1,248,442	-3,248,442	-6,648,442
200	10,678,809	10,678,809	1,378,809	-1,421,191	-3,421,191	-6,821,191
225	10,246,937	10,246,937	946,937	-1,853,063	-3,853,063	-7,253,063
235	10,074,189	10,074,189	774,189	-2,025,811	-4,025,811	-7,425,811
250	9,815,066	9,815,066	515,066	-2,284,934	-4,284,934	-7,684,934
265	9,555,942	9,555,942	255,942	-2,544,058	-4,544,058	-7,944,058
275	9,383,194	9,383,194	83,194	-2,716,806	-4,716,806	-8,116,806
300	8,951,322	8,951,322	-348,678	-3,148,678	-5,148,678	-8,548,678

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£275	£100	£0	#N/A

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,217,397	20,217,397	10,917,397	8,117,397	6,117,397	2,717,397
80	18,532,897	18,532,897	9,232,897	6,432,897	4,432,897	1,032,897
100	18,192,592	18,192,592	8,892,592	6,092,592	4,092,592	692,592
125	17,767,211	17,767,211	8,467,211	5,667,211	3,667,211	267,211
135	17,597,058	17,597,058	8,297,058	5,497,058	3,497,058	97,058
150	17,341,829	17,341,829	8,041,829	5,241,829	3,241,829	-158,171
165	17,086,601	17,086,601	7,786,601	4,986,601	2,986,601	-413,399
175	16,916,449	16,916,449	7,616,449	4,816,449	2,816,449	-583,551
190	16,659,828	16,659,828	7,359,828	4,559,828	2,559,828	-840,172
200	16,487,079	16,487,079	7,187,079	4,387,079	2,387,079	-1,012,921
225	16,055,208	16,055,208	6,755,208	3,955,208	1,955,208	-1,444,792
235	15,882,459	15,882,459	6,582,459	3,782,459	1,782,459	-1,617,541
250	15,623,336	15,623,336	6,323,336	3,523,336	1,523,336	-1,876,664
265	15,364,213	15,364,213	6,064,213	3,264,213	1,264,213	-2,135,787
275	15,191,464	15,191,464	5,891,464	3,091,464	1,091,464	-2,308,536
300	14,759,592	14,759,592	5,459,592	2,659,592	659,592	-2,740,408

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£135

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,046,391	26,046,391	16,746,391	13,946,391	11,946,391	8,546,391
80	24,268,685	24,268,685	14,968,685	12,168,685	10,168,685	6,768,685
100	23,928,381	23,928,381	14,628,381	11,828,381	9,828,381	6,428,381
125	23,502,999	23,502,999	14,202,999	11,402,999	9,402,999	6,002,999
135	23,332,846	23,332,846	14,032,846	11,232,846	9,232,846	5,832,846
150	23,077,617	23,077,617	13,777,617	10,977,617	8,977,617	5,577,617
165	22,822,389	22,822,389	13,522,389	10,722,389	8,722,389	5,322,389
175	22,652,236	22,652,236	13,352,236	10,552,236	8,552,236	5,152,236
190	22,397,008	22,397,008	13,097,008	10,297,008	8,297,008	4,897,008
200	22,226,855	22,226,855	12,926,855	10,126,855	8,126,855	4,726,855
225	21,801,474	21,801,474	12,501,474	9,701,474	7,701,474	4,301,474
235	21,631,321	21,631,321	12,331,321	9,531,321	7,531,321	4,131,321
250	21,376,092	21,376,092	12,076,092	9,276,092	7,276,092	3,876,092
265	21,120,864	21,120,864	11,820,864	9,020,864	7,020,864	3,620,864
275	20,950,710	20,950,710	11,650,710	8,850,710	6,850,710	3,450,710
300	20,525,330	20,525,330	11,225,330	8,425,330	6,425,330	3,025,330

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 3

Flats	
No of units	500 units
Density:	500 dph

Affordable %	35%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,264,896	-10,264,896	-19,564,896	-22,364,896	-24,364,896	-27,764,896
80	-12,013,387	-12,013,387	-21,313,387	-24,113,387	-26,113,387	-29,513,387
100	-12,494,050	-12,494,050	-21,794,050	-24,594,050	-26,594,050	-29,994,050
125	-13,094,880	-13,094,880	-22,394,880	-25,194,880	-27,194,880	-30,594,880
135	-13,335,212	-13,335,212	-22,635,212	-25,435,212	-27,435,212	-30,835,212
150	-13,695,709	-13,695,709	-22,995,709	-25,795,709	-27,795,709	-31,195,709
165	-14,056,207	-14,056,207	-23,356,207	-26,156,207	-28,156,207	-31,556,207
175	-14,296,538	-14,296,538	-23,596,538	-26,396,538	-28,396,538	-31,796,538
190	-14,657,036	-14,657,036	-23,957,036	-26,757,036	-28,757,036	-32,157,036
200	-14,897,368	-14,897,368	-24,197,368	-26,997,368	-28,997,368	-32,397,368
225	-15,498,196	-15,498,196	-24,798,196	-27,598,196	-29,598,196	-32,998,196
235	-15,738,528	-15,738,528	-25,038,528	-27,838,528	-29,838,528	-33,238,528
250	-16,099,026	-16,099,026	-25,399,026	-28,199,026	-30,199,026	-33,599,026
265	-16,459,524	-16,459,524	-25,759,524	-28,559,524	-30,559,524	-33,959,524
275	-16,699,856	-16,699,856	-25,999,856	-28,799,856	-30,799,856	-34,199,856
300	-17,300,684	-17,300,684	-26,600,684	-29,400,684	-31,400,684	-34,800,684

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,416,764	-2,416,764	-11,716,764	-14,516,764	-16,516,764	-19,916,764
80	-4,271,877	-4,271,877	-13,571,877	-16,371,877	-18,371,877	-21,771,877
100	-4,745,316	-4,745,316	-14,045,316	-16,845,316	-18,845,316	-22,245,316
125	-5,337,116	-5,337,116	-14,637,116	-17,437,116	-19,437,116	-22,837,116
135	-5,573,836	-5,573,836	-14,873,836	-17,673,836	-19,673,836	-23,073,836
150	-5,928,915	-5,928,915	-15,228,915	-18,028,915	-20,028,915	-23,428,915
165	-6,283,995	-6,283,995	-15,583,995	-18,383,995	-20,383,995	-23,783,995
175	-6,520,715	-6,520,715	-15,820,715	-18,620,715	-20,620,715	-24,020,715
190	-6,875,795	-6,875,795	-16,175,795	-18,975,795	-20,975,795	-24,375,795
200	-7,112,514	-7,112,514	-16,412,514	-19,212,514	-21,212,514	-24,612,514
225	-7,704,314	-7,704,314	-17,004,314	-19,804,314	-21,804,314	-25,204,314
235	-7,941,034	-7,941,034	-17,241,034	-20,041,034	-22,041,034	-25,441,034
250	-8,296,113	-8,296,113	-17,596,113	-20,396,113	-22,396,113	-25,796,113
265	-8,651,193	-8,651,193	-17,951,193	-20,751,193	-22,751,193	-26,151,193
275	-8,887,913	-8,887,913	-18,187,913	-20,987,913	-22,987,913	-26,387,913
300	-9,479,712	-9,479,712	-18,779,712	-21,579,712	-23,579,712	-26,979,712

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,070,524	5,070,524	-4,229,476	-7,029,476	-9,029,476	-12,429,476
80	3,152,182	3,152,182	-6,147,818	-8,947,818	-10,947,818	-14,347,818
100	2,692,865	2,692,865	-6,607,135	-9,407,135	-11,407,135	-14,807,135
125	2,118,720	2,118,720	-7,181,280	-9,981,280	-11,981,280	-15,381,280
135	1,889,062	1,889,062	-7,410,938	-10,210,938	-12,210,938	-15,610,938
150	1,544,575	1,544,575	-7,755,425	-10,555,425	-12,555,425	-15,955,425
165	1,200,088	1,200,088	-8,099,912	-10,899,912	-12,899,912	-16,299,912
175	970,430	970,430	-8,329,570	-11,129,570	-13,129,570	-16,529,570
190	625,943	625,943	-8,674,057	-11,474,057	-13,474,057	-16,874,057
200	396,285	396,285	-8,903,715	-11,703,715	-13,703,715	-17,103,715
225	-180,573	-180,573	-9,480,573	-12,280,573	-14,280,573	-17,680,573
235	-413,735	-413,735	-9,713,735	-12,513,735	-14,513,735	-17,913,735
250	-763,479	-763,479	-10,063,479	-12,863,479	-14,863,479	-18,263,479
265	-1,113,222	-1,113,222	-10,413,222	-13,213,222	-15,213,222	-18,613,222
275	-1,346,384	-1,346,384	-10,646,384	-13,446,384	-15,446,384	-18,846,384
300	-1,930,630	-1,930,630	-11,230,630	-14,030,630	-16,030,630	-19,430,630

Maximum CIL rates (per square metre)

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

Site type 3

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,242,682	12,242,682	2,942,682	142,682	-1,857,318	-5,257,318
80	10,237,268	10,237,268	937,268	-1,862,732	-3,862,732	-7,262,732
100	9,784,855	9,784,855	484,855	-2,315,145	-4,315,145	-7,715,145
125	9,219,338	9,219,338	-89,662	-2,880,662	-4,880,662	-8,280,662
135	8,992,838	8,992,838	-307,162	-3,107,162	-5,107,162	-8,507,162
150	8,648,351	8,648,351	-651,649	-3,451,649	-5,451,649	-8,851,649
165	8,303,865	8,303,865	-996,135	-3,796,135	-5,796,135	-9,196,135
175	8,074,206	8,074,206	-1,225,794	-4,025,794	-6,025,794	-9,425,794
190	7,729,719	7,729,719	-1,570,281	-4,370,281	-6,370,281	-9,770,281
200	7,500,061	7,500,061	-1,799,939	-4,599,939	-6,599,939	-9,999,939
225	6,925,917	6,925,917	-2,374,083	-5,174,083	-7,174,083	-10,574,083
235	6,696,259	6,696,259	-2,603,741	-5,403,741	-7,403,741	-10,803,741
250	6,351,771	6,351,771	-2,948,229	-5,748,229	-7,748,229	-11,148,229
265	6,007,284	6,007,284	-3,292,716	-6,092,716	-8,092,716	-11,492,716
275	5,777,626	5,777,626	-3,522,374	-6,322,374	-8,322,374	-11,722,374
300	5,203,482	5,203,482	-4,096,518	-6,896,518	-8,896,518	-12,296,518

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£0	#N/A	#N/A

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,361,495	19,361,495	10,061,495	7,261,495	5,261,495	1,861,495
80	17,242,249	17,242,249	7,942,249	5,142,249	3,142,249	-257,751
100	16,789,836	16,789,836	7,489,836	4,689,836	2,689,836	-710,164
125	16,224,320	16,224,320	6,924,320	4,124,320	2,124,320	-1,275,680
135	15,998,114	15,998,114	6,698,114	3,898,114	1,898,114	-1,501,886
150	15,658,804	15,658,804	6,358,804	3,558,804	1,558,804	-1,841,196
165	15,319,495	15,319,495	6,019,495	3,219,495	1,219,495	-2,180,505
175	15,093,288	15,093,288	5,793,288	2,993,288	993,288	-2,406,712
190	14,753,978	14,753,978	5,453,978	2,653,978	653,978	-2,746,022
200	14,527,772	14,527,772	5,227,772	2,427,772	427,772	-2,972,228
225	13,962,256	13,962,256	4,662,256	1,862,256	-137,744	-3,537,744
235	13,736,049	13,736,049	4,436,049	1,636,049	-363,951	-3,763,951
250	13,396,740	13,396,740	4,096,740	1,296,740	-703,260	-4,103,260
265	13,057,429	13,057,429	3,757,429	957,429	-1,042,571	-4,442,571
275	12,831,223	12,831,223	3,531,223	731,223	-1,268,777	-4,668,777
300	12,265,707	12,265,707	2,965,707	165,707	-1,834,293	-5,234,293

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£200	£0

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 4

No of units	600 units
Density:	600 dph

Affordable %	35%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shered Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,150,059	-11,150,059	-20,450,059	-23,250,059	-25,250,059	-28,650,059
80	-13,080,626	-13,080,626	-22,380,626	-25,180,626	-27,180,626	-30,580,626
100	-13,612,163	-13,612,163	-22,912,163	-25,712,163	-27,712,163	-31,112,163
125	-14,281,236	-14,281,236	-23,581,236	-26,381,236	-28,381,236	-31,781,236
135	-14,548,866	-14,548,866	-23,848,866	-26,648,866	-28,648,866	-32,048,866
150	-14,952,888	-14,952,888	-24,252,888	-27,052,888	-29,052,888	-32,452,888
165	-15,360,458	-15,360,458	-24,660,458	-27,460,458	-29,460,458	-32,860,458
175	-15,632,170	-15,632,170	-24,932,170	-27,732,170	-29,732,170	-33,132,170
190	-16,039,740	-16,039,740	-25,339,740	-28,139,740	-30,139,740	-33,539,740
200	-16,311,453	-16,311,453	-25,611,453	-28,411,453	-30,411,453	-33,811,453
225	-16,990,736	-16,990,736	-26,290,736	-29,090,736	-31,090,736	-34,490,736
235	-17,262,448	-17,262,448	-26,562,448	-29,362,448	-31,362,448	-34,762,448
250	-17,670,017	-17,670,017	-26,970,017	-29,770,017	-31,770,017	-35,170,017
265	-18,077,587	-18,077,587	-27,377,587	-30,177,587	-32,177,587	-35,577,587
275	-18,349,300	-18,349,300	-27,649,300	-30,449,300	-32,449,300	-35,849,300
300	-19,028,583	-19,028,583	-28,328,583	-31,128,583	-33,128,583	-36,528,583

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,216,299	-2,216,299	-11,516,299	-14,316,299	-16,316,299	-19,716,299
80	-4,258,024	-4,258,024	-13,558,024	-16,358,024	-18,358,024	-21,758,024
100	-4,777,315	-4,777,315	-14,077,315	-16,877,315	-18,877,315	-22,277,315
125	-5,426,428	-5,426,428	-14,726,428	-17,526,428	-19,526,428	-22,926,428
135	-5,686,074	-5,686,074	-14,986,074	-17,786,074	-19,786,074	-23,186,074
150	-6,075,542	-6,075,542	-15,375,542	-18,175,542	-20,175,542	-23,575,542
165	-6,465,010	-6,465,010	-15,765,010	-18,565,010	-20,565,010	-23,965,010
175	-6,724,656	-6,724,656	-16,024,656	-18,824,656	-20,824,656	-24,224,656
190	-7,114,124	-7,114,124	-16,414,124	-19,214,124	-21,214,124	-24,614,124
200	-7,373,770	-7,373,770	-16,673,770	-19,473,770	-21,473,770	-24,873,770
225	-8,022,883	-8,022,883	-17,322,883	-20,122,883	-22,122,883	-25,522,883
235	-8,282,528	-8,282,528	-17,582,528	-20,382,528	-22,382,528	-25,782,528
250	-8,676,802	-8,676,802	-17,976,802	-20,776,802	-22,776,802	-26,176,802
265	-9,072,213	-9,072,213	-18,372,213	-21,172,213	-23,172,213	-26,572,213
275	-9,335,820	-9,335,820	-18,635,820	-21,435,820	-23,435,820	-26,835,820
300	-9,994,838	-9,994,838	-19,294,838	-22,094,838	-24,094,838	-27,494,838

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,387,223	6,387,223	-2,912,777	-5,712,777	-7,712,777	-11,112,777
80	4,239,144	4,239,144	-5,060,856	-7,860,856	-9,860,856	-13,260,856
100	3,727,658	3,727,658	-5,572,342	-8,372,342	-10,372,342	-13,772,342
125	3,088,299	3,088,299	-6,211,701	-9,011,701	-11,011,701	-14,411,701
135	2,832,557	2,832,557	-6,467,443	-9,267,443	-11,267,443	-14,667,443
150	2,448,942	2,448,942	-6,851,058	-9,651,058	-11,651,058	-15,051,058
165	2,065,327	2,065,327	-7,234,673	-10,034,673	-12,034,673	-15,434,673
175	1,809,583	1,809,583	-7,490,417	-10,290,417	-12,290,417	-15,690,417
190	1,425,968	1,425,968	-7,874,032	-10,674,032	-12,674,032	-16,074,032
200	1,170,225	1,170,225	-8,129,775	-10,929,775	-12,929,775	-16,329,775
225	530,866	530,866	-8,769,134	-11,569,134	-13,569,134	-16,969,134
235	275,124	275,124	-9,024,876	-11,824,876	-13,824,876	-17,224,876
250	-110,147	-110,147	-9,410,147	-12,210,147	-14,210,147	-17,610,147
265	-499,615	-499,615	-9,799,615	-12,599,615	-14,599,615	-17,999,615
275	-759,260	-759,260	-10,059,260	-12,859,260	-14,859,260	-18,259,260
300	-1,408,374	-1,408,374	-10,708,374	-13,508,374	-15,508,374	-18,908,374

Maximum CIL rates (per square metre)

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

Site type 4

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,661,788	14,661,788	5,361,788	2,561,788	561,788	-2,838,212
80	12,412,146	12,412,146	3,112,146	312,146	-1,687,854	-5,087,854
100	11,908,347	11,908,347	2,608,347	-191,653	-2,191,653	-5,591,653
125	11,278,597	11,278,597	1,978,597	-821,403	-2,821,403	-6,221,403
135	11,023,363	11,023,363	1,723,363	-1,076,637	-3,076,637	-6,476,637
150	10,639,748	10,639,748	1,339,748	-1,460,252	-3,460,252	-6,860,252
165	10,256,133	10,256,133	956,133	-1,843,867	-3,843,867	-7,243,867
175	10,000,391	10,000,391	700,391	-2,099,609	-4,099,609	-7,499,609
190	9,616,776	9,616,776	316,776	-2,483,224	-4,483,224	-7,883,224
200	9,361,032	9,361,032	61,032	-2,738,968	-4,738,968	-8,138,968
225	8,721,674	8,721,674	-578,326	-3,378,326	-5,378,326	-8,778,326
235	8,465,930	8,465,930	-834,070	-3,634,070	-5,634,070	-9,034,070
250	8,082,315	8,082,315	-1,217,685	-4,017,685	-6,017,685	-9,417,685
265	7,698,700	7,698,700	-1,601,300	-4,401,300	-6,401,300	-9,801,300
275	7,442,958	7,442,958	-1,857,042	-4,657,042	-6,657,042	-10,057,042
300	6,803,599	6,803,599	-2,496,401	-5,296,401	-7,296,401	-10,696,401

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£80	£0	#N/A

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,918,821	22,918,821	13,618,821	10,818,821	8,818,821	5,418,821
80	20,537,148	20,537,148	11,237,148	8,437,148	6,437,148	3,037,148
100	20,033,348	20,033,348	10,733,348	7,933,348	5,933,348	2,533,348
125	19,403,599	19,403,599	10,103,599	7,303,599	5,303,599	1,903,599
135	19,151,700	19,151,700	9,851,700	7,051,700	5,051,700	1,651,700
150	18,773,850	18,773,850	9,473,850	6,673,850	4,673,850	1,273,850
165	18,396,000	18,396,000	9,096,000	6,296,000	4,296,000	896,000
175	18,144,101	18,144,101	8,844,101	6,044,101	4,044,101	644,101
190	17,766,251	17,766,251	8,466,251	5,666,251	3,666,251	266,251
200	17,514,351	17,514,351	8,214,351	5,414,351	3,414,351	14,351
225	16,884,601	16,884,601	7,584,601	4,784,601	2,784,601	-615,399
235	16,632,701	16,632,701	7,332,701	4,532,701	2,532,701	-867,299
250	16,254,852	16,254,852	6,954,852	4,154,852	2,154,852	-1,245,148
265	15,877,002	15,877,002	6,577,002	3,777,002	1,777,002	-1,622,998
275	15,625,103	15,625,103	6,325,103	3,525,103	1,525,103	-1,874,897
300	14,994,407	14,994,407	5,694,407	2,894,407	894,407	-2,505,593

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£200

**Community Infrastructure Levy
Old Oak & Park Royal Development Corporation**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 5

Flats	800 units
Density:	800 dph

Affordable %	35%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	10%
Build	5%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-18,632,466	-18,632,466	-27,932,466	-30,732,466	-32,732,466	-36,132,466
80	-20,944,098	-20,944,098	-30,244,098	-33,044,098	-35,044,098	-38,444,098
100	-21,611,907	-21,611,907	-30,911,907	-33,711,907	-35,711,907	-39,111,907
125	-22,446,668	-22,446,668	-31,746,668	-34,546,668	-36,546,668	-39,946,668
135	-22,780,572	-22,780,572	-32,080,572	-34,880,572	-36,880,572	-40,280,572
150	-23,281,429	-23,281,429	-32,581,429	-35,381,429	-37,381,429	-40,781,429
165	-23,782,286	-23,782,286	-33,082,286	-35,882,286	-37,882,286	-41,282,286
175	-24,116,191	-24,116,191	-33,416,191	-36,216,191	-38,216,191	-41,616,191
190	-24,617,047	-24,617,047	-33,917,047	-36,717,047	-38,717,047	-42,117,047
200	-24,950,951	-24,950,951	-34,250,951	-37,050,951	-39,050,951	-42,450,951
225	-25,785,713	-25,785,713	-35,085,713	-37,885,713	-39,885,713	-43,285,713
235	-26,119,617	-26,119,617	-35,419,617	-38,219,617	-40,219,617	-43,619,617
250	-26,620,474	-26,620,474	-35,920,474	-38,720,474	-40,720,474	-44,120,474
265	-27,123,581	-27,123,581	-36,423,581	-39,223,581	-41,223,581	-44,623,581
275	-27,462,580	-27,462,580	-36,762,580	-39,562,580	-41,562,580	-44,962,580
300	-28,310,078	-28,310,078	-37,610,078	-40,410,078	-42,410,078	-45,810,078

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,705,519	-7,705,519	-17,005,519	-19,805,519	-21,805,519	-25,205,519
80	-10,121,534	-10,121,534	-19,421,534	-22,221,534	-24,221,534	-27,621,534
100	-10,759,684	-10,759,684	-20,059,684	-22,859,684	-24,859,684	-28,259,684
125	-11,557,371	-11,557,371	-20,857,371	-23,657,371	-25,657,371	-29,057,371
135	-11,876,446	-11,876,446	-21,176,446	-23,976,446	-25,976,446	-29,376,446
150	-12,355,058	-12,355,058	-21,655,058	-24,455,058	-26,455,058	-29,855,058
165	-12,833,671	-12,833,671	-22,133,671	-24,933,671	-26,933,671	-30,333,671
175	-13,152,746	-13,152,746	-22,452,746	-25,252,746	-27,252,746	-30,652,746
190	-13,631,358	-13,631,358	-22,931,358	-25,731,358	-27,731,358	-31,131,358
200	-13,950,433	-13,950,433	-23,250,433	-26,050,433	-28,050,433	-31,450,433
225	-14,751,880	-14,751,880	-24,051,880	-26,851,880	-28,851,880	-32,251,880
235	-15,076,457	-15,076,457	-24,376,457	-27,176,457	-29,176,457	-32,576,457
250	-15,569,786	-15,569,786	-24,869,786	-27,669,786	-29,669,786	-33,069,786
265	-16,063,115	-16,063,115	-25,363,115	-28,163,115	-30,163,115	-33,563,115
275	-16,392,001	-16,392,001	-25,692,001	-28,492,001	-30,492,001	-33,892,001
300	-17,214,217	-17,214,217	-26,514,217	-29,314,217	-31,314,217	-34,714,217

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,740,716	2,740,716	-6,559,284	-9,359,284	-11,359,284	-14,759,284
80	220,440	220,440	-9,079,560	-11,879,560	-13,879,560	-17,279,560
100	-404,755	-404,755	-9,704,755	-12,504,755	-14,504,755	-17,904,755
125	-1,190,454	-1,190,454	-10,490,454	-13,290,454	-15,290,454	-18,690,454
135	-1,504,734	-1,504,734	-10,804,734	-13,604,734	-15,604,734	-19,004,734
150	-1,976,153	-1,976,153	-11,276,153	-14,076,153	-16,076,153	-19,476,153
165	-2,447,572	-2,447,572	-11,747,572	-14,547,572	-16,547,572	-19,947,572
175	-2,761,851	-2,761,851	-12,061,851	-14,861,851	-16,861,851	-20,261,851
190	-3,233,271	-3,233,271	-12,533,271	-15,333,271	-17,333,271	-20,733,271
200	-3,547,551	-3,547,551	-12,847,551	-15,647,551	-17,647,551	-21,047,551
225	-4,333,250	-4,333,250	-13,633,250	-16,433,250	-18,433,250	-21,833,250
235	-4,647,529	-4,647,529	-13,947,529	-16,747,529	-18,747,529	-22,147,529
250	-5,118,948	-5,118,948	-14,418,948	-17,218,948	-19,218,948	-22,618,948
265	-5,590,368	-5,590,368	-14,890,368	-17,690,368	-19,690,368	-23,090,368
275	-5,904,648	-5,904,648	-15,204,648	-18,004,648	-20,004,648	-23,404,648
300	-6,690,347	-6,690,347	-15,990,347	-18,790,347	-20,790,347	-24,190,347

Maximum CIL rates (per square metre)

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

Site type 5

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,739,056	12,739,056	3,439,056	639,056	-1,360,944	-4,760,944
80	10,095,939	10,095,939	795,939	-2,004,061	-4,004,061	-7,404,061
100	9,476,827	9,476,827	176,827	-2,623,173	-4,623,173	-8,023,173
125	8,702,936	8,702,936	-597,064	-3,397,064	-5,397,064	-8,797,064
135	8,393,380	8,393,380	-906,620	-3,706,620	-5,706,620	-9,106,620
150	7,929,046	7,929,046	-1,370,954	-4,170,954	-6,170,954	-9,570,954
165	7,464,711	7,464,711	-1,835,289	-4,635,289	-6,635,289	-10,035,289
175	7,155,155	7,155,155	-2,144,845	-4,944,845	-6,944,845	-10,344,845
190	6,690,821	6,690,821	-2,609,179	-5,409,179	-7,409,179	-10,809,179
200	6,381,264	6,381,264	-2,918,736	-5,718,736	-7,718,736	-11,118,736
225	5,607,373	5,607,373	-3,692,627	-6,492,627	-8,492,627	-11,892,627
235	5,297,817	5,297,817	-4,002,183	-6,802,183	-8,802,183	-12,202,183
250	4,833,482	4,833,482	-4,466,518	-7,266,518	-9,266,518	-12,666,518
265	4,369,148	4,369,148	-4,930,852	-7,730,852	-9,730,852	-13,130,852
275	4,059,592	4,059,592	-5,240,408	-8,040,408	-10,040,408	-13,440,408
300	3,285,701	3,285,701	-6,014,299	-8,814,299	-10,814,299	-14,214,299

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£0	#N/A	#N/A

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,712,186	22,712,186	13,412,186	10,612,186	8,612,186	5,212,186
80	19,909,782	19,909,782	10,609,782	7,809,782	5,809,782	2,409,782
100	19,299,974	19,299,974	9,999,974	7,199,974	5,199,974	1,799,974
125	18,537,714	18,537,714	9,237,714	6,437,714	4,437,714	1,037,714
135	18,232,810	18,232,810	8,932,810	6,132,810	4,132,810	732,810
150	17,775,454	17,775,454	8,475,454	5,675,454	3,675,454	275,454
165	17,318,098	17,318,098	8,018,098	5,218,098	3,218,098	-181,902
175	17,013,194	17,013,194	7,713,194	4,913,194	2,913,194	-486,806
190	16,555,838	16,555,838	7,255,838	4,455,838	2,455,838	-944,162
200	16,250,935	16,250,935	6,950,935	4,150,935	2,150,935	-1,249,065
225	15,482,872	15,482,872	6,182,872	3,382,872	1,382,872	-2,017,128
235	15,173,316	15,173,316	5,873,316	3,073,316	1,073,316	-2,326,684
250	14,708,982	14,708,982	5,408,982	2,608,982	608,982	-2,791,018
265	14,244,647	14,244,647	4,944,647	2,144,647	144,647	-3,255,353
275	13,935,091	13,935,091	4,635,091	1,835,091	-164,909	-3,564,909
300	13,161,200	13,161,200	3,861,200	1,061,200	-938,800	-4,338,800

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£265	£150

Appendix 4 - Build to Rent appraisal results

**Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary**

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

Site type	BTR/PRS			
	BLV1	BLV2	BLV3	BLV4
High Value 100% Pvt	300	300	300	300
High Value 35% DMR @LLR	300	225	165	0
High Value 50% DMR @LLR	#N/A	#N/A	#N/A	#N/A
Med Value 100% Pvt	300	300	300	300
Med Value 35% DMR @LLR	#N/A	#N/A	#N/A	#N/A
Med Value 50% DMR @LLR	#N/A	#N/A	#N/A	#N/A
Low Value 100% Pvt	#N/A	#N/A	#N/A	#N/A
Low Value 35% DMR @LLR	#N/A	#N/A	#N/A	#N/A
Low Value 50% DMR @LLR	#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy
Old Oak & Park Royal Development Corporation**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 1

No of units	500 units
Density:	508 dph

Affordable %	0%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	70%
% Shared Ownership	0%
Private values	£9167 psm

Site area	0.9833 ha
Net to gross	100%
Growth	
Sales	0%
Build	0%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	54,050.776	54,066.891	45,666.891	42,866.891	40,866.891	37,466.891
80	51,483.979	52,356.589	43,056.589	40,256.589	38,256.589	34,856.589
100	50,842.279	51,704.013	42,404.013	39,604.013	37,604.013	34,204.013
125	50,040.156	50,888.294	41,588.294	38,788.294	36,788.294	33,388.294
135	49,719.306	50,562.006	41,262.006	38,462.006	36,462.006	33,062.006
150	49,238.032	50,072.575	40,772.575	37,972.575	35,972.575	32,572.575
165	48,756.757	49,583.143	40,283.143	37,483.143	35,483.143	32,083.143
175	48,435.908	49,256.855	39,956.855	37,156.855	35,156.855	31,756.855
190	47,954.633	48,767.423	39,467.423	36,667.423	34,667.423	31,267.423
200	47,633.784	48,441.136	39,141.136	36,341.136	34,341.136	30,941.136
225	46,831.659	47,625.416	38,325.416	35,525.416	33,525.416	30,125.416
235	46,510.809	47,299.128	37,999.128	35,199.128	33,199.128	29,799.128
250	46,029.535	46,809.697	37,509.697	34,709.697	32,709.697	29,309.697
265	45,548.260	46,320.265	37,020.265	34,220.265	32,220.265	28,820.265
275	45,227.411	45,993.978	36,693.978	33,893.978	31,893.978	28,493.978
300	44,423.048	45,175.981	35,875.981	33,075.981	31,075.981	27,675.981

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

High Value 35% DMR @LLR

Private values £7426 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£19,333.518	19,661.205	10,361.205	7,561.205	5,561.205	2,161.205
80	16,766.721	17,050.903	7,750.903	4,950.903	2,950.903	-449.097
100	16,125.022	16,398.327	7,098.327	4,298.327	2,298.327	-1,101.673
125	15,322.161	15,581.859	6,281.859	3,481.859	1,481.859	-1,918.141
135	14,998.845	15,253.063	5,953.063	3,153.063	1,153.063	-2,246.937
150	14,513.871	14,759.869	5,459.869	2,659.869	659.869	-2,740.131
165	14,025.964	14,263.692	4,963.692	2,163.692	163.692	-3,236.308
175	13,697.715	13,929.880	4,629.880	1,829.880	-170.120	-3,570.120
190	13,205.341	13,429.161	4,129.161	1,329.161	-670.839	-4,070.839
200	12,877.093	13,085.348	3,795.348	995.348	-1,004.652	-4,404.652
225	12,055.459	12,260.816	2,960.816	160.816	-1,839.184	-5,239.184
235	11,728.220	11,927.004	2,627.004	-172.996	-2,172.996	-5,572.996
250	11,235.846	11,426.284	2,126.284	-673.716	-2,673.716	-6,073.716
265	10,738.324	10,920.329	1,620.329	-1,179.671	-3,179.671	-6,579.671
275	10,405.066	10,581.423	1,281.423	-1,518.577	-3,518.577	-6,918.577
300	9,571.922	9,734.158	434.158	-2,365.842	-4,365.842	-7,765.842

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£300	£225	£165	£0

High Value 50% DMR @LLR

Private values £6680 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,449.955	4,525.378	-4,774.622	-7,574.622	-9,574.622	-12,974.622
80	1,875.660	1,907.451	-7,392.549	-10,192.549	-12,192.549	-15,592.549
100	1,222.171	1,242.885	-8,057.115	-10,857.115	-12,857.115	-16,257.115
125	401.548	408.354	-8,891.646	-11,691.646	-13,691.646	-17,091.646
135	73.298	74.541	-9,325.459	-12,025.459	-14,025.459	-17,425.459
150	-427.451	-434.696	-9,734.696	-12,534.696	-14,534.696	-17,934.696
165	-934.965	-950.812	-10,250.812	-13,050.812	-15,050.812	-18,450.812
175	-1,273.307	-1,294.889	-10,594.889	-13,394.889	-15,394.889	-18,794.889
190	-1,780.821	-1,811.005	-11,111.005	-13,911.005	-15,911.005	-19,311.005
200	-2,119.164	-2,155.082	-11,455.082	-14,255.082	-16,255.082	-19,655.082
225	-2,975.237	-3,025.665	-12,325.665	-15,125.665	-17,125.665	-20,525.665
235	-3,318.742	-3,374.992	-12,674.992	-15,474.992	-17,474.992	-20,874.992
250	-3,834.000	-3,898.983	-13,198.983	-15,998.983	-17,998.983	-21,398.983
265	-4,350.082	-4,423.813	-13,723.813	-16,523.813	-18,523.813	-21,923.813
275	-4,698.829	-4,778.470	-14,078.470	-16,878.470	-18,878.470	-22,278.470
300	-5,570.694	-5,665.113	-14,965.113	-17,765.113	-19,765.113	-23,165.113

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

Med Value 100% Pvt

Private values £7872 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	28,227.948	28,706.388	19,406.388	16,606.388	14,606.388	11,206.388
80	25,661.151	26,096.086	16,796.086	13,996.086	11,996.086	8,596.086
100	25,019.451	25,443.510	16,143.510	13,343.510	11,343.510	7,943.510
125	24,217.328	24,627.791	15,327.791	12,527.791	10,527.791	7,127.791
135	23,886.478	24,301.503	15,001.503	12,201.503	10,201.503	6,801.503
150	23,415.204	23,812.072	14,512.072	11,712.072	9,712.072	6,312.072
165	22,933.929	23,322.640	14,022.640	11,222.640	9,222.640	5,822.640
175	22,610.684	22,993.916	13,693.916	10,893.916	8,893.916	5,493.916
190	22,125.710	22,500.722	13,200.722	10,400.722	8,400.722	5,000.722
200	21,802.394	22,171.926	12,871.926	10,071.926	8,071.926	4,671.926
225	20,983.081	21,338.727	12,038.727	9,238.727	7,238.727	3,838.727
235	20,654.831	21,004.913	11,704.913	8,904.913	6,904.913	3,504.913
250	20,162.457	20,504.194	11,204.194	8,404.194	6,404.194	3,004.194
265	19,670.084	20,003.476	10,703.476	7,903.476	5,903.476	2,503.476
275	19,341.835	19,669.662	10,369.662	7,569.662	5,569.662	2,169.662
300	18,521.212	18,835.131	9,535.131	6,735.131	4,735.131	1,335.131

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Med Value 35% DMR @LLR

Private values £6536 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,590.489	1,617.446	-7,682.554	-10,482.554	-12,482.554	-15,882.554
80	-1,006.267	-1,023.322	-10,323.322	-13,123.322	-15,123.322	-18,523.322
100	-1,672.782	-1,701.134	-11,901.134	-13,801.134	-15,801.134	-19,201.134
125	-2,505.926	-2,548.400	-11,848.400	-14,648.400	-16,648.400	-20,048.400
135	-2,844.149	-2,892.355	-12,192.355	-14,992.355	-16,992.355	-20,392.355
150	-3,351.662	-3,408.470	-12,708.470	-15,508.470	-17,508.470	-20,908.470
165	-3,859.176	-3,924.586	-13,224.586	-16,024.586	-18,024.586	-21,424.586
175	-4,197.519	-4,268.663	-13,568.663	-16,368.663	-18,368.663	-21,768.663
190	-4,711.437	-4,791.292	-14,091.292	-16,891.292	-18,891.292	-22,291.292
200	-5,054.942	-5,140.619	-14,440.619	-17,240.619	-19,240.619	-22,640.619
225	-5,913.705	-6,013.938	-15,313.938	-18,113.938	-20,113.938	-23,513.938
235	-6,260.269	-6,366.375	-15,666.375	-18,466.375	-20,466.375	-23,866.375
250	-6,783.389	-6,898.362	-16,198.362	-18,998.362	-20,998.362	-24,398.362
265	-7,306.508	-7,430.347	-16,730.347	-19,530.347	-21,530.347	-24,930.347
275	-7,855.254	-7,785.005	-17,085.005	-19,885.005	-21,885.005	-25,285.005
300	-8,537.785	-8,682.493	-17,982.493	-20,782.493	-22,782.493	-26,182.493

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

Site type 1

Med Value 50% DMR @LLR		Private values					£5968 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	-9.887,728	-10,055,317	-19,355,317	-22,155,317	-24,155,317	-27,555,317	
80	-12,570,592	-12,783,653	-22,083,653	-24,883,653	-26,883,653	-30,283,653	
100	-13,261,023	-13,485,786	-22,785,786	-25,585,786	-27,585,786	-30,985,786	
125	-14,136,433	-14,376,034	-23,676,034	-26,476,034	-28,476,034	-31,876,034	
135	-14,490,501	-14,736,103	-24,036,103	-26,836,103	-28,836,103	-32,236,103	
150	-15,025,475	-15,280,144	-24,580,144	-27,380,144	-29,380,144	-32,780,144	
165	-15,564,680	-15,828,488	-25,128,488	-27,928,488	-29,928,488	-33,328,488	
175	-15,925,559	-16,198,534	-25,498,534	-28,298,534	-30,298,534	-33,698,534	
190	-16,475,992	-16,755,246	-26,055,246	-28,855,246	-30,855,246	-34,255,246	
200	-16,846,113	-17,131,640	-26,431,640	-29,231,640	-31,231,640	-34,631,640	
225	-17,778,566	-18,079,898	-27,379,898	-30,179,898	-32,179,898	-35,579,898	
235	-18,154,743	-18,462,451	-27,762,451	-30,562,451	-32,562,451	-35,962,451	
250	-18,726,365	-19,043,761	-28,343,761	-31,143,761	-33,143,761	-36,543,761	
265	-19,302,217	-19,629,373	-28,929,373	-31,729,373	-33,729,373	-37,129,373	
275	-19,889,960	-20,223,688	-29,523,688	-32,323,688	-34,323,688	-37,723,688	
300	-20,669,817	-21,020,153	-30,320,153	-33,120,153	-35,120,153	-38,520,153	

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

Low Value 100% Pvt		Private values					£6470 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	279,938	284,683	-9,015,317	-11,815,317	-13,815,317	-17,215,317	
80	-2,341,628	-2,391,317	-11,681,317	-14,481,317	-16,481,317	-19,881,317	
100	-3,008,143	-3,059,129	-12,359,129	-15,159,129	-17,159,129	-20,559,129	
125	-3,846,030	-3,911,217	-13,211,217	-16,011,217	-18,011,217	-21,411,217	
135	-4,184,372	-4,265,294	-13,565,294	-16,365,294	-18,365,294	-21,765,294	
150	-4,691,887	-4,771,411	-14,071,411	-16,871,411	-18,871,411	-22,271,411	
165	-5,199,432	-5,287,558	-14,587,558	-17,387,558	-19,387,558	-22,787,558	
175	-5,542,938	-5,636,886	-14,936,886	-17,736,886	-19,736,886	-23,136,886	
190	-6,058,196	-6,160,877	-15,460,877	-18,260,877	-20,260,877	-23,660,877	
200	-6,401,700	-6,510,204	-15,810,204	-18,610,204	-20,610,204	-24,010,204	
225	-7,266,511	-7,389,672	-16,689,672	-19,489,672	-21,489,672	-24,889,672	
235	-7,615,257	-7,744,329	-17,044,329	-19,844,329	-21,844,329	-25,244,329	
250	-8,138,377	-8,276,316	-17,576,316	-20,376,316	-22,376,316	-25,776,316	
265	-8,663,489	-8,810,327	-18,110,327	-20,910,327	-22,910,327	-26,310,327	
275	-9,017,556	-9,170,396	-18,470,396	-21,270,396	-23,270,396	-26,670,396	
300	-9,902,726	-10,070,568	-19,370,568	-22,170,568	-24,170,568	-27,570,568	

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

Low Value 35% DMR @LLR		Private values					£5700 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	-15,336,195	-15,596,130	-24,896,130	-27,696,130	-29,696,130	-33,096,130	
80	-18,142,784	-18,450,289	-27,750,289	-30,550,289	-32,550,289	-35,950,289	
100	-18,869,217	-19,209,373	-28,599,373	-31,309,373	-33,309,373	-36,709,373	
125	-19,849,368	-20,185,797	-29,485,797	-32,285,797	-34,285,797	-37,685,797	
135	-20,243,019	-20,586,121	-29,886,121	-32,686,121	-34,686,121	-38,086,121	
150	-20,841,810	-21,195,061	-30,495,061	-33,295,061	-35,295,061	-38,695,061	
165	-21,441,311	-21,804,723	-31,104,723	-33,904,723	-35,904,723	-39,304,723	
175	-21,840,977	-22,211,164	-31,511,164	-34,311,164	-36,311,164	-39,711,164	
190	-22,440,478	-22,820,825	-32,120,825	-34,920,825	-36,920,825	-40,320,825	
200	-22,840,146	-23,227,267	-32,527,267	-35,327,267	-37,327,267	-40,727,267	
225	-23,839,313	-24,243,369	-33,543,369	-36,343,369	-38,343,369	-41,743,369	
235	-24,238,980	-24,649,810	-33,949,810	-36,749,810	-38,749,810	-42,149,810	
250	-24,838,480	-25,259,471	-34,559,471	-37,359,471	-39,359,471	-42,759,471	
265	-25,437,981	-25,869,133	-35,169,133	-37,969,133	-39,969,133	-43,369,133	
275	-26,037,482	-26,478,795	-35,778,795	-38,578,795	-40,578,795	-43,978,795	
300	-26,836,815	-27,291,677	-36,591,677	-39,391,677	-41,391,677	-44,791,677	

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

Low Value 50% DMR @LLR		Private values					£5312 psm
CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4	
0	-23,754,838	-24,157,462	-33,457,462	-36,257,462	-38,257,462	-41,657,462	
80	-26,952,174	-27,408,991	-36,708,991	-39,508,991	-41,508,991	-44,908,991	
100	-27,751,509	-28,221,873	-37,521,873	-40,321,873	-42,321,873	-45,721,873	
125	-28,750,676	-29,237,975	-38,537,975	-41,337,975	-43,337,975	-46,737,975	
135	-29,150,343	-29,644,417	-38,944,417	-41,744,417	-43,744,417	-47,144,417	
150	-29,749,844	-30,254,079	-39,554,079	-42,354,079	-44,354,079	-47,754,079	
165	-30,349,344	-30,863,740	-40,163,740	-42,963,740	-44,963,740	-48,363,740	
175	-30,749,011	-31,270,181	-40,570,181	-43,370,181	-45,370,181	-48,770,181	
190	-31,348,512	-31,879,843	-41,179,843	-43,979,843	-45,979,843	-49,379,843	
200	-31,748,178	-32,286,283	-41,586,283	-44,386,283	-46,386,283	-49,786,283	
225	-32,747,347	-33,302,386	-42,602,386	-45,402,386	-47,402,386	-50,802,386	
235	-33,147,013	-33,708,827	-43,008,827	-45,808,827	-47,808,827	-51,208,827	
250	-33,746,514	-34,318,489	-43,618,489	-46,418,489	-48,418,489	-51,818,489	
265	-34,346,015	-34,928,151	-44,228,151	-47,028,151	-49,028,151	-52,428,151	
275	-34,745,681	-35,334,591	-44,634,591	-47,434,591	-49,434,591	-52,834,591	
300	-35,744,849	-36,350,694	-45,650,694	-48,450,694	-50,450,694	-53,850,694	

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

Appendix 5 - Housing for older people: retirement housing and Extra Care appraisal results

**Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary**

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

Affordable Housing	35%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Site type	Retirement/Sheltered Living			
------------------	------------------------------------	--	--	--

	BLV1	BLV2	BLV3	BLV4
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

Site type	Extra Care			
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	BLV1	BLV2	BLV3	BLV4
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 1

No of units	400 units
Density:	400 dph

Affordable %	35%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shered Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-223,358,129	-23,358,129	-32,658,129	-35,458,129	-37,458,129	-40,858,129
80	-24,960,181	-24,960,181	-34,260,181	-37,060,181	-39,060,181	-42,460,181
100	-25,360,694	-25,360,694	-34,660,694	-37,460,694	-39,460,694	-42,860,694
125	-25,861,335	-25,861,335	-35,161,335	-37,961,335	-39,961,335	-43,361,335
135	-26,061,591	-26,061,591	-35,361,591	-38,161,591	-40,161,591	-43,561,591
150	-26,361,977	-26,361,977	-35,661,977	-38,461,977	-40,461,977	-43,861,977
165	-26,662,361	-26,662,361	-35,962,361	-38,762,361	-40,762,361	-44,162,361
175	-26,862,618	-26,862,618	-36,162,618	-38,962,618	-40,962,618	-44,362,618
190	-27,163,003	-27,163,003	-36,463,003	-39,263,003	-41,263,003	-44,663,003
200	-27,363,260	-27,363,260	-36,663,260	-39,463,260	-41,463,260	-44,863,260
225	-27,863,901	-27,863,901	-37,163,901	-39,963,901	-41,963,901	-45,363,901
235	-28,064,158	-28,064,158	-37,364,158	-40,164,158	-42,164,158	-45,564,158
250	-28,364,542	-28,364,542	-37,664,542	-40,464,542	-42,464,542	-45,864,542
265	-28,664,928	-28,664,928	-37,964,928	-40,764,928	-42,764,928	-46,164,928
275	-28,865,184	-28,865,184	-38,165,184	-40,965,184	-42,965,184	-46,365,184
300	-29,365,825	-29,365,825	-38,665,825	-41,465,825	-43,465,825	-46,865,825

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-17,863,820	-17,863,820	-27,163,820	-29,963,820	-31,963,820	-35,363,820
80	-19,465,872	-19,465,872	-28,765,872	-31,565,872	-33,565,872	-36,965,872
100	-19,866,385	-19,866,385	-29,166,385	-31,966,385	-33,966,385	-37,366,385
125	-20,367,027	-20,367,027	-29,667,027	-32,467,027	-34,467,027	-37,867,027
135	-20,567,284	-20,567,284	-29,867,284	-32,667,284	-34,667,284	-38,067,284
150	-20,867,668	-20,867,668	-30,167,668	-32,967,668	-34,967,668	-38,367,668
165	-21,168,053	-21,168,053	-30,468,053	-33,268,053	-35,268,053	-38,668,053
175	-21,368,310	-21,368,310	-30,668,310	-33,468,310	-35,468,310	-38,868,310
190	-21,668,694	-21,668,694	-30,968,694	-33,768,694	-35,768,694	-39,168,694
200	-21,868,951	-21,868,951	-31,168,951	-33,968,951	-35,968,951	-39,368,951
225	-22,369,593	-22,369,593	-31,669,593	-34,469,593	-36,469,593	-39,869,593
235	-22,569,849	-22,569,849	-31,869,849	-34,669,849	-36,669,849	-40,069,849
250	-22,870,233	-22,870,233	-32,170,233	-34,970,233	-36,970,233	-40,370,233
265	-23,170,619	-23,170,619	-32,470,619	-35,270,619	-37,270,619	-40,670,619
275	-23,370,875	-23,370,875	-32,670,875	-35,470,875	-37,470,875	-40,870,875
300	-23,871,516	-23,871,516	-33,171,516	-35,971,516	-37,971,516	-41,371,516

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-12,498,949	-12,498,949	-21,798,949	-24,598,949	-26,598,949	-29,998,949
80	-14,101,001	-14,101,001	-23,401,001	-26,201,001	-28,201,001	-31,601,001
100	-14,501,515	-14,501,515	-23,801,515	-26,601,515	-28,601,515	-32,001,515
125	-15,002,155	-15,002,155	-24,302,155	-27,102,155	-29,102,155	-32,502,155
135	-15,202,412	-15,202,412	-24,502,412	-27,302,412	-29,302,412	-32,702,412
150	-15,502,797	-15,502,797	-24,802,797	-27,602,797	-29,602,797	-33,002,797
165	-15,803,182	-15,803,182	-25,103,182	-27,903,182	-29,903,182	-33,303,182
175	-16,003,438	-16,003,438	-25,303,438	-28,103,438	-30,103,438	-33,503,438
190	-16,303,823	-16,303,823	-25,603,823	-28,403,823	-30,403,823	-33,803,823
200	-16,504,080	-16,504,080	-25,804,080	-28,604,080	-30,604,080	-34,004,080
225	-17,004,721	-17,004,721	-26,304,721	-29,104,721	-31,104,721	-34,504,721
235	-17,204,977	-17,204,977	-26,504,977	-29,304,977	-31,304,977	-34,704,977
250	-17,505,363	-17,505,363	-26,805,363	-29,605,363	-31,605,363	-35,005,363
265	-17,805,747	-17,805,747	-27,105,747	-29,905,747	-31,905,747	-35,305,747
275	-18,006,004	-18,006,004	-27,306,004	-30,106,004	-32,106,004	-35,506,004
300	-18,506,646	-18,506,646	-27,806,646	-30,606,646	-32,606,646	-36,006,646

Maximum CIL rates (per square metre)

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

Site type 1

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-7,357,047	-7,357,047	-16,657,047	-19,457,047	-21,457,047	-24,857,047
80	-8,935,022	-8,935,022	-18,235,022	-21,035,022	-23,035,022	-26,435,022
100	-9,329,516	-9,329,516	-18,629,516	-21,429,516	-23,429,516	-26,829,516
125	-9,822,633	-9,822,633	-19,122,633	-21,922,633	-23,922,633	-27,322,633
135	-10,019,880	-10,019,880	-19,319,880	-22,119,880	-24,119,880	-27,519,880
150	-10,315,750	-10,315,750	-19,615,750	-22,415,750	-24,415,750	-27,815,750
165	-10,612,988	-10,612,988	-19,912,988	-22,712,988	-24,712,988	-28,112,988
175	-10,813,244	-10,813,244	-20,113,244	-22,913,244	-24,913,244	-28,313,244
190	-11,113,628	-11,113,628	-20,413,628	-23,213,628	-25,213,628	-28,613,628
200	-11,313,885	-11,313,885	-20,613,885	-23,413,885	-25,413,885	-28,813,885
225	-11,814,527	-11,814,527	-21,114,527	-23,914,527	-25,914,527	-29,314,527
235	-12,014,783	-12,014,783	-21,314,783	-24,114,783	-26,114,783	-29,514,783
250	-12,315,168	-12,315,168	-21,615,168	-24,415,168	-26,415,168	-29,815,168
265	-12,615,553	-12,615,553	-21,915,553	-24,715,553	-26,715,553	-30,115,553
275	-12,815,810	-12,815,810	-22,115,810	-24,915,810	-26,915,810	-30,315,810
300	-13,316,450	-13,316,450	-22,616,450	-25,416,450	-27,416,450	-30,816,450

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,283,808	-2,283,808	-11,583,808	-14,383,808	-16,383,808	-19,783,808
80	-3,838,068	-3,838,068	-13,138,068	-15,938,068	-17,938,068	-21,338,068
100	-4,226,634	-4,226,634	-13,526,634	-16,326,634	-18,326,634	-21,726,634
125	-4,719,743	-4,719,743	-14,019,743	-16,819,743	-18,819,743	-22,219,743
135	-4,916,991	-4,916,991	-14,216,991	-17,016,991	-19,016,991	-22,416,991
150	-5,212,861	-5,212,861	-14,512,861	-17,312,861	-19,312,861	-22,712,861
165	-5,508,731	-5,508,731	-14,808,731	-17,608,731	-19,608,731	-23,008,731
175	-5,705,978	-5,705,978	-15,005,978	-17,805,978	-19,805,978	-23,205,978
190	-6,001,848	-6,001,848	-15,301,848	-18,101,848	-20,101,848	-23,501,848
200	-6,199,095	-6,199,095	-15,499,095	-18,299,095	-20,299,095	-23,699,095
225	-6,692,213	-6,692,213	-15,992,213	-18,792,213	-20,792,213	-24,192,213
235	-6,889,460	-6,889,460	-16,189,460	-18,989,460	-20,989,460	-24,389,460
250	-7,185,329	-7,185,329	-16,485,329	-19,285,329	-21,285,329	-24,685,329
265	-7,481,200	-7,481,200	-16,781,200	-19,581,200	-21,581,200	-24,981,200
275	-7,678,447	-7,678,447	-16,978,447	-19,778,447	-21,778,447	-25,178,447
300	-8,171,564	-8,171,564	-17,471,564	-20,271,564	-22,271,564	-25,671,564

Maximum CIL rates (per square metre)

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

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 2

Flats	
No of units	400 units
Density:	400 dph

Affordable %	35%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shered Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-46,834,911	-46,834,911	-56,134,911	-58,934,911	-60,934,911	-64,334,911
80	-48,560,197	-48,560,197	-57,860,197	-60,660,197	-62,660,197	-66,060,197
100	-48,991,519	-48,991,519	-58,291,519	-61,091,519	-63,091,519	-66,491,519
125	-49,530,672	-49,530,672	-58,830,672	-61,630,672	-63,630,672	-67,030,672
135	-49,746,332	-49,746,332	-59,046,332	-61,846,332	-63,846,332	-67,246,332
150	-50,069,824	-50,069,824	-59,369,824	-62,169,824	-64,169,824	-67,569,824
165	-50,393,316	-50,393,316	-59,693,316	-62,493,316	-64,493,316	-67,893,316
175	-50,608,977	-50,608,977	-59,908,977	-62,708,977	-64,708,977	-68,108,977
190	-50,932,467	-50,932,467	-60,232,467	-63,032,467	-65,032,467	-68,432,467
200	-51,148,128	-51,148,128	-60,448,128	-63,248,128	-65,248,128	-68,648,128
225	-51,687,281	-51,687,281	-60,987,281	-63,787,281	-65,787,281	-69,187,281
235	-51,902,942	-51,902,942	-61,202,942	-64,002,942	-66,002,942	-69,402,942
250	-52,226,433	-52,226,433	-61,526,433	-64,326,433	-66,326,433	-69,726,433
265	-52,549,924	-52,549,924	-61,849,924	-64,649,924	-66,649,924	-70,049,924
275	-52,765,585	-52,765,585	-62,065,585	-64,865,585	-66,865,585	-70,265,585
300	-53,304,737	-53,304,737	-62,604,737	-65,404,737	-67,404,737	-70,804,737

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-41,340,602	-41,340,602	-50,640,602	-53,440,602	-55,440,602	-58,840,602
80	-43,065,889	-43,065,889	-52,365,889	-55,165,889	-57,165,889	-60,565,889
100	-43,497,211	-43,497,211	-52,797,211	-55,597,211	-57,597,211	-60,997,211
125	-44,036,363	-44,036,363	-53,336,363	-56,136,363	-58,136,363	-61,536,363
135	-44,252,025	-44,252,025	-53,552,025	-56,352,025	-58,352,025	-61,752,025
150	-44,575,515	-44,575,515	-53,875,515	-56,675,515	-58,675,515	-62,075,515
165	-44,899,007	-44,899,007	-54,199,007	-56,999,007	-58,999,007	-62,399,007
175	-45,114,668	-45,114,668	-54,414,668	-57,214,668	-59,214,668	-62,614,668
190	-45,438,160	-45,438,160	-54,738,160	-57,538,160	-59,538,160	-62,938,160
200	-45,653,820	-45,653,820	-54,953,820	-57,753,820	-59,753,820	-63,153,820
225	-46,192,972	-46,192,972	-55,492,972	-58,292,972	-60,292,972	-63,692,972
235	-46,408,633	-46,408,633	-55,708,633	-58,508,633	-60,508,633	-63,908,633
250	-46,732,124	-46,732,124	-56,032,124	-58,832,124	-60,832,124	-64,232,124
265	-47,055,616	-47,055,616	-56,355,616	-59,155,616	-61,155,616	-64,555,616
275	-47,271,277	-47,271,277	-56,571,277	-59,371,277	-61,371,277	-64,771,277
300	-47,810,429	-47,810,429	-57,110,429	-59,910,429	-61,910,429	-65,310,429

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-35,975,730	-35,975,730	-45,275,730	-48,075,730	-50,075,730	-53,475,730
80	-37,701,018	-37,701,018	-47,001,018	-49,801,018	-51,801,018	-55,201,018
100	-38,132,340	-38,132,340	-47,432,340	-50,232,340	-52,232,340	-55,632,340
125	-38,671,492	-38,671,492	-47,971,492	-50,771,492	-52,771,492	-56,171,492
135	-38,887,153	-38,887,153	-48,187,153	-50,987,153	-52,987,153	-56,387,153
150	-39,210,645	-39,210,645	-48,510,645	-51,310,645	-53,310,645	-56,710,645
165	-39,534,135	-39,534,135	-48,834,135	-51,634,135	-53,634,135	-57,034,135
175	-39,749,796	-39,749,796	-49,049,796	-51,849,796	-53,849,796	-57,249,796
190	-40,073,288	-40,073,288	-49,373,288	-52,173,288	-54,173,288	-57,573,288
200	-40,288,949	-40,288,949	-49,588,949	-52,388,949	-54,388,949	-57,788,949
225	-40,828,101	-40,828,101	-50,128,101	-52,928,101	-54,928,101	-58,328,101
235	-41,043,762	-41,043,762	-50,343,762	-53,143,762	-55,143,762	-58,543,762
250	-41,367,253	-41,367,253	-50,667,253	-53,467,253	-55,467,253	-58,867,253
265	-41,690,745	-41,690,745	-50,990,745	-53,790,745	-55,790,745	-59,190,745
275	-41,906,405	-41,906,405	-51,206,405	-54,006,405	-56,006,405	-59,406,405
300	-42,445,558	-42,445,558	-51,745,558	-54,545,558	-56,545,558	-59,945,558

Maximum CIL rates (per square metre)

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

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-30,785,536	-30,785,536	-40,085,536	-42,885,536	-44,885,536	-48,285,536
80	-32,510,824	-32,510,824	-41,810,824	-44,610,824	-46,610,824	-50,010,824
100	-32,942,145	-32,942,145	-42,242,145	-45,042,145	-47,042,145	-50,442,145
125	-33,481,298	-33,481,298	-42,781,298	-45,581,298	-47,581,298	-50,981,298
135	-33,698,959	-33,698,959	-42,998,959	-45,798,959	-47,798,959	-51,198,959
150	-34,020,450	-34,020,450	-43,320,450	-46,120,450	-48,120,450	-51,520,450
165	-34,343,941	-34,343,941	-43,643,941	-46,443,941	-48,443,941	-51,843,941
175	-34,559,602	-34,559,602	-43,859,602	-46,659,602	-48,659,602	-52,059,602
190	-34,883,094	-34,883,094	-44,183,094	-46,983,094	-48,983,094	-52,383,094
200	-35,098,755	-35,098,755	-44,398,755	-47,198,755	-49,198,755	-52,598,755
225	-35,637,906	-35,637,906	-44,937,906	-47,737,906	-49,737,906	-53,137,906
235	-35,853,567	-35,853,567	-45,153,567	-47,953,567	-49,953,567	-53,353,567
250	-36,177,059	-36,177,059	-45,477,059	-48,277,059	-50,277,059	-53,677,059
265	-36,500,551	-36,500,551	-45,800,551	-48,600,551	-50,600,551	-54,000,551
275	-36,716,211	-36,716,211	-46,016,211	-48,816,211	-50,816,211	-54,216,211
300	-37,255,364	-37,255,364	-46,555,364	-49,355,364	-51,355,364	-54,755,364

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-25,595,342	-25,595,342	-34,895,342	-37,695,342	-39,695,342	-43,095,342
80	-27,320,629	-27,320,629	-36,620,629	-39,420,629	-41,420,629	-44,820,629
100	-27,751,951	-27,751,951	-37,051,951	-39,851,951	-41,851,951	-45,251,951
125	-28,291,103	-28,291,103	-37,591,103	-40,391,103	-42,391,103	-45,791,103
135	-28,506,764	-28,506,764	-37,806,764	-40,606,764	-42,606,764	-46,006,764
150	-28,830,255	-28,830,255	-38,130,255	-40,930,255	-42,930,255	-46,330,255
165	-29,153,747	-29,153,747	-38,453,747	-41,253,747	-43,253,747	-46,653,747
175	-29,369,408	-29,369,408	-38,669,408	-41,469,408	-43,469,408	-46,869,408
190	-29,692,899	-29,692,899	-38,992,899	-41,792,899	-43,792,899	-47,192,899
200	-29,908,560	-29,908,560	-39,208,560	-42,008,560	-44,008,560	-47,408,560
225	-30,447,712	-30,447,712	-39,747,712	-42,547,712	-44,547,712	-47,947,712
235	-30,663,373	-30,663,373	-39,963,373	-42,763,373	-44,763,373	-48,163,373
250	-30,986,865	-30,986,865	-40,286,865	-43,086,865	-45,086,865	-48,486,865
265	-31,310,355	-31,310,355	-40,610,355	-43,410,355	-45,410,355	-48,810,355
275	-31,526,017	-31,526,017	-40,826,017	-43,626,017	-45,626,017	-49,026,017
300	-32,065,169	-32,065,169	-41,365,169	-44,165,169	-46,165,169	-49,565,169

Maximum CIL rates (per square metre)

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

**Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary**

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

Affordable Housing	0%			
Tenure Split	SR	Lon AR	Lon LR	SO
	30%	0%	21%	49%

Site type	Retirement/Sheltered Living			
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	BLV1	BLV2	BLV3	BLV4
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	0	#N/A	#N/A	#N/A

Site type	Extra Care			
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	BLV1	BLV2	BLV3	BLV4
£800 per sq ft	#N/A	#N/A	#N/A	#N/A
£850 per sq ft	#N/A	#N/A	#N/A	#N/A
£900 per sq ft	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 1

No of units	400 units
Density:	400 dph

Affordable %	0%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shered Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-£16,101,690	-16,101,690	-25,401,690	-28,201,690	-30,201,690	-33,601,690
80	-18,547,208	-18,547,208	-27,847,208	-30,647,208	-32,647,208	-36,047,208
100	-19,158,588	-19,158,588	-28,458,588	-31,258,588	-33,258,588	-36,658,588
125	-19,922,813	-19,922,813	-29,222,813	-32,022,813	-34,022,813	-37,422,813
135	-20,228,503	-20,228,503	-29,528,503	-32,328,503	-34,328,503	-37,728,503
150	-20,687,037	-20,687,037	-29,987,037	-32,787,037	-34,787,037	-38,187,037
165	-21,145,572	-21,145,572	-30,445,572	-33,245,572	-35,245,572	-38,645,572
175	-21,451,262	-21,451,262	-30,751,262	-33,551,262	-35,551,262	-38,951,262
190	-21,909,797	-21,909,797	-31,209,797	-34,009,797	-36,009,797	-39,409,797
200	-22,215,487	-22,215,487	-31,515,487	-34,315,487	-36,315,487	-39,715,487
225	-22,979,712	-22,979,712	-32,279,712	-35,079,712	-37,079,712	-40,479,712
235	-23,285,401	-23,285,401	-32,585,401	-35,385,401	-37,385,401	-40,785,401
250	-23,743,936	-23,743,936	-33,043,936	-35,843,936	-37,843,936	-41,243,936
265	-24,202,471	-24,202,471	-33,502,471	-36,302,471	-38,302,471	-41,702,471
275	-24,508,161	-24,508,161	-33,808,161	-36,608,161	-38,608,161	-42,008,161
300	-25,272,385	-25,272,385	-34,572,385	-37,372,385	-39,372,385	-42,772,385

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-£8,959,237	-8,959,237	-18,259,237	-21,059,237	-23,059,237	-26,459,237
80	-11,354,180	-11,354,180	-20,654,180	-23,454,180	-25,454,180	-28,854,180
100	-11,956,372	-11,956,372	-21,256,372	-24,056,372	-26,056,372	-29,456,372
125	-12,709,111	-12,709,111	-22,009,111	-24,809,111	-26,809,111	-30,209,111
135	-13,010,206	-13,010,206	-22,310,206	-25,110,206	-27,110,206	-30,510,206
150	-13,461,850	-13,461,850	-22,761,850	-25,561,850	-27,561,850	-30,961,850
165	-13,913,493	-13,913,493	-23,213,493	-26,013,493	-28,013,493	-31,413,493
175	-14,214,589	-14,214,589	-23,514,589	-26,314,589	-28,314,589	-31,714,589
190	-14,666,233	-14,666,233	-23,966,233	-26,766,233	-28,766,233	-32,166,233
200	-14,969,526	-14,969,526	-24,269,526	-27,069,526	-29,069,526	-32,469,526
225	-15,733,751	-15,733,751	-25,033,751	-27,833,751	-29,833,751	-33,233,751
235	-16,039,440	-16,039,440	-25,339,440	-28,139,440	-30,139,440	-33,539,440
250	-16,497,975	-16,497,975	-25,797,975	-28,597,975	-30,597,975	-33,997,975
265	-16,956,510	-16,956,510	-26,256,510	-29,056,510	-31,056,510	-34,456,510
275	-17,262,200	-17,262,200	-26,562,200	-29,362,200	-31,362,200	-34,762,200
300	-18,026,424	-18,026,424	-27,326,424	-30,126,424	-32,126,424	-35,526,424

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-£2,003,245	-2,003,245	-11,303,245	-14,103,245	-16,103,245	-19,503,245
80	-4,340,152	-4,340,152	-13,640,152	-16,440,152	-18,440,152	-21,840,152
100	-4,924,379	-4,924,379	-14,224,379	-17,024,379	-19,024,379	-22,424,379
125	-5,661,081	-5,661,081	-14,961,081	-17,761,081	-19,761,081	-23,161,081
135	-5,957,652	-5,957,652	-15,257,652	-18,057,652	-20,057,652	-23,457,652
150	-6,402,507	-6,402,507	-15,702,507	-18,502,507	-20,502,507	-23,902,507
165	-6,847,363	-6,847,363	-16,147,363	-18,947,363	-20,947,363	-24,347,363
175	-7,143,934	-7,143,934	-16,443,934	-19,243,934	-21,243,934	-24,643,934
190	-7,588,789	-7,588,789	-16,888,789	-19,688,789	-21,688,789	-25,088,789
200	-7,885,360	-7,885,360	-17,185,360	-19,985,360	-21,985,360	-25,385,360
225	-8,626,787	-8,626,787	-17,926,787	-20,726,787	-22,726,787	-26,126,787
235	-8,923,357	-8,923,357	-18,223,357	-21,023,357	-23,023,357	-26,423,357
250	-9,368,212	-9,368,212	-18,668,212	-21,468,212	-23,468,212	-26,868,212
265	-9,813,068	-9,813,068	-19,113,068	-21,913,068	-23,913,068	-27,313,068
275	-10,109,639	-10,109,639	-19,409,639	-22,209,639	-24,209,639	-27,609,639
300	-10,856,075	-10,856,075	-20,156,075	-22,956,075	-24,956,075	-28,356,075

Maximum CIL rates (per square metre)

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

Site type 1

£850 per sq ft Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,746,773	4,746,773	-4,553,227	-7,353,227	-9,353,227	-12,753,227
80	2,479,580	2,479,580	-6,820,420	-9,820,420	-11,820,420	-15,020,420
100	1,912,782	1,912,782	-7,387,218	-10,187,218	-12,187,218	-15,587,218
125	1,204,285	1,204,285	-8,095,715	-10,895,715	-12,895,715	-16,295,715
135	920,885	920,885	-8,379,115	-11,179,115	-13,179,115	-16,579,115
150	495,787	495,787	-8,804,213	-11,604,213	-13,604,213	-17,004,213
165	70,688	70,688	-9,229,312	-12,029,312	-14,029,312	-17,429,312
175	-220,140	-220,140	-9,520,140	-12,320,140	-14,320,140	-17,720,140
190	-658,310	-658,310	-9,958,310	-12,758,310	-14,758,310	-18,158,310
200	-950,424	-950,424	-10,250,424	-13,050,424	-15,050,424	-18,450,424
225	-1,680,707	-1,680,707	-10,980,707	-13,780,707	-15,780,707	-19,180,707
235	-1,972,820	-1,972,820	-11,272,820	-14,072,820	-16,072,820	-19,472,820
250	-2,410,991	-2,410,991	-11,710,991	-14,510,991	-16,510,991	-19,910,991
265	-2,849,160	-2,849,160	-12,149,160	-14,949,160	-16,949,160	-20,349,160
275	-3,141,274	-3,141,274	-12,441,274	-15,241,274	-17,241,274	-20,641,274
300	-3,871,558	-3,871,558	-13,171,558	-15,971,558	-17,971,558	-21,371,558

Maximum CIL rates (per square metre)

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

£900 per sq ft Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,353,334	11,353,334	2,053,334	-746,666	-2,746,666	-6,146,666
80	9,120,215	9,120,215	-179,785	-2,979,785	-4,979,785	-8,379,785
100	8,561,934	8,561,934	-738,066	-3,538,066	-5,538,066	-8,938,066
125	7,864,086	7,864,086	-1,435,914	-4,235,914	-6,235,914	-9,635,914
135	7,584,945	7,584,945	-1,715,055	-4,515,055	-6,515,055	-9,915,055
150	7,166,236	7,166,236	-2,133,764	-4,933,764	-6,933,764	-10,333,764
165	6,747,525	6,747,525	-2,552,475	-5,352,475	-7,352,475	-10,752,475
175	6,468,386	6,468,386	-2,831,614	-5,631,614	-7,631,614	-11,031,614
190	6,049,675	6,049,675	-3,250,325	-6,050,325	-8,050,325	-11,450,325
200	5,768,237	5,768,237	-3,531,763	-6,331,763	-8,331,763	-11,731,763
225	5,059,739	5,059,739	-4,240,261	-7,040,261	-9,040,261	-12,440,261
235	4,776,341	4,776,341	-4,523,659	-7,323,659	-9,323,659	-12,723,659
250	4,351,241	4,351,241	-4,948,759	-7,748,759	-9,748,759	-13,148,759
265	3,926,143	3,926,143	-5,373,857	-8,173,857	-10,173,857	-13,573,857
275	3,642,744	3,642,744	-5,657,256	-8,457,256	-10,457,256	-13,857,256
300	2,934,246	2,934,246	-6,365,754	-9,165,754	-11,165,754	-14,565,754

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type 2

Flats	400 units
Density:	400 dph

Affordable %	0%
% Social Rent	30%
% Lon Aff Rent	0%
% Lon Living Rent	21%
% Shared Ownership	49%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£700 per sq ft

Private values £7535 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-39,604,053	-39,604,053	-48,904,053	-51,704,053	-53,704,053	-57,104,053
80	-42,237,688	-42,237,688	-51,537,688	-54,337,688	-56,337,688	-59,737,688
100	-42,896,097	-42,896,097	-52,196,097	-54,996,097	-56,996,097	-60,396,097
125	-43,719,108	-43,719,108	-53,019,108	-55,819,108	-57,819,108	-61,219,108
135	-44,048,313	-44,048,313	-53,348,313	-56,148,313	-58,148,313	-61,548,313
150	-44,542,120	-44,542,120	-53,842,120	-56,642,120	-58,642,120	-62,042,120
165	-45,035,926	-45,035,926	-54,335,926	-57,135,926	-59,135,926	-62,535,926
175	-45,365,131	-45,365,131	-54,665,131	-57,465,131	-59,465,131	-62,865,131
190	-45,858,937	-45,858,937	-55,158,937	-57,958,937	-59,958,937	-63,358,937
200	-46,188,142	-46,188,142	-55,488,142	-58,288,142	-60,288,142	-63,688,142
225	-47,011,153	-47,011,153	-56,311,153	-59,111,153	-61,111,153	-64,511,153
235	-47,340,358	-47,340,358	-56,640,358	-59,440,358	-61,440,358	-64,840,358
250	-47,834,164	-47,834,164	-57,134,164	-59,934,164	-61,934,164	-65,334,164
265	-48,327,971	-48,327,971	-57,627,971	-60,427,971	-62,427,971	-65,827,971
275	-48,657,175	-48,657,175	-57,957,175	-60,757,175	-62,757,175	-66,157,175
300	-49,480,187	-49,480,187	-58,780,187	-61,580,187	-63,580,187	-66,980,187

Maximum CIL rates (per square metre)

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

£750 per sq ft

Private values £8073 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-32,358,092	-32,358,092	-41,658,092	-44,458,092	-46,458,092	-49,858,092
80	-34,991,728	-34,991,728	-44,291,728	-47,091,728	-49,091,728	-52,491,728
100	-35,650,136	-35,650,136	-44,950,136	-47,750,136	-49,750,136	-53,150,136
125	-36,473,147	-36,473,147	-45,773,147	-48,573,147	-50,573,147	-53,973,147
135	-36,802,352	-36,802,352	-46,102,352	-48,902,352	-50,902,352	-54,302,352
150	-37,296,159	-37,296,159	-46,596,159	-49,396,159	-51,396,159	-54,796,159
165	-37,789,965	-37,789,965	-47,089,965	-49,889,965	-51,889,965	-55,289,965
175	-38,119,170	-38,119,170	-47,419,170	-50,219,170	-52,219,170	-55,619,170
190	-38,612,976	-38,612,976	-47,912,976	-50,712,976	-52,712,976	-56,112,976
200	-38,942,181	-38,942,181	-48,242,181	-51,042,181	-53,042,181	-56,442,181
225	-39,765,192	-39,765,192	-49,065,192	-51,865,192	-53,865,192	-57,265,192
235	-40,094,397	-40,094,397	-49,394,397	-52,194,397	-54,194,397	-57,594,397
250	-40,588,203	-40,588,203	-49,888,203	-52,688,203	-54,688,203	-58,088,203
265	-41,082,010	-41,082,010	-50,382,010	-53,182,010	-55,182,010	-58,582,010
275	-41,411,214	-41,411,214	-50,711,214	-53,511,214	-55,511,214	-58,911,214
300	-42,234,226	-42,234,226	-51,534,226	-54,334,226	-56,334,226	-59,734,226

Maximum CIL rates (per square metre)

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

£800 per sq ft

Private values £8611 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-25,112,131	-25,112,131	-34,412,131	-37,212,131	-39,212,131	-42,612,131
80	-27,745,767	-27,745,767	-37,045,767	-39,845,767	-41,845,767	-45,245,767
100	-28,404,175	-28,404,175	-37,704,175	-40,504,175	-42,504,175	-45,904,175
125	-29,227,186	-29,227,186	-38,527,186	-41,327,186	-43,327,186	-46,727,186
135	-29,556,391	-29,556,391	-38,856,391	-41,656,391	-43,656,391	-47,056,391
150	-30,050,198	-30,050,198	-39,350,198	-42,150,198	-44,150,198	-47,550,198
165	-30,544,004	-30,544,004	-39,844,004	-42,644,004	-44,644,004	-48,044,004
175	-30,873,209	-30,873,209	-40,173,209	-42,973,209	-44,973,209	-48,373,209
190	-31,367,015	-31,367,015	-40,667,015	-43,467,015	-45,467,015	-48,867,015
200	-31,696,220	-31,696,220	-40,996,220	-43,796,220	-45,796,220	-49,196,220
225	-32,519,231	-32,519,231	-41,819,231	-44,619,231	-46,619,231	-50,019,231
235	-32,848,436	-32,848,436	-42,148,436	-44,948,436	-46,948,436	-50,348,436
250	-33,342,242	-33,342,242	-42,642,242	-45,442,242	-47,442,242	-50,842,242
265	-33,836,049	-33,836,049	-43,136,049	-45,936,049	-47,936,049	-51,336,049
275	-34,165,253	-34,165,253	-43,465,253	-46,265,253	-48,265,253	-51,665,253
300	-34,988,264	-34,988,264	-44,288,264	-47,088,264	-49,088,264	-52,488,264

Maximum CIL rates (per square metre)

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

Site type 2

£850 per sq ft

Private values £9149 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-17,866,171	-17,866,171	-27,166,171	-29,966,171	-31,966,171	-35,366,171
80	-20,499,806	-20,499,806	-29,799,806	-32,599,806	-34,599,806	-37,999,806
100	-21,158,215	-21,158,215	-30,458,215	-33,258,215	-35,258,215	-38,658,215
125	-21,981,226	-21,981,226	-31,281,226	-34,081,226	-36,081,226	-39,481,226
135	-22,310,430	-22,310,430	-31,610,430	-34,410,430	-36,410,430	-39,810,430
150	-22,804,238	-22,804,238	-32,104,238	-34,904,238	-36,904,238	-40,304,238
165	-23,298,044	-23,298,044	-32,598,044	-35,398,044	-37,398,044	-40,798,044
175	-23,627,249	-23,627,249	-32,927,249	-35,727,249	-37,727,249	-41,127,249
190	-24,121,055	-24,121,055	-33,421,055	-36,221,055	-38,221,055	-41,621,055
200	-24,450,259	-24,450,259	-33,750,259	-36,550,259	-38,550,259	-41,950,259
225	-25,273,270	-25,273,270	-34,573,270	-37,373,270	-39,373,270	-42,773,270
235	-25,602,475	-25,602,475	-34,902,475	-37,702,475	-39,702,475	-43,102,475
250	-26,096,281	-26,096,281	-35,396,281	-38,196,281	-40,196,281	-43,596,281
265	-26,590,089	-26,590,089	-35,890,089	-38,690,089	-40,690,089	-44,090,089
275	-26,919,292	-26,919,292	-36,219,292	-39,019,292	-41,019,292	-44,419,292
300	-27,742,303	-27,742,303	-37,042,303	-39,842,303	-41,842,303	-45,242,303

Maximum CIL rates (per square metre)

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

£900 per sq ft

Private values £9688 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-10,744,618	-10,744,618	-20,044,618	-22,844,618	-24,844,618	-28,244,618
80	-13,321,988	-13,321,988	-22,621,988	-25,421,988	-27,421,988	-30,821,988
100	-13,970,502	-13,970,502	-23,270,502	-26,070,502	-28,070,502	-31,470,502
125	-14,781,143	-14,781,143	-24,081,143	-26,881,143	-28,881,143	-32,281,143
135	-15,105,401	-15,105,401	-24,405,401	-27,205,401	-29,205,401	-32,605,401
150	-15,591,786	-15,591,786	-24,891,786	-27,691,786	-29,691,786	-33,091,786
165	-16,078,172	-16,078,172	-25,378,172	-28,178,172	-30,178,172	-33,578,172
175	-16,402,428	-16,402,428	-25,702,428	-28,502,428	-30,502,428	-33,902,428
190	-16,888,814	-16,888,814	-26,188,814	-28,988,814	-30,988,814	-34,388,814
200	-17,213,071	-17,213,071	-26,513,071	-29,313,071	-31,313,071	-34,713,071
225	-18,027,310	-18,027,310	-27,327,310	-30,127,310	-32,127,310	-35,527,310
235	-18,356,515	-18,356,515	-27,656,515	-30,456,515	-32,456,515	-35,856,515
250	-18,850,321	-18,850,321	-28,150,321	-30,950,321	-32,950,321	-36,350,321
265	-19,344,128	-19,344,128	-28,644,128	-31,444,128	-33,444,128	-36,844,128
275	-19,673,332	-19,673,332	-28,973,332	-31,773,332	-33,773,332	-37,173,332
300	-20,496,343	-20,496,343	-29,796,343	-32,596,343	-34,596,343	-37,996,343

Maximum CIL rates (per square metre)

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

Appendix 6 - Co-living appraisal results

**Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary**

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

Site type		Co-Living 100% Private			
		BLV1	BLV2	BLV3	BLV4
Higher Value		300	300	300	300
Medium Value		300	300	300	300
Lower Value		300	300	235	80

Site type		Co-living with 35% AH PIL			
		BLV1	BLV2	BLV3	BLV4
Higher Value		300	300	300	235
Medium Value		#N/A	#N/A	#N/A	#N/A
Lower Value		#N/A	#N/A	#N/A	#N/A

Site type		Co-Living with 50% AH PIL			
		BLV1	BLV2	BLV3	BLV4
Higher Value		200	80	#N/A	#N/A
Medium Value		#N/A	#N/A	#N/A	#N/A
Lower Value		#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type Co-Living 100% Pvt

Flats	
No of units	325 units
Density:	600 dph

Site area	0.5417 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Higher Value

--

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,545,901	43,469,356	34,169,356	31,369,356	29,369,356	25,969,356
80	22,584,053	41,693,636	32,393,636	29,593,636	27,593,636	24,193,636
100	22,343,590	41,249,706	31,949,706	29,149,706	27,149,706	23,749,706
125	22,043,013	40,694,794	31,394,794	28,594,794	26,594,794	23,194,794
135	21,922,782	40,472,828	31,172,828	28,372,828	26,372,828	22,972,828
150	21,742,435	40,139,880	30,839,880	28,039,880	26,039,880	22,639,880
165	21,562,088	39,806,932	30,506,932	27,706,932	25,706,932	22,306,932
175	21,441,858	39,584,968	30,284,968	27,484,968	25,484,968	22,084,968
190	21,261,511	39,252,020	29,952,020	27,152,020	25,152,020	21,752,020
200	21,141,280	39,030,055	29,730,055	26,930,055	24,930,055	21,530,055
225	20,840,702	38,475,143	29,175,143	26,375,143	24,375,143	20,975,143
235	20,720,471	38,253,177	28,953,177	26,153,177	24,153,177	20,753,177
250	20,540,124	37,920,229	28,620,229	25,820,229	23,820,229	20,420,229
265	20,359,778	37,587,283	28,287,283	25,487,283	23,487,283	20,087,283
275	20,239,547	37,365,317	28,065,317	25,265,317	23,265,317	19,865,317
300	19,938,969	36,810,404	27,510,404	24,710,404	22,710,404	19,310,404

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Medium Value

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CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,977,372	27,650,533	18,350,533	15,550,533	13,550,533	10,150,533
80	14,015,524	25,874,813	16,574,813	13,774,813	11,774,813	8,374,813
100	13,775,062	25,430,884	16,130,884	13,330,884	11,330,884	7,930,884
125	13,474,484	24,875,971	15,575,971	12,775,971	10,775,971	7,375,971
135	13,354,253	24,654,005	15,354,005	12,554,005	10,554,005	7,154,005
150	13,173,907	24,321,059	15,021,059	12,221,059	10,221,059	6,821,059
165	12,993,560	23,988,111	14,688,111	11,888,111	9,888,111	6,488,111
175	12,873,329	23,766,145	14,466,145	11,666,145	9,666,145	6,266,145
190	12,692,983	23,433,199	14,133,199	11,333,199	9,333,199	5,933,199
200	12,572,751	23,211,233	13,911,233	11,111,233	9,111,233	5,711,233
225	12,272,173	22,656,320	13,356,320	10,556,320	8,556,320	5,156,320
235	12,151,943	22,434,356	13,134,356	10,334,356	8,334,356	4,934,356
250	11,971,596	22,101,408	12,801,408	10,001,408	8,001,408	4,601,408
265	11,791,249	21,768,460	12,468,460	9,668,460	7,668,460	4,268,460
275	11,671,018	21,546,494	12,246,494	9,446,494	7,446,494	4,046,494
300	11,370,441	20,991,583	11,691,583	8,891,583	6,891,583	3,491,583

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

Lower Value

Private values	£6424 psm
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CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,583,255	19,538,317	10,238,317	7,438,317	5,438,317	2,038,317
80	9,621,407	17,762,597	8,462,597	5,662,597	3,662,597	262,597
100	9,380,944	17,318,666	8,018,666	5,218,666	3,218,666	-181,334
125	9,080,367	16,763,755	7,463,755	4,663,755	2,663,755	-736,245
135	8,960,136	16,541,789	7,241,789	4,441,789	2,441,789	-958,211
150	8,779,790	16,208,843	6,908,843	4,108,843	2,108,843	-1,291,157
165	8,599,443	15,875,895	6,575,895	3,775,895	1,775,895	-1,624,105
175	8,479,212	15,653,929	6,353,929	3,553,929	1,553,929	-1,846,071
190	8,298,865	15,320,981	6,020,981	3,220,981	1,220,981	-2,179,019
200	8,178,634	15,099,017	5,799,017	2,999,017	999,017	-2,400,983
225	7,878,056	14,544,104	5,244,104	2,444,104	444,104	-2,955,896
235	7,757,825	14,322,138	5,022,138	2,222,138	222,138	-3,177,862
250	7,577,479	13,989,192	4,689,192	1,889,192	-110,808	-3,510,808
265	7,397,132	13,656,244	4,356,244	1,556,244	-443,756	-3,843,756
275	7,276,901	13,434,278	4,134,278	1,334,278	-665,722	-4,065,722
300	6,976,324	12,879,367	3,579,367	779,367	-1,220,633	-4,620,633

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£300	£235	£80

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type Co-Living 35% AH Contributions

No of units	325 units	Site area	0.5417 ha
Density	600 dph	Net to gross	100%
Higher Value		Growth	
		Sales	0%
		Build	0%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,385,151	22,884,894	13,564,894	10,764,894	8,764,894	5,364,894
80	11,423,302	21,089,174	11,789,174	8,989,174	6,989,174	3,589,174
100	11,182,841	20,645,245	11,345,245	8,545,245	6,545,245	3,145,245
125	10,882,263	20,090,331	10,790,331	7,990,331	5,990,331	2,590,331
135	10,762,031	19,868,365	10,568,365	7,768,365	5,768,365	2,368,365
150	10,581,685	19,535,419	10,235,419	7,435,419	5,435,419	2,035,419
165	10,401,338	19,202,471	9,902,471	7,102,471	5,102,471	1,702,471
175	10,281,107	18,980,506	9,680,506	6,880,506	4,880,506	1,480,506
190	10,100,761	18,647,559	9,347,559	6,547,559	4,547,559	1,147,559
200	9,980,530	18,425,594	9,125,594	6,325,594	4,325,594	925,594
225	9,679,952	17,870,680	8,570,680	5,770,680	3,770,680	370,680
235	9,559,721	17,648,716	8,348,716	5,548,716	3,548,716	148,716
250	9,379,374	17,315,768	8,015,768	5,215,768	3,215,768	-184,232
265	9,199,028	16,982,820	7,682,820	4,882,820	2,882,820	-517,180
275	9,078,797	16,760,857	7,460,857	4,660,857	2,660,857	-739,143
300	8,778,219	16,205,943	6,905,943	4,105,943	2,105,943	-1,294,057

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£235

Medium Value

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,496,022	2,761,887	-6,538,113	-9,338,113	-11,338,113	-14,738,113
80	534,174	986,167	-8,313,833	-11,113,833	-13,113,833	-16,513,833
100	293,711	542,237	-8,757,763	-11,557,763	-13,557,763	-16,957,763
125	-6,970	-12,868	-9,312,868	-12,112,868	-14,112,868	-17,512,868
135	-129,036	-238,220	-9,538,220	-12,338,220	-14,338,220	-17,738,220
150	-312,134	-576,248	-9,876,248	-12,676,248	-14,676,248	-18,076,248
165	-495,233	-914,276	-10,214,276	-13,014,276	-15,014,276	-18,414,276
175	-617,298	-1,139,628	-10,439,628	-13,239,628	-15,239,628	-18,639,628
190	-800,397	-1,477,656	-10,777,656	-13,577,656	-15,577,656	-18,977,656
200	-922,462	-1,703,008	-11,003,008	-13,803,008	-15,803,008	-19,203,008
225	-1,227,627	-2,266,388	-11,566,388	-14,366,388	-16,366,388	-19,766,388
235	-1,349,692	-2,491,740	-11,791,740	-14,591,740	-16,591,740	-19,991,740
250	-1,532,791	-2,829,768	-12,129,768	-14,929,768	-16,929,768	-20,329,768
265	-1,715,888	-3,167,794	-12,467,794	-15,267,794	-17,267,794	-20,667,794
275	-1,837,954	-3,393,146	-12,693,146	-15,493,146	-17,493,146	-20,893,146
300	-2,143,118	-3,956,525	-13,256,525	-16,056,525	-18,056,525	-21,456,525

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

Lower Value

Private values £6424 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,447,088	2,671,547	-6,628,453	-9,428,453	-11,428,453	-14,828,453
80	485,239	895,825	-8,404,175	-11,204,175	-13,204,175	-16,604,175
100	244,777	451,896	-8,848,104	-11,648,104	-13,648,104	-17,048,104
125	-56,653	-104,590	-9,404,590	-12,204,590	-14,204,590	-17,604,590
135	-178,717	-329,940	-9,629,940	-12,429,940	-14,429,940	-17,829,940
150	-361,816	-687,968	-9,967,968	-12,767,968	-14,767,968	-18,167,968
165	-544,914	-1,005,996	-10,305,996	-13,105,996	-15,105,996	-18,505,996
175	-666,980	-1,231,348	-10,531,348	-13,331,348	-15,331,348	-18,731,348
190	-850,078	-1,569,376	-10,869,376	-13,669,376	-15,669,376	-19,069,376
200	-972,144	-1,794,728	-11,094,728	-13,894,728	-15,894,728	-19,294,728
225	-1,277,308	-2,358,107	-11,658,107	-14,458,107	-16,458,107	-19,858,107
235	-1,399,374	-2,583,459	-11,883,459	-14,683,459	-16,683,459	-20,083,459
250	-1,582,472	-2,921,487	-12,221,487	-15,021,487	-17,021,487	-20,421,487
265	-1,765,571	-3,259,515	-12,559,515	-15,359,515	-17,359,515	-20,759,515
275	-1,887,635	-3,494,865	-12,784,865	-15,584,865	-17,584,865	-20,984,865
300	-2,192,800	-4,048,245	-13,348,245	-16,148,245	-18,148,245	-21,548,245

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

**Community Infrastructure Levy
Old Oak & Park Royal Development Corporation**

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type	3
Flats	
No of units	325 units
Density:	600 dph

Site area	0.5417 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

Higher Value

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CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,599,384	14,029,632	4,729,632	1,929,632	-70,368	-3,470,368
80	6,637,535	12,253,911	2,953,911	153,911	-1,846,089	-5,246,089
100	6,397,073	11,809,982	2,509,982	-290,018	-2,290,018	-5,690,018
125	6,096,495	11,255,068	1,955,068	-844,932	-2,844,932	-6,244,932
135	5,976,265	11,033,104	1,733,104	-1,066,896	-3,066,896	-6,466,896
150	5,795,918	10,700,156	1,400,156	-1,399,844	-3,399,844	-6,799,844
165	5,615,571	10,367,208	1,067,208	-1,732,792	-3,732,792	-7,132,792
175	5,495,340	10,145,243	845,243	-1,954,757	-3,954,757	-7,354,757
190	5,314,994	9,812,296	512,296	-2,287,704	-4,287,704	-7,687,704
200	5,194,762	9,590,331	290,331	-2,509,669	-4,509,669	-7,909,669
225	4,894,185	9,035,419	-264,581	-3,064,581	-5,064,581	-8,464,581
235	4,773,954	8,813,454	-486,546	-3,286,546	-5,286,546	-8,686,546
250	4,593,607	8,480,505	-819,495	-3,619,495	-5,619,495	-9,019,495
265	4,413,260	8,147,557	-1,152,443	-3,952,443	-5,952,443	-9,352,443
275	4,293,030	7,925,594	-1,374,406	-4,174,406	-6,174,406	-9,574,406
300	3,992,452	7,370,680	-1,929,320	-4,729,320	-6,729,320	-10,129,320

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£80	#N/A	#N/A

Medium Value

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CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,424,800	-8,168,861	-17,468,861	-20,268,861	-22,268,861	-25,668,861
80	-5,401,324	-9,971,675	-19,271,675	-22,071,675	-24,071,675	-27,471,675
100	-5,645,455	-10,422,379	-19,722,379	-22,522,379	-24,522,379	-27,922,379
125	-5,950,619	-10,985,759	-20,285,759	-23,085,759	-25,085,759	-28,485,759
135	-6,072,685	-11,211,111	-20,511,111	-23,311,111	-25,311,111	-28,711,111
150	-6,255,782	-11,549,137	-20,849,137	-23,649,137	-25,649,137	-29,049,137
165	-6,438,881	-11,887,165	-21,187,165	-23,987,165	-25,987,165	-29,387,165
175	-6,560,947	-12,112,517	-21,412,517	-24,212,517	-26,212,517	-29,612,517
190	-6,744,045	-12,450,545	-21,750,545	-24,550,545	-26,550,545	-29,950,545
200	-6,866,111	-12,675,897	-21,975,897	-24,775,897	-26,775,897	-30,175,897
225	-7,171,275	-13,239,277	-22,539,277	-25,339,277	-27,339,277	-30,739,277
235	-7,293,340	-13,464,628	-22,764,628	-25,564,628	-27,564,628	-30,964,628
250	-7,476,439	-13,802,656	-23,102,656	-25,902,656	-27,902,656	-31,302,656
265	-7,659,537	-14,140,684	-23,440,684	-26,240,684	-28,240,684	-31,640,684
275	-7,781,603	-14,366,036	-23,666,036	-26,466,036	-28,466,036	-31,866,036
300	-8,086,766	-14,929,414	-24,229,414	-27,029,414	-29,029,414	-32,429,414

Maximum CIL rates (per square metre)

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

Lower Value

Private values	£6424 psm
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CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,610,910	-4,820,142	-14,120,142	-16,920,142	-18,920,142	-22,320,142
80	-3,587,435	-6,622,958	-15,922,958	-18,722,958	-20,722,958	-24,122,958
100	-3,831,567	-7,073,662	-16,373,662	-19,173,662	-21,173,662	-24,573,662
125	-4,136,730	-7,637,040	-16,937,040	-19,737,040	-21,737,040	-25,137,040
135	-4,258,795	-7,862,392	-17,162,392	-19,962,392	-21,962,392	-25,362,392
150	-4,441,894	-8,200,420	-17,500,420	-20,300,420	-22,300,420	-25,700,420
165	-4,624,992	-8,538,448	-17,838,448	-20,638,448	-22,638,448	-26,038,448
175	-4,747,058	-8,763,799	-18,063,799	-20,863,799	-22,863,799	-26,263,799
190	-4,930,157	-9,101,827	-18,401,827	-21,201,827	-23,201,827	-26,601,827
200	-5,052,222	-9,327,179	-18,627,179	-21,427,179	-23,427,179	-26,827,179
225	-5,357,386	-9,890,559	-19,190,559	-21,990,559	-23,990,559	-27,390,559
235	-5,479,452	-10,115,911	-19,415,911	-22,215,911	-24,215,911	-27,615,911
250	-5,662,550	-10,453,939	-19,753,939	-22,553,939	-24,553,939	-27,953,939
265	-5,845,648	-10,791,965	-20,091,965	-22,891,965	-24,891,965	-28,291,965
275	-5,967,714	-11,017,317	-20,317,317	-23,117,317	-25,117,317	-28,517,317
300	-6,272,878	-11,580,697	-20,880,697	-23,680,697	-25,680,697	-29,080,697

Maximum CIL rates (per square metre)

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

Appendix 7 - Student accommodation appraisal results

**Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary**

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

Site type	Student Accommodation			
	BLV1	BLV2	BLV3	BLV4
100% pvt	300	300	300	300
35% Affordable Student Accommodation	300	300	300	300
50% Affordable Student Accommodation	300	265	250	200

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type Co-Living 100% Pvt

No of units	500 units
Density:	600 dph

Site area	0.1100 ha
Net to gross	100%

Growth	0%
Sales	0%
Build	0%

100% pvt

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,136,577	210,332,516	201,032,516	198,232,516	196,232,516	192,832,516
80	22,217,779	201,979,809	192,679,809	189,879,809	187,879,809	184,479,809
100	21,988,080	199,891,633	190,591,633	187,791,633	185,791,633	182,391,633
125	21,700,956	197,281,414	187,981,414	185,181,414	183,181,414	179,781,414
135	21,586,106	196,237,330	186,937,330	184,137,330	182,137,330	178,737,330
150	21,413,832	194,671,196	185,371,196	182,571,196	180,571,196	177,171,196
165	21,241,558	193,105,070	183,805,070	181,005,070	179,005,070	175,605,070
175	21,126,707	192,060,977	182,760,977	179,960,977	177,960,977	174,560,977
190	20,954,434	190,494,851	181,194,851	178,394,851	176,394,851	172,994,851
200	20,839,583	189,450,759	180,150,759	177,350,759	175,350,759	171,950,759
225	20,552,459	186,840,540	177,540,540	174,740,540	172,740,540	169,340,540
235	20,437,610	185,796,456	176,496,456	173,696,456	171,696,456	168,296,456
250	20,265,335	184,230,322	174,930,322	172,130,322	170,130,322	166,730,322
265	20,093,062	182,664,196	173,364,196	170,564,196	168,564,196	165,164,196
275	19,978,211	181,620,103	172,320,103	169,520,103	167,520,103	164,120,103
300	19,691,087	179,009,884	169,709,884	166,909,884	164,909,884	161,509,884

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

35% Affordable Student Accommodation

Private values £6204 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£10,060,755	91,461,409	82,161,409	79,361,409	77,361,409	73,961,409
80	9,141,958	83,108,711	73,808,711	71,008,711	69,008,711	65,608,711
100	8,912,259	81,020,535	71,720,535	68,920,535	66,920,535	63,520,535
125	8,625,135	78,410,316	69,110,316	66,310,316	64,310,316	60,910,316
135	8,510,286	77,366,232	68,066,232	65,266,232	63,266,232	59,866,232
150	8,338,011	75,800,098	66,500,098	63,700,098	61,700,098	58,300,098
165	8,165,737	74,233,972	64,933,972	62,133,972	60,133,972	56,733,972
175	8,050,887	73,189,879	63,889,879	61,089,879	59,089,879	55,689,879
190	7,878,613	71,623,754	62,323,754	59,523,754	57,523,754	54,123,754
200	7,763,763	70,579,661	61,279,661	58,479,661	56,479,661	53,079,661
225	7,476,639	67,969,442	58,669,442	55,869,442	53,869,442	50,469,442
235	7,361,789	66,925,358	57,625,358	54,825,358	52,825,358	49,425,358
250	7,189,515	65,359,224	56,059,224	53,259,224	51,259,224	47,859,224
265	7,017,241	63,793,098	54,493,098	51,693,098	49,693,098	46,293,098
275	6,902,391	62,749,005	53,449,005	50,649,005	48,649,005	45,249,005
300	6,615,267	60,138,787	50,838,787	48,038,787	46,038,787	42,638,787

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£300	£300	£300	£300

50% Affordable Student Accommodation

Private values £5544 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,474,461	40,676,917	31,376,917	28,576,917	26,576,917	23,176,917
80	3,555,664	32,324,219	23,024,219	20,224,219	18,224,219	14,824,219
100	3,325,965	30,236,043	20,936,043	18,136,043	16,136,043	12,736,043
125	3,038,841	27,626,824	18,326,824	15,526,824	13,526,824	10,126,824
135	2,923,991	26,581,740	17,281,740	14,481,740	12,481,740	9,081,740
150	2,751,717	25,015,606	15,715,606	12,915,606	10,915,606	7,515,606
165	2,579,442	23,449,471	14,149,471	11,349,471	9,349,471	5,949,471
175	2,464,593	22,405,387	13,105,387	10,305,387	8,305,387	4,905,387
190	2,292,318	20,839,252	11,539,252	8,739,252	6,739,252	3,339,252
200	2,177,469	19,795,169	10,495,169	7,695,169	5,695,169	2,295,169
225	1,890,345	17,184,950	7,884,950	5,084,950	3,084,950	-3,15,050
235	1,775,494	16,140,857	6,840,857	4,040,857	2,040,857	-1,359,143
250	1,603,220	14,574,732	5,274,732	2,474,732	474,732	-2,925,268
265	1,430,946	13,008,597	3,708,597	908,597	-1,091,403	-4,491,403
275	1,316,096	11,964,513	2,664,513	-136,487	-2,135,487	-5,535,487
300	1,028,972	9,354,295	54,295	-2,745,705	-4,745,705	-8,145,705

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£300	£265	£250	£200

Appendix 8 - Office appraisal results

**Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary**

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

Site type		Small Office			
	BLV1	BLV2	BLV3	BLV4	
Base Rent and Yield	#N/A	#N/A	#N/A	#N/A	
Rent up £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A	
Rent down by £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A	
Base Rent Yield up by 0.25%	#N/A	#N/A	#N/A	#N/A	
Base Rent Yield down by 0.25%	#N/A	#N/A	#N/A	#N/A	

Site type		Small Office with 10% AW @ 25% discount			
	BLV1	BLV2	BLV3	BLV4	
Base Rent and Yield	#N/A	#N/A	#N/A	#N/A	
Rent up £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A	
Rent down by £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A	
Base Rent Yield up by 0.25%	#N/A	#N/A	#N/A	#N/A	
Base Rent Yield down by 0.25%	#N/A	#N/A	#N/A	#N/A	

Site type		Large Office			
	BLV1	BLV2	BLV3	BLV4	
Base Rent and Yield	180	180	180	180	
Rent up £2 psf Yield remains	180	180	180	180	
Rent down by £2 psf Yield remains	180	180	180	180	
Base Rent Yield up by 0.25%	180	180	180	180	
Base Rent Yield down by 0.25%	180	180	180	180	

Site type		Large Office with 10% AW @ 25% discount			
	BLV1	BLV2	BLV3	BLV4	
Base Rent and Yield	180	180	180	180	
Rent up £2 psf Yield remains	180	180	180	180	
Rent down by £2 psf Yield remains	180	180	180	180	
Base Rent Yield up by 0.25%	180	180	180	180	
Base Rent Yield down by 0.25%	#N/A	#N/A	#N/A	#N/A	

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2- Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type Small Office

Site area 0.0300 ha
Net to gross 100%

Rent up £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£253,428	8,447,608	-852,392	-3,652,392	-5,652,392	-9,052,392
70	233,015	7,767,171	-1,532,829	-4,332,829	-6,332,829	-9,732,829
75	231,557	7,718,557	-1,581,443	-4,381,443	-6,381,443	-9,781,443
80	230,099	7,669,976	-1,630,024	-4,430,024	-6,430,024	-9,830,024
85	228,641	7,621,361	-1,678,639	-4,478,639	-6,478,639	-9,878,639
90	227,182	7,572,747	-1,727,253	-4,527,253	-6,527,253	-9,927,253
95	225,725	7,524,165	-1,775,835	-4,575,835	-6,575,835	-9,975,835
100	224,267	7,475,551	-1,824,449	-4,624,449	-6,624,449	-10,024,449
110	221,351	7,378,355	-1,921,645	-4,721,645	-6,721,645	-10,121,645
120	218,435	7,281,159	-2,018,841	-4,818,841	-6,818,841	-10,218,841
130	215,518	7,183,930	-2,116,070	-4,916,070	-6,916,070	-10,316,070
140	212,602	7,086,735	-2,213,265	-5,013,265	-7,013,265	-10,413,265
150	209,686	6,989,539	-2,310,461	-5,110,461	-7,110,461	-10,510,461
160	206,770	6,892,343	-2,407,657	-5,207,657	-7,207,657	-10,607,657
170	203,854	6,795,148	-2,504,852	-5,304,852	-7,304,852	-10,704,852
180	200,938	6,697,918	-2,602,082	-5,402,082	-7,402,082	-10,802,082

Maximum CIL rates (per square metre)

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

Rent down by £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	122,222	4,074,065	-5,225,935	-8,025,935	-10,025,935	-13,425,935
70	101,809	3,393,628	-5,906,372	-8,706,372	-10,706,372	-14,106,372
75	100,350	3,345,014	-5,954,986	-8,754,986	-10,754,986	-14,154,986
80	98,893	3,296,432	-6,003,568	-8,803,568	-10,803,568	-14,203,568
85	97,435	3,247,818	-6,052,182	-8,852,182	-10,852,182	-14,252,182
90	95,976	3,199,203	-6,100,797	-8,900,797	-10,900,797	-14,300,797
95	94,519	3,150,622	-6,149,378	-8,949,378	-10,949,378	-14,349,378
100	93,060	3,102,008	-6,197,992	-8,997,992	-10,997,992	-14,397,992
110	90,144	3,004,812	-6,295,188	-9,095,188	-11,095,188	-14,495,188
120	87,228	2,907,616	-6,392,384	-9,192,384	-11,192,384	-14,592,384
130	84,312	2,810,387	-6,489,613	-9,289,613	-11,289,613	-14,689,613
140	81,396	2,713,191	-6,586,809	-9,386,809	-11,386,809	-14,786,809
150	78,480	2,615,996	-6,684,004	-9,484,004	-11,484,004	-14,884,004
160	75,564	2,518,800	-6,781,200	-9,581,200	-11,581,200	-14,981,200
170	72,648	2,421,604	-6,878,396	-9,678,396	-11,678,396	-15,078,396
180	69,731	2,324,375	-6,975,625	-9,775,625	-11,775,625	-15,175,625

Maximum CIL rates (per square metre)

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

Base Rent Yield up by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	248,624	8,287,454	-1,012,546	-3,812,546	-5,812,546	-9,212,546
70	228,211	7,607,017	-1,692,983	-4,492,983	-6,492,983	-9,892,983
75	226,753	7,558,436	-1,741,564	-4,541,564	-6,541,564	-9,941,564
80	225,295	7,509,822	-1,790,178	-4,590,178	-6,590,178	-9,990,178
85	223,837	7,461,240	-1,838,760	-4,638,760	-6,638,760	-10,038,760
90	222,379	7,412,626	-1,887,374	-4,687,374	-6,687,374	-10,087,374
95	220,920	7,364,011	-1,935,989	-4,735,989	-6,735,989	-10,135,989
100	219,463	7,315,430	-1,984,570	-4,784,570	-6,784,570	-10,184,570
110	216,546	7,218,201	-2,081,799	-4,881,799	-6,881,799	-10,281,799
120	213,630	7,121,005	-2,178,995	-4,978,995	-6,978,995	-10,378,995
130	210,714	7,023,810	-2,276,190	-5,076,190	-7,076,190	-10,476,190
140	207,798	6,926,614	-2,373,386	-5,173,386	-7,173,386	-10,573,386
150	204,883	6,829,418	-2,470,582	-5,270,582	-7,270,582	-10,670,582
160	201,966	6,732,219	-2,567,811	-5,367,811	-7,367,811	-10,767,811
170	199,050	6,634,993	-2,665,007	-5,465,007	-7,465,007	-10,865,007
180	196,134	6,537,798	-2,762,202	-5,562,202	-7,562,202	-10,962,202

Maximum CIL rates (per square metre)

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

Base Rent Yield down by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	131,930	4,397,651	-4,902,349	-7,702,349	-9,702,349	-13,102,349
70	111,517	3,717,248	-5,582,752	-8,382,752	-10,382,752	-13,782,752
75	110,059	3,668,633	-5,631,367	-8,431,367	-10,431,367	-13,831,367
80	108,601	3,620,019	-5,679,981	-8,479,981	-10,479,981	-13,879,981
85	107,143	3,571,438	-5,728,562	-8,528,562	-10,528,562	-13,928,562
90	105,685	3,522,823	-5,777,177	-8,577,177	-10,577,177	-13,977,177
95	104,226	3,474,209	-5,825,791	-8,625,791	-10,625,791	-14,025,791
100	102,769	3,425,627	-5,874,373	-8,674,373	-10,674,373	-14,074,373
110	99,853	3,328,432	-5,971,568	-8,771,568	-10,771,568	-14,171,568
120	96,936	3,231,203	-6,068,797	-8,868,797	-10,868,797	-14,268,797
130	94,020	3,134,007	-6,165,993	-8,965,993	-10,965,993	-14,365,993
140	91,104	3,036,811	-6,263,189	-9,063,189	-11,063,189	-14,463,189
150	88,188	2,939,615	-6,360,385	-9,160,385	-11,160,385	-14,560,385
160	85,272	2,842,386	-6,457,614	-9,257,614	-11,257,614	-14,657,614
170	82,356	2,745,191	-6,554,809	-9,354,809	-11,354,809	-14,754,809
180	79,440	2,647,995	-6,652,005	-9,452,005	-11,452,005	-14,852,005

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2- Secondary industrial (low) £12,100,000	Benchmark land value 3- Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type Small Office with 10% AW @ 25% discount

Site area	0.03 ha
Net to gross	100%

Base Rent and Yield

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	141,707	4,723,579	-4,576,421	-7,376,421	-9,376,421	-12,776,421
70	121,294	4,043,142	-5,256,858	-8,056,858	-10,056,858	-13,456,858
75	119,837	3,994,561	-5,305,439	-8,105,439	-10,105,439	-13,505,439
80	118,378	3,945,947	-5,354,053	-8,154,053	-10,154,053	-13,554,053
85	116,920	3,897,332	-5,402,668	-8,202,668	-10,202,668	-13,602,668
90	115,463	3,848,751	-5,451,249	-8,251,249	-10,251,249	-13,651,249
95	114,004	3,800,137	-5,499,863	-8,299,863	-10,299,863	-13,699,863
100	112,546	3,751,522	-5,548,478	-8,348,478	-10,348,478	-13,748,478
110	109,630	3,654,326	-5,645,674	-8,445,674	-10,445,674	-13,845,674
120	106,714	3,557,131	-5,742,869	-8,542,869	-10,542,869	-13,942,869
130	103,798	3,459,935	-5,840,065	-8,640,065	-10,640,065	-14,040,065
140	100,882	3,362,739	-5,937,261	-8,737,261	-10,737,261	-14,137,261
150	97,965	3,265,510	-6,034,490	-8,834,490	-10,834,490	-14,234,490
160	95,049	3,168,314	-6,131,686	-8,931,686	-10,931,686	-14,331,686
170	92,134	3,071,119	-6,228,881	-9,028,881	-11,028,881	-14,428,881
180	89,218	2,973,923	-6,326,077	-9,126,077	-11,126,077	-14,526,077

Maximum CIL rates (per square metre)

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

Rent up £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	204,883	6,829,423	-2,470,577	-5,270,577	-7,270,577	-10,670,577
70	184,471	6,149,020	-3,150,980	-5,950,980	-7,950,980	-11,350,980
75	183,012	6,100,405	-3,199,595	-5,999,595	-7,999,595	-11,399,595
80	181,555	6,051,824	-3,248,176	-6,048,176	-8,048,176	-11,448,176
85	180,096	6,003,210	-3,296,790	-6,096,790	-8,096,790	-11,496,790
90	178,638	5,954,595	-3,345,405	-6,145,405	-8,145,405	-11,545,405
95	177,180	5,906,014	-3,393,986	-6,193,986	-8,193,986	-11,593,986
100	175,722	5,857,399	-3,442,601	-6,242,601	-8,242,601	-11,642,601
110	172,806	5,760,204	-3,539,796	-6,339,796	-8,339,796	-11,739,796
120	169,890	5,663,008	-3,636,992	-6,436,992	-8,436,992	-11,836,992
130	166,973	5,565,779	-3,734,221	-6,534,221	-8,534,221	-11,934,221
140	164,057	5,468,583	-3,831,417	-6,631,417	-8,631,417	-12,031,417
150	161,142	5,371,387	-3,928,613	-6,728,613	-8,728,613	-12,128,613
160	158,226	5,274,192	-4,025,808	-6,825,808	-8,825,808	-12,225,808
170	155,309	5,176,963	-4,123,037	-6,923,037	-8,923,037	-12,323,037
180	152,393	5,079,767	-4,220,233	-7,020,233	-9,020,233	-12,420,233

Maximum CIL rates (per square metre)

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

Rent down by £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	78,531	2,617,702	-6,882,298	-9,482,298	-11,482,298	-14,882,298
70	58,119	1,937,298	-7,362,702	-10,162,702	-12,162,702	-15,562,702
75	56,661	1,888,684	-7,411,316	-10,211,316	-12,211,316	-15,611,316
80	55,202	1,840,069	-7,459,931	-10,259,931	-12,259,931	-15,659,931
85	53,745	1,791,488	-7,508,512	-10,308,512	-12,308,512	-15,708,512
90	52,286	1,742,874	-7,557,126	-10,357,126	-12,357,126	-15,757,126
95	50,828	1,694,259	-7,605,741	-10,405,741	-12,405,741	-15,805,741
100	49,370	1,645,678	-7,654,322	-10,454,322	-12,454,322	-15,854,322
110	46,454	1,548,482	-7,751,518	-10,551,518	-12,551,518	-15,951,518
120	43,538	1,451,253	-7,848,747	-10,648,747	-12,648,747	-16,048,747
130	40,622	1,354,057	-7,945,943	-10,745,943	-12,745,943	-16,145,943
140	37,706	1,256,862	-8,043,138	-10,843,138	-12,843,138	-16,243,138
150	34,790	1,159,666	-8,140,334	-10,940,334	-12,940,334	-16,340,334
160	31,873	1,062,437	-8,237,563	-11,037,563	-13,037,563	-16,437,563
170	28,957	965,241	-8,334,759	-11,134,759	-13,134,759	-16,534,759
180	26,041	868,045	-8,431,955	-11,231,955	-13,231,955	-16,631,955

Maximum CIL rates (per square metre)

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

Base Rent Yield up by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	199,746	6,658,184	-2,641,816	-5,441,816	-7,441,816	-10,841,816
70	179,333	5,977,781	-3,322,219	-6,122,219	-8,122,219	-11,522,219
75	177,875	5,929,166	-3,370,834	-6,170,834	-8,170,834	-11,570,834
80	176,417	5,880,552	-3,419,448	-6,219,448	-8,219,448	-11,619,448
85	174,959	5,831,971	-3,468,029	-6,268,029	-8,268,029	-11,668,029
90	173,501	5,783,356	-3,516,644	-6,316,644	-8,316,644	-11,716,644
95	172,043	5,734,775	-3,565,225	-6,365,225	-8,365,225	-11,765,225
100	170,585	5,686,161	-3,613,839	-6,413,839	-8,413,839	-11,813,839
110	167,669	5,588,965	-3,711,035	-6,511,035	-8,511,035	-11,911,035
120	164,752	5,491,736	-3,808,264	-6,608,264	-8,608,264	-12,008,264
130	161,836	5,394,540	-3,905,460	-6,705,460	-8,705,460	-12,105,460
140	158,920	5,297,344	-4,002,656	-6,802,656	-8,802,656	-12,202,656
150	156,004	5,200,149	-4,099,851	-6,899,851	-8,899,851	-12,299,851
160	153,088	5,102,920	-4,197,080	-6,997,080	-8,997,080	-12,397,080
170	150,172	5,005,724	-4,294,276	-7,094,276	-9,094,276	-12,494,276
180	147,256	4,908,528	-4,391,472	-7,191,472	-9,191,472	-12,591,472

Maximum CIL rates (per square metre)

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

Base Rent Yield down by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	88,314	2,943,810	-6,356,190	-9,156,190	-11,156,190	-14,556,190
70	67,901	2,263,374	-7,036,626	-9,836,626	-11,836,626	-15,236,626
75	66,443	2,214,759	-7,085,241	-9,885,241	-11,885,241	-15,285,241
80	64,985	2,166,178	-7,133,822	-9,933,822	-11,933,822	-15,333,822
85	63,527	2,117,563	-7,182,437	-9,982,437	-11,982,437	-15,382,437
90	62,068	2,068,949	-7,231,051	-10,031,051	-12,031,051	-15,431,051
95	60,611	2,020,368	-7,279,632	-10,079,632	-12,079,632	-15,479,632
100	59,153	1,971,753	-7,328,247	-10,128,247	-12,128,247	-15,528,247
110	56,237	1,874,557	-7,425,443	-10,225,443	-12,225,443	-15,625,443
120	53,321	1,777,362	-7,522,638	-10,322,638	-12,322,638	-15,722,638
130	50,404	1,680,133	-7,619,867	-10,419,867	-12,419,867	-15,819,867
140	47,488	1,582,937	-7,717,063	-10,517,063	-12,517,063	-15,917,063
150	44,572	1,485,741	-7,814,259	-10,614,259	-12,614,259	-16,014,259
160	41,656	1,388,546	-7,911,454	-10,711,454	-12,711,454	-16,111,454
170	38,739	1,291,316	-8,008,684	-10,808,684	-12,808,684	-16,208,684
180	35,824	1,194,121	-8,105,879	-10,905,879	-12,905,879	-16,305,879

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2- Secondary industrial (low) £12,100,000	Benchmark land value 3- Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type Large Office

Site area 0.12 ha
Net to gross 100%

Base Rent and Yield

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,907,649	132,563,745	123,263,745	120,463,745	118,463,745	115,063,745
70	14,163,938	118,032,816	108,732,816	105,932,816	103,932,816	100,532,816
75	14,039,387	116,994,889	107,694,889	104,894,889	102,894,889	99,494,889
80	13,914,835	115,956,962	106,656,962	103,856,962	101,856,962	98,456,962
85	13,790,285	114,919,034	105,619,034	102,819,034	100,819,034	97,419,034
90	13,665,734	113,881,116	104,581,116	101,781,116	99,781,116	96,381,116
95	13,541,184	112,843,198	103,543,198	100,743,198	98,743,198	95,343,198
100	13,416,632	111,805,271	102,505,271	99,705,271	97,705,271	94,305,271
110	13,167,531	109,729,425	100,429,425	97,629,425	95,629,425	92,229,425
120	12,918,429	107,653,579	98,353,579	95,553,579	93,553,579	90,153,579
130	12,669,327	105,577,725	96,277,725	93,477,725	91,477,725	88,077,725
140	12,420,225	103,501,879	94,201,879	91,401,879	89,401,879	86,001,879
150	12,171,124	101,426,033	92,126,033	89,326,033	87,326,033	83,926,033
160	11,922,023	99,350,188	90,050,188	87,250,188	85,250,188	81,850,188
170	11,672,921	97,274,342	87,974,342	85,174,342	83,174,342	79,774,342
180	11,423,819	95,198,488	85,898,488	83,098,488	81,098,488	77,698,488

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	£180	£180

Rent up £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,182,275	176,518,961	167,218,961	164,418,961	162,418,961	159,018,961
70	19,438,564	161,988,032	152,688,032	149,888,032	147,888,032	144,488,032
75	19,314,013	160,950,105	151,650,105	148,850,105	146,850,105	143,450,105
80	19,189,462	159,912,186	150,612,186	147,812,186	145,812,186	142,412,186
85	19,064,911	158,874,259	149,574,259	146,774,259	144,774,259	141,374,259
90	18,940,360	157,836,332	148,536,332	145,736,332	143,736,332	140,336,332
95	18,815,810	156,798,413	147,498,413	144,698,413	142,698,413	139,298,413
100	18,691,258	155,760,486	146,460,486	143,660,486	141,660,486	138,260,486
110	18,442,157	153,684,641	144,384,641	141,584,641	139,584,641	136,184,641
120	18,193,055	151,608,795	142,308,795	139,508,795	137,508,795	134,108,795
130	17,943,954	149,532,949	140,232,949	137,432,949	135,432,949	132,032,949
140	17,694,851	147,457,095	138,157,095	135,357,095	133,357,095	129,957,095
150	17,445,750	145,381,249	136,081,249	133,281,249	131,281,249	127,881,249
160	17,196,648	143,305,403	134,005,403	131,205,403	129,205,403	125,805,403
170	16,947,547	141,229,558	131,929,558	129,129,558	127,129,558	123,729,558
180	16,698,445	139,153,712	129,853,712	127,053,712	125,053,712	121,653,712

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	£180	£180

Rent down by £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,633,024	88,608,529	79,308,529	76,508,529	74,508,529	71,108,529
70	8,889,312	74,077,601	64,777,601	61,977,601	59,977,601	56,577,601
75	8,764,761	73,039,673	63,739,673	60,939,673	58,939,673	55,539,673
80	8,640,210	72,001,746	62,701,746	59,901,746	57,901,746	54,501,746
85	8,515,659	70,963,828	61,663,828	58,863,828	56,863,828	53,463,828
90	8,391,108	69,925,901	60,625,901	57,825,901	55,825,901	52,425,901
95	8,266,558	68,887,982	59,587,982	56,787,982	54,787,982	51,387,982
100	8,142,007	67,850,055	58,550,055	55,750,055	53,750,055	50,350,055
110	7,892,905	65,774,209	56,474,209	53,674,209	51,674,209	48,274,209
120	7,643,804	63,698,363	54,398,363	51,598,363	49,598,363	46,198,363
130	7,394,701	61,622,509	52,322,509	49,522,509	47,522,509	44,122,509
140	7,145,600	59,546,663	50,246,663	47,446,663	45,446,663	42,046,663
150	6,896,498	57,470,818	48,170,818	45,370,818	43,370,818	39,970,818
160	6,647,397	55,394,972	46,094,972	43,294,972	41,294,972	37,894,972
170	6,398,295	53,319,126	44,019,126	41,219,126	39,219,126	35,819,126
180	6,149,193	51,243,272	41,943,272	39,143,272	37,143,272	33,743,272

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	£180	£180

Base Rent Yield up by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,538,733	171,156,110	161,856,110	159,056,110	157,056,110	153,656,110
70	18,795,021	156,625,173	147,325,173	144,525,173	142,525,173	139,125,173
75	18,670,471	155,587,254	146,287,254	143,487,254	141,487,254	138,087,254
80	18,545,919	154,549,327	145,249,327	142,449,327	140,449,327	137,049,327
85	18,421,369	153,511,409	144,211,409	141,411,409	139,411,409	136,011,409
90	18,296,818	152,473,482	143,173,482	140,373,482	138,373,482	134,973,482
95	18,172,267	151,435,555	142,135,555	139,335,555	137,335,555	133,935,555
100	18,047,716	150,397,636	141,097,636	138,297,636	136,297,636	132,897,636
110	17,798,615	148,321,790	139,021,790	136,221,790	134,221,790	130,821,790
120	17,549,512	146,245,936	136,945,936	134,145,936	132,145,936	128,745,936
130	17,300,411	144,170,090	134,870,090	132,070,090	130,070,090	126,670,090
140	17,051,309	142,094,244	132,794,244	129,994,244	127,994,244	124,594,244
150	16,802,208	140,018,399	130,718,399	127,918,399	125,918,399	122,518,399
160	16,553,106	137,942,553	128,642,553	125,842,553	123,842,553	120,442,553
170	16,304,004	135,866,699	126,566,699	123,766,699	121,766,699	118,366,699
180	16,054,902	133,790,853	124,490,853	121,690,853	119,690,853	116,290,853

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	£180	£180

Base Rent Yield down by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,650,117	97,084,306	87,784,306	84,984,306	82,984,306	79,584,306
70	9,906,405	82,553,377	73,253,377	70,453,377	68,453,377	65,053,377
75	9,781,854	81,515,450	72,215,450	69,415,450	67,415,450	64,015,450
80	9,657,304	80,477,531	71,177,531	68,377,531	66,377,531	62,977,531
85	9,532,752	79,439,604	70,139,604	67,339,604	65,339,604	61,939,604
90	9,408,202	78,401,685	69,101,685	66,301,685	64,301,685	60,901,685
95	9,283,651	77,363,758	68,063,758	65,263,758	63,263,758	59,863,758
100	9,159,100	76,325,831	67,025,831	64,225,831	62,225,831	58,825,831
110	8,909,998	74,249,985	64,949,985	62,149,985	60,149,985	56,749,985
120	8,660,897	72,174,140	62,874,140	60,074,140	58,074,140	54,674,140
130	8,411,795	70,098,294	60,798,294	57,998,294	55,998,294	52,598,294
140	8,162,694	68,022,448	58,722,448	55,922,448	53,922,448	50,522,448
150	7,913,591	65,946,602	56,646,602	53,846,602	51,846,602	48,446,602
160	7,664,489	63,870,756	54,570,756	51,770,756	49,770,756	46,370,756
170	7,415,388	61,794,902	52,494,902	49,694,902	47,694,902	44,294,902
180	7,166,287	59,719,057	50,419,057	47,619,057	45,619,057	42,219,057

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	£180	£180

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type Large Office with 10% AW @ 25% discount

Site area	0.12 ha
Net to gross	100%

Base Rent and Yield

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,399,624	103,330,197	94,030,197	91,230,197	89,230,197	85,830,197
70	10,655,912	86,799,268	79,499,268	76,699,268	74,699,268	71,299,268
75	10,531,361	87,761,341	79,461,341	75,661,341	73,661,341	70,261,341
80	10,406,811	86,723,423	77,423,423	74,623,423	72,623,423	69,223,423
85	10,282,259	85,685,496	76,385,496	73,585,496	71,585,496	68,185,496
90	10,157,709	84,647,577	75,347,577	72,547,577	70,547,577	67,147,577
95	10,033,158	83,609,650	74,309,650	71,509,650	69,509,650	66,109,650
100	9,908,607	82,571,723	73,271,723	70,471,723	68,471,723	65,071,723
110	9,659,505	80,495,877	71,195,877	68,395,877	66,395,877	62,995,877
120	9,410,404	78,420,031	69,120,031	66,320,031	64,320,031	60,920,031
130	9,161,302	76,344,185	67,044,185	64,244,185	62,244,185	58,844,185
140	8,912,201	74,268,340	64,968,340	62,168,340	60,168,340	56,768,340
150	8,663,098	72,192,485	62,892,485	60,092,485	58,092,485	54,692,485
160	8,413,997	70,116,640	60,816,640	58,016,640	56,016,640	52,616,640
170	8,164,895	68,040,794	58,740,794	55,940,794	53,940,794	50,540,794
180	7,915,794	65,964,948	56,664,948	53,864,948	51,864,948	48,464,948

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	£180	£180

Rent up E2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,479,095	145,659,128	136,359,128	133,559,128	131,559,128	128,159,128
70	15,735,384	131,128,199	121,828,199	119,028,199	117,028,199	113,628,199
75	15,610,833	130,090,272	120,790,272	117,990,272	115,990,272	112,590,272
80	15,486,282	129,052,354	119,752,354	116,952,354	114,952,354	111,552,354
85	15,361,731	128,014,427	118,714,427	115,914,427	113,914,427	110,514,427
90	15,237,180	126,976,499	117,676,499	114,876,499	112,876,499	109,476,499
95	15,112,630	125,938,581	116,638,581	113,838,581	111,838,581	108,438,581
100	14,988,078	124,900,654	115,600,654	112,800,654	110,800,654	107,400,654
110	14,738,977	122,824,808	113,524,808	110,724,808	108,724,808	105,324,808
120	14,489,875	120,748,962	111,448,962	108,648,962	106,648,962	103,248,962
130	14,240,774	118,673,116	109,373,116	106,573,116	104,573,116	101,173,116
140	13,991,671	116,597,269	107,297,269	104,497,269	102,497,269	99,097,269
150	13,742,570	114,521,416	105,221,416	102,421,416	100,421,416	97,021,416
160	13,493,468	112,445,571	103,145,571	100,345,571	98,345,571	94,945,571
170	13,244,367	110,369,725	101,069,725	98,269,725	96,269,725	92,869,725
180	12,995,265	108,293,879	98,993,879	96,193,879	94,193,879	90,793,879

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	£180	£180

Rent down by E2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,320,153	61,001,275	51,701,275	48,901,275	46,901,275	43,501,275
70	5,576,440	46,470,337	37,170,337	34,370,337	32,370,337	28,970,337
75	5,451,890	45,432,419	36,132,419	33,332,419	31,332,419	27,932,419
80	5,327,339	44,394,492	35,094,492	32,294,492	30,294,492	26,894,492
85	5,202,788	43,356,565	34,056,565	31,256,565	29,256,565	25,856,565
90	5,078,238	42,318,646	33,018,646	30,218,646	28,218,646	24,818,646
95	4,953,686	41,280,719	31,980,719	29,180,719	27,180,719	23,780,719
100	4,829,136	40,242,800	30,942,800	28,142,800	26,142,800	22,742,800
110	4,580,034	38,166,946	28,866,946	26,066,946	24,066,946	20,666,946
120	4,330,932	36,091,100	26,791,100	23,991,100	21,991,100	18,591,100
130	4,081,831	34,015,254	24,715,254	21,915,254	19,915,254	16,515,254
140	3,832,729	31,939,409	22,639,409	19,839,409	17,839,409	14,439,409
150	3,583,628	29,863,563	20,563,563	17,763,563	15,763,563	12,363,563
160	3,334,525	27,787,709	18,487,709	15,687,709	13,687,709	10,287,709
170	3,085,424	25,711,863	16,411,863	13,611,863	11,611,863	8,211,863
180	2,836,322	23,636,017	14,336,017	11,536,017	9,536,017	6,136,017

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	£180	£180

Base Rent Yield up by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	16,820,442	140,170,348	130,870,348	128,070,348	126,070,348	122,670,348
70	15,076,730	125,639,419	116,339,419	113,539,419	111,539,419	108,139,419
75	14,952,179	124,601,492	115,301,492	112,501,492	110,501,492	107,101,492
80	14,827,629	123,563,573	114,263,573	111,463,573	109,463,573	106,063,573
85	14,703,078	122,525,646	113,225,646	110,425,646	108,425,646	105,025,646
90	14,578,527	121,487,727	112,187,727	109,387,727	107,387,727	103,987,727
95	14,453,976	120,449,800	111,149,800	108,349,800	106,349,800	102,949,800
100	14,329,425	119,411,873	110,111,873	107,311,873	105,311,873	101,911,873
110	14,080,323	117,336,028	108,036,028	105,236,028	103,236,028	99,836,028
120	13,831,222	115,260,182	105,960,182	103,160,182	101,160,182	97,760,182
130	13,582,120	113,184,336	103,884,336	101,084,336	99,084,336	95,684,336
140	13,333,019	111,108,490	101,808,490	99,008,490	97,008,490	93,608,490
150	13,083,918	109,032,636	99,732,636	96,932,636	94,932,636	91,532,636
160	12,834,815	106,956,790	97,656,790	94,856,790	92,856,790	89,456,790
170	12,585,713	104,880,944	95,580,944	92,780,944	90,780,944	87,380,944
180	12,336,612	102,805,099	93,505,099	90,705,099	88,705,099	85,305,099

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	£180	£180

Base Rent Yield down by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-16,178,146	-134,817,885	-144,117,885	-146,917,885	-148,917,885	-152,317,885
70	-17,948,464	-149,570,532	-158,870,532	-161,670,532	-163,670,532	-167,070,532
75	-18,074,915	-150,624,293	-159,924,293	-162,724,293	-164,724,293	-168,124,293
80	-18,201,366	-151,678,054	-160,978,054	-163,778,054	-165,778,054	-169,178,054
85	-18,327,818	-152,731,815	-162,031,815	-164,831,815	-166,831,815	-170,231,815
90	-18,454,269	-153,785,576	-163,085,576	-165,885,576	-167,885,576	-171,285,576
95	-18,580,720	-154,839,337	-164,139,337	-166,939,337	-168,939,337	-172,339,337
100	-18,707,172	-155,893,098	-165,193,098	-167,993,098	-169,993,098	-173,393,098
110	-18,960,074	-158,000,620	-167,300,620	-170,100,620	-172,100,620	-175,500,620
120	-19,212,977	-160,108,142	-169,408,142	-172,208,142	-174,208,142	-177,608,142
130	-19,465,880	-162,215,665	-171,515,665	-174,315,665	-176,315,665	-179,715,665
140	-19,718,782	-164,323,187	-173,623,187	-176,423,187	-178,423,187	-181,823,187
150	-19,971,684	-166,430,700	-175,730,700	-178,530,700	-180,530,700	-183,930,700
160	-20,224,587	-168,538,223	-177,838,223	-180,638,223	-182,638,223	-186,038,223
170	-20,477,489	-170,645,745	-179,945,745	-182,745,745	-184,745,745	-188,145,745
180	-20,730,392	-172,753,267	-182,053,267	-184,853,267	-186,853,267	-190,253,267

Maximum CIL rates (per square metre)

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

Appendix 9 - Industrial appraisal results

**Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary**

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

Site type Standard Small Industrial - 10% AW @ 25% discount

	BLV1	BLV2	BLV3	BLV4
Base Rent and Yield	#N/A	#N/A	#N/A	#N/A
Rent up £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A
Rent down by £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A
Base Rent Yield down by 0.25%	#N/A	#N/A	#N/A	#N/A
Base Rent Yield up by 0.25%	#N/A	#N/A	#N/A	#N/A

Site type Standard Medium Industrial - 10% AW @ 25% discount

	BLV1	BLV2	BLV3	BLV4
Base Rent and Yield	#N/A	#N/A	#N/A	#N/A
Rent up £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A
Rent down by £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A
Base Rent Yield down by 0.25%	#N/A	#N/A	#N/A	#N/A
Base Rent Yield up by 0.25%	#N/A	#N/A	#N/A	#N/A

Site type Standard Large Industrial - 10% AW @ 25% discount

	BLV1	BLV2	BLV3	BLV4
Base Rent and Yield	#N/A	#N/A	#N/A	#N/A
Rent up £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A
Rent down by £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A
Base Rent Yield down by 0.25%	#N/A	#N/A	#N/A	#N/A
Base Rent Yield up by 0.25%	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type Standard Small Industrial - 10% AW @ 25% discount

Site area	0.4500 ha
Net to gross	100%

Base Rent and Yield

Private values £7373 ps/m

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,415.853	7,590.783	-1,709.217	-4,506.217	-6,509.217	-9,909.217
50	3,303.347	7,340.772	-1,959.228	-4,759.228	-6,759.228	-10,159.228
75	3,247.095	7,215.766	-2,084.234	-4,884.234	-6,884.234	-10,284.234
80	3,235.844	7,190.765	-2,109.235	-4,909.235	-6,909.235	-10,309.235
85	3,224.594	7,165.765	-2,134.235	-4,934.235	-6,934.235	-10,334.235
90	3,213.344	7,140.764	-2,159.236	-4,959.236	-6,959.236	-10,359.236
95	3,202.093	7,115.763	-2,184.237	-4,984.237	-6,984.237	-10,384.237
100	3,190.843	7,090.763	-2,209.237	-5,009.237	-7,009.237	-10,409.237
110	3,168.342	7,040.759	-2,259.241	-5,059.241	-7,059.241	-10,459.241
120	3,145.841	6,990.758	-2,309.242	-5,109.242	-7,109.242	-10,509.242
130	3,123.340	6,940.756	-2,359.245	-5,159.244	-7,159.244	-10,559.244
140	3,100.839	6,890.755	-2,409.245	-5,209.245	-7,209.245	-10,609.245
150	3,078.338	6,840.751	-2,459.249	-5,259.249	-7,259.249	-10,659.249
160	3,055.837	6,790.750	-2,509.250	-5,309.250	-7,309.250	-10,709.250
170	3,033.337	6,740.748	-2,559.252	-5,359.252	-7,359.252	-10,759.252
180	3,010.835	6,690.745	-2,609.255	-5,409.255	-7,409.255	-10,809.255

Maximum CIL rates (per square metre)

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

Rent up £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£3,993.887	8,875.304	-424.696	-3,224.696	-5,224.696	-8,624.696
50	3,881.383	8,625.295	-674.705	-3,474.705	-5,474.705	-8,874.705
75	3,825.130	8,500.289	-799.711	-3,599.711	-5,599.711	-8,999.711
80	3,813.880	8,475.289	-824.711	-3,624.711	-5,624.711	-9,024.711
85	3,802.630	8,450.288	-849.712	-3,649.712	-5,649.712	-9,049.712
90	3,791.379	8,425.287	-874.713	-3,674.713	-5,674.713	-9,074.713
95	3,780.129	8,400.286	-899.714	-3,699.714	-5,699.714	-9,099.714
100	3,768.878	8,375.283	-924.717	-3,724.717	-5,724.717	-9,124.717
110	3,746.377	8,325.282	-974.718	-3,774.718	-5,774.718	-9,174.718
120	3,723.876	8,275.281	-1,024.719	-3,824.719	-5,824.719	-9,224.719
130	3,701.375	8,225.279	-1,074.721	-3,874.721	-5,874.721	-9,274.721
140	3,678.874	8,175.276	-1,124.724	-3,924.724	-5,924.724	-9,324.724
150	3,656.373	8,125.274	-1,174.726	-3,974.726	-5,974.726	-9,374.726
160	3,633.873	8,075.273	-1,224.727	-4,024.727	-6,024.727	-9,424.727
170	3,611.371	8,025.269	-1,274.731	-4,074.731	-6,074.731	-9,474.731
180	3,588.870	7,975.268	-1,324.732	-4,124.732	-6,124.732	-9,524.732

Maximum CIL rates (per square metre)

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

Rent down by £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,837.817	6,306.260	-2,993.740	-5,793.740	-7,793.740	-11,193.740
50	2,725.312	6,056.249	-3,243.751	-6,043.751	-8,043.751	-11,443.751
75	2,669.060	5,931.245	-3,368.755	-6,168.755	-8,168.755	-11,568.755
80	2,657.810	5,906.245	-3,393.755	-6,193.755	-8,193.755	-11,593.755
85	2,646.559	5,881.242	-3,418.758	-6,218.758	-8,218.758	-11,618.758
90	2,635.308	5,856.241	-3,443.759	-6,243.759	-8,243.759	-11,643.759
95	2,624.058	5,831.240	-3,468.760	-6,268.760	-8,268.760	-11,668.760
100	2,612.808	5,806.239	-3,493.761	-6,293.761	-8,293.761	-11,693.761
110	2,590.307	5,756.238	-3,543.762	-6,343.762	-8,343.762	-11,743.762
120	2,567.805	5,706.234	-3,593.766	-6,393.766	-8,393.766	-11,793.766
130	2,545.305	5,656.233	-3,643.767	-6,443.767	-8,443.767	-11,843.767
140	2,522.804	5,606.232	-3,693.768	-6,493.768	-8,493.768	-11,893.768
150	2,500.303	5,556.228	-3,743.772	-6,543.772	-8,543.772	-11,943.772
160	2,477.802	5,506.227	-3,793.773	-6,593.773	-8,593.773	-11,993.773
170	2,455.301	5,456.225	-3,843.775	-6,643.775	-8,643.775	-12,043.775
180	2,432.801	5,406.224	-3,893.776	-6,693.776	-8,693.776	-12,093.776

Maximum CIL rates (per square metre)

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

Base Rent Yield down by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,906.039	8,680.087	-619.913	-3,419.913	-5,419.913	-8,819.913
50	3,793.535	8,430.078	-869.922	-3,669.922	-5,669.922	-9,069.922
75	3,737.282	8,305.072	-994.928	-3,794.928	-5,794.928	-9,194.928
80	3,726.032	8,280.071	-1,019.929	-3,819.929	-5,819.929	-9,219.929
85	3,714.781	8,255.068	-1,044.932	-3,844.932	-5,844.932	-9,244.932
90	3,703.530	8,230.067	-1,069.933	-3,869.933	-5,869.933	-9,269.933
95	3,692.280	8,205.067	-1,094.933	-3,894.933	-5,894.933	-9,294.933
100	3,681.030	8,180.066	-1,119.934	-3,919.934	-5,919.934	-9,319.934
110	3,658.529	8,130.065	-1,169.935	-3,969.935	-5,969.935	-9,369.935
120	3,636.027	8,080.064	-1,219.939	-4,019.939	-6,019.939	-9,419.939
130	3,613.527	8,030.060	-1,269.940	-4,069.940	-6,069.940	-9,469.940
140	3,591.026	7,980.058	-1,319.942	-4,119.942	-6,119.942	-9,519.942
150	3,568.526	7,930.057	-1,369.943	-4,169.943	-6,169.943	-9,569.943
160	3,546.024	7,880.053	-1,419.947	-4,219.947	-6,219.947	-9,619.947
170	3,523.523	7,830.052	-1,469.948	-4,269.948	-6,269.948	-9,669.948
180	3,501.023	7,780.050	-1,519.950	-4,319.950	-6,319.950	-9,719.950

Maximum CIL rates (per square metre)

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

Base Rent Yield up by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,979.739	6,621.643	-2,678.357	-5,478.357	-7,478.357	-10,878.357
50	2,867.235	6,371.634	-2,928.366	-5,728.366	-7,728.366	-11,128.366
75	2,810.983	6,246.628	-3,053.372	-5,853.372	-7,853.372	-11,253.372
80	2,799.732	6,221.627	-3,078.373	-5,878.373	-7,878.373	-11,278.373
85	2,788.482	6,196.626	-3,103.374	-5,903.374	-7,903.374	-11,303.374
90	2,777.231	6,171.623	-3,128.377	-5,928.377	-7,928.377	-11,328.377
95	2,765.980	6,146.623	-3,153.377	-5,953.377	-7,953.377	-11,353.377
100	2,754.730	6,121.622	-3,178.378	-5,978.378	-7,978.378	-11,378.378
110	2,732.229	6,071.621	-3,228.379	-6,028.379	-8,028.379	-11,428.379
120	2,709.729	6,021.619	-3,278.381	-6,078.381	-8,078.381	-11,478.381
130	2,687.227	5,971.616	-3,328.384	-6,128.384	-8,128.384	-11,528.384
140	2,664.726	5,921.614	-3,378.386	-6,178.386	-8,178.386	-11,578.386
150	2,642.226	5,871.613	-3,428.387	-6,228.387	-8,228.387	-11,628.387
160	2,619.724	5,821.609	-3,478.391	-6,278.391	-8,278.391	-11,678.391
170	2,597.223	5,771.608	-3,528.392	-6,328.392	-8,328.392	-11,728.392
180	2,574.723	5,721.606	-3,578.394	-6,378.394	-8,378.394	-11,778.394

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type Standard Medium Industrial - 10% AW @ 25% discount

Site area	0.65 ha
Net to gross	100%

Base Rent and Yield

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,376,548	6,733,150	-2,566,850	-5,366,850	-7,366,850	-10,766,850
50	4,202,434	6,485,282	-2,534,718	-5,634,718	-7,634,718	-11,034,718
75	4,115,376	6,331,348	-2,968,652	-5,768,652	-7,768,652	-11,168,652
80	4,097,965	6,304,561	-2,995,439	-5,795,439	-7,795,439	-11,195,439
85	4,080,553	6,277,774	-3,022,226	-5,822,226	-7,822,226	-11,222,226
90	4,063,142	6,250,988	-3,049,012	-5,849,012	-7,849,012	-11,249,012
95	4,045,730	6,224,200	-3,075,800	-5,875,800	-7,875,800	-11,275,800
100	4,028,318	6,197,413	-3,102,587	-5,902,587	-7,902,587	-11,302,587
110	3,993,496	6,143,840	-3,156,160	-5,956,160	-7,956,160	-11,356,160
120	3,958,673	6,090,267	-3,209,733	-6,009,733	-8,009,733	-11,409,733
130	3,923,851	6,036,693	-3,263,307	-6,063,307	-8,063,307	-11,463,307
140	3,889,027	5,983,119	-3,316,881	-6,116,881	-8,116,881	-11,516,881
150	3,854,204	5,929,545	-3,370,455	-6,170,455	-8,170,455	-11,570,455
160	3,819,382	5,875,972	-3,424,028	-6,224,028	-8,224,028	-11,624,028
170	3,784,558	5,822,397	-3,477,603	-6,277,603	-8,277,603	-11,677,603
180	3,749,736	5,768,824	-3,531,176	-6,331,176	-8,331,176	-11,731,176

Maximum CIL rates (per square metre)

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

Rent up £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,271,125	8,109,424	-1,190,576	-3,990,576	-5,990,576	-9,390,576
50	5,007,011	7,841,556	-1,458,444	-4,258,444	-6,258,444	-9,658,444
75	5,009,954	7,707,822	-1,592,378	-4,392,378	-6,392,378	-9,792,378
80	4,992,543	7,680,835	-1,619,165	-4,419,165	-6,419,165	-9,819,165
85	4,975,132	7,654,049	-1,645,951	-4,445,951	-6,445,951	-9,845,951
90	4,957,720	7,627,261	-1,672,739	-4,472,739	-6,472,739	-9,872,739
95	4,940,308	7,600,474	-1,699,526	-4,499,526	-6,499,526	-9,899,526
100	4,922,897	7,573,688	-1,726,312	-4,526,312	-6,526,312	-9,926,312
110	4,888,074	7,520,113	-1,779,887	-4,579,887	-6,579,887	-9,979,887
120	4,853,251	7,466,540	-1,833,460	-4,633,460	-6,633,460	-10,033,460
130	4,818,429	7,412,967	-1,887,033	-4,687,033	-6,687,033	-10,087,033
140	4,783,606	7,359,394	-1,940,606	-4,740,606	-6,740,606	-10,140,606
150	4,748,782	7,305,819	-1,994,181	-4,794,181	-6,794,181	-10,194,181
160	4,713,960	7,252,246	-2,047,754	-4,847,754	-6,847,754	-10,247,754
170	4,679,137	7,198,672	-2,101,328	-4,901,328	-6,901,328	-10,301,328
180	4,644,314	7,145,098	-2,154,902	-4,954,902	-6,954,902	-10,354,902

Maximum CIL rates (per square metre)

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

Rent down by £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,481,970	5,356,876	-3,943,124	-6,743,124	-8,743,124	-12,143,124
50	3,307,855	5,089,007	-4,210,993	-7,010,993	-9,010,993	-12,410,993
75	3,220,798	4,955,073	-4,344,927	-7,144,927	-9,144,927	-12,544,927
80	3,203,387	4,928,287	-4,371,713	-7,171,713	-9,171,713	-12,571,713
85	3,185,975	4,901,500	-4,398,500	-7,198,500	-9,198,500	-12,598,500
90	3,168,563	4,874,713	-4,425,287	-7,225,287	-9,225,287	-12,625,287
95	3,151,152	4,847,927	-4,452,073	-7,252,073	-9,252,073	-12,652,073
100	3,133,741	4,821,139	-4,478,861	-7,278,861	-9,278,861	-12,678,861
110	3,098,918	4,767,566	-4,532,434	-7,332,434	-9,332,434	-12,732,434
120	3,064,094	4,713,991	-4,586,009	-7,386,009	-9,386,009	-12,786,009
130	3,029,272	4,660,418	-4,639,582	-7,439,582	-9,439,582	-12,839,582
140	2,994,449	4,606,845	-4,693,155	-7,493,155	-9,493,155	-12,893,155
150	2,959,627	4,553,272	-4,746,728	-7,546,728	-9,546,728	-12,946,728
160	2,924,803	4,499,697	-4,800,303	-7,600,303	-9,600,303	-13,000,303
170	2,889,980	4,446,124	-4,853,876	-7,653,876	-9,653,876	-13,053,876
180	2,855,158	4,392,550	-4,907,450	-7,707,450	-9,707,450	-13,107,450

Maximum CIL rates (per square metre)

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

Base Rent Yield down by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,033,048	7,743,151	-1,556,849	-4,356,849	-6,356,849	-9,756,849
50	4,858,934	7,475,283	-1,824,717	-4,624,717	-6,624,717	-10,024,717
75	4,771,876	7,341,347	-1,958,653	-4,758,653	-6,758,653	-10,158,653
80	4,754,465	7,314,562	-1,985,438	-4,785,438	-6,785,438	-10,185,438
85	4,737,053	7,287,774	-2,012,226	-4,812,226	-6,812,226	-10,212,226
90	4,719,641	7,260,988	-2,039,013	-4,839,013	-6,839,013	-10,239,013
95	4,702,231	7,234,201	-2,065,799	-4,865,799	-6,865,799	-10,265,799
100	4,684,819	7,207,414	-2,092,586	-4,892,586	-6,892,586	-10,292,586
110	4,649,996	7,153,840	-2,146,160	-4,946,160	-6,946,160	-10,346,160
120	4,615,174	7,100,267	-2,199,733	-4,999,733	-6,999,733	-10,399,733
130	4,580,351	7,046,693	-2,253,307	-5,053,307	-7,053,307	-10,453,307
140	4,545,527	6,993,119	-2,306,881	-5,106,881	-7,106,881	-10,506,881
150	4,510,705	6,939,546	-2,360,454	-5,160,454	-7,160,454	-10,560,454
160	4,475,882	6,885,973	-2,414,028	-5,214,027	-7,214,027	-10,614,027
170	4,441,059	6,832,398	-2,467,602	-5,267,602	-7,267,602	-10,667,602
180	4,406,236	6,778,824	-2,521,176	-5,321,175	-7,321,175	-10,721,175

Maximum CIL rates (per square metre)

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

Base Rent Yield up by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,792,468	5,834,565	-3,465,435	-6,265,435	-8,265,435	-11,665,435
50	3,618,354	5,566,698	-3,733,302	-6,533,302	-8,533,302	-11,933,302
75	3,531,297	5,432,764	-3,867,236	-6,667,236	-8,667,236	-12,067,236
80	3,513,885	5,405,976	-3,894,024	-6,694,024	-8,694,024	-12,094,024
85	3,496,473	5,379,189	-3,920,811	-6,720,811	-8,720,811	-12,120,811
90	3,479,062	5,352,403	-3,947,597	-6,747,597	-8,747,597	-12,147,597
95	3,461,650	5,325,616	-3,974,384	-6,774,384	-8,774,384	-12,174,384
100	3,444,239	5,298,830	-4,001,170	-6,801,170	-8,801,170	-12,201,170
110	3,409,416	5,245,255	-4,054,745	-6,854,745	-8,854,745	-12,254,745
120	3,374,593	5,191,682	-4,108,318	-6,908,318	-8,908,318	-12,308,318
130	3,339,771	5,138,109	-4,161,891	-6,961,891	-8,961,891	-12,361,891
140	3,304,947	5,084,534	-4,215,466	-7,015,466	-9,015,466	-12,415,466
150	3,270,124	5,030,961	-4,269,039	-7,069,039	-9,069,039	-12,469,039
160	3,235,302	4,977,387	-4,322,613	-7,122,613	-9,122,613	-12,522,613
170	3,200,479	4,923,814	-4,376,186	-7,176,186	-9,176,186	-12,576,186
180	3,165,656	4,870,239	-4,429,761	-7,229,761	-9,229,761	-12,629,761

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type Standard Large Industrial - 10% AW @ 25% discount

Site area	1.55 ha
Net to gross	100%

Base Rent and Yield

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,648,850	2,997,968	-6,302,032	-6,102,032	-11,102,032	-14,502,032
50	4,231,655	2,730,100	-6,569,900	-6,369,900	-11,369,900	-14,769,900
75	4,024,056	2,596,165	-6,703,835	-6,503,835	-11,503,835	-14,903,835
80	3,982,537	2,569,379	-6,730,621	-6,530,621	-11,530,621	-14,930,621
85	3,941,017	2,542,592	-6,757,408	-6,557,408	-11,557,408	-14,957,408
90	3,899,497	2,515,805	-6,784,195	-6,584,195	-11,584,195	-14,984,195
95	3,857,979	2,489,018	-6,810,982	-6,610,982	-11,610,982	-15,010,982
100	3,816,459	2,462,231	-6,837,769	-6,637,769	-11,637,769	-15,037,769
110	3,733,420	2,408,658	-6,891,342	-6,691,342	-11,691,342	-15,091,342
120	3,650,380	2,355,084	-6,944,916	-6,744,916	-11,744,916	-15,144,916
130	3,567,341	2,301,510	-6,998,490	-6,798,490	-11,798,490	-15,198,490
140	3,484,302	2,247,937	-7,052,063	-6,852,063	-11,852,063	-15,252,063
150	3,401,262	2,194,363	-7,105,637	-6,905,637	-11,905,637	-15,305,637
160	3,318,224	2,140,789	-7,159,211	-6,959,211	-11,959,211	-15,359,211
170	3,235,185	2,087,216	-7,212,784	-7,012,784	-12,012,784	-15,412,784
180	3,152,145	2,033,642	-7,266,358	-7,066,358	-12,066,358	-15,466,358

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

Rent up £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,514,851	4,203,130	-5,096,870	-7,896,870	-8,896,870	-13,296,870
50	6,099,655	3,935,261	-5,364,739	-8,164,739	-9,164,739	-13,564,739
75	5,892,056	3,801,327	-5,498,673	-8,298,673	-9,298,673	-13,698,673
80	5,850,537	3,774,540	-5,525,460	-8,325,460	-9,325,460	-13,725,460
85	5,809,017	3,747,753	-5,552,247	-8,352,247	-9,352,247	-13,752,247
90	5,767,497	3,720,966	-5,579,034	-8,379,034	-9,379,034	-13,779,034
95	5,725,979	3,694,180	-5,605,820	-8,405,820	-9,405,820	-13,805,820
100	5,684,459	3,667,393	-5,632,607	-8,432,607	-9,432,607	-13,832,607
110	5,601,420	3,613,819	-5,686,181	-8,486,181	-9,486,181	-13,886,181
120	5,518,380	3,560,245	-5,739,755	-8,539,755	-9,539,755	-13,939,755
130	5,435,341	3,506,672	-5,793,328	-8,593,328	-9,593,328	-13,993,328
140	5,352,302	3,453,098	-5,846,902	-8,646,902	-9,646,902	-14,046,902
150	5,269,262	3,399,524	-5,900,476	-8,700,476	-9,700,476	-14,100,476
160	5,186,224	3,345,951	-5,954,049	-8,754,049	-9,754,049	-14,154,049
170	5,103,185	3,292,377	-6,007,623	-8,807,623	-9,807,623	-14,207,623
180	5,020,145	3,238,803	-6,061,197	-8,861,197	-9,861,197	-14,261,197

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

Rent down by £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,778,850	1,792,806	-7,507,194	-10,307,194	-12,307,194	-15,707,194
50	2,363,655	1,524,939	-7,775,061	-10,575,061	-12,575,061	-15,975,061
75	2,156,056	1,391,004	-7,908,996	-10,708,996	-12,708,996	-16,108,996
80	2,114,537	1,364,217	-7,935,783	-10,735,783	-12,735,783	-16,135,783
85	2,073,017	1,337,431	-7,962,569	-10,762,569	-12,762,569	-16,162,569
90	2,031,497	1,310,644	-7,989,356	-10,789,356	-12,789,356	-16,189,356
95	1,989,979	1,283,856	-8,016,144	-10,816,144	-12,816,144	-16,216,144
100	1,948,459	1,257,070	-8,042,930	-10,842,930	-12,842,930	-16,242,930
110	1,865,419	1,203,496	-8,096,504	-10,896,504	-12,896,504	-16,296,504
120	1,782,380	1,149,923	-8,150,077	-10,950,077	-12,950,077	-16,350,077
130	1,699,341	1,096,349	-8,203,651	-11,003,651	-13,003,651	-16,403,651
140	1,616,302	1,042,775	-8,257,225	-11,057,225	-13,057,225	-16,457,225
150	1,533,262	989,202	-8,310,798	-11,110,798	-13,110,798	-16,510,798
160	1,450,224	935,628	-8,364,372	-11,164,372	-13,164,372	-16,564,372
170	1,367,185	882,054	-8,417,946	-11,217,946	-13,217,946	-16,617,946
180	1,284,145	828,481	-8,471,519	-11,271,519	-13,271,519	-16,671,519

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

Base Rent Yield down by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,841,853	3,768,938	-5,531,062	-8,331,062	-10,331,062	-13,731,062
50	5,426,658	3,501,070	-5,798,930	-8,598,930	-10,598,930	-13,998,930
75	5,219,060	3,367,135	-5,932,865	-8,732,865	-10,732,865	-14,132,865
80	5,177,541	3,340,349	-5,959,651	-8,759,651	-10,759,651	-14,159,651
85	5,136,021	3,313,562	-5,986,438	-8,786,438	-10,786,438	-14,186,438
90	5,094,501	3,286,775	-6,013,225	-8,813,225	-10,813,225	-14,213,225
95	5,052,982	3,259,988	-6,040,012	-8,840,012	-10,840,012	-14,240,012
100	5,011,462	3,233,201	-6,066,799	-8,866,799	-10,866,799	-14,266,799
110	4,928,423	3,179,628	-6,120,372	-8,920,372	-10,920,372	-14,320,372
120	4,845,383	3,126,054	-6,173,946	-8,973,946	-10,973,946	-14,373,946
130	4,762,344	3,072,480	-6,227,520	-9,027,520	-11,027,520	-14,427,520
140	4,679,305	3,018,906	-6,281,094	-9,081,094	-11,081,094	-14,481,094
150	4,596,266	2,965,333	-6,334,667	-9,134,667	-11,134,667	-14,534,667
160	4,513,227	2,911,759	-6,388,241	-9,188,241	-11,188,241	-14,588,241
170	4,430,187	2,858,185	-6,441,815	-9,241,815	-11,241,815	-14,641,815
180	4,347,148	2,804,612	-6,495,388	-9,295,388	-11,295,388	-14,695,388

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

Base Rent Yield up by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,591,293	2,316,963	-6,983,037	-9,783,037	-11,783,037	-15,183,037
50	3,176,098	2,049,095	-7,250,905	-10,050,905	-12,050,905	-15,450,905
75	2,968,499	1,915,161	-7,384,839	-10,184,839	-12,184,839	-15,584,839
80	2,926,980	1,888,374	-7,411,626	-10,211,626	-12,211,626	-15,611,626
85	2,885,460	1,861,587	-7,438,413	-10,238,413	-12,238,413	-15,638,413
90	2,843,940	1,834,800	-7,465,200	-10,265,200	-12,265,200	-15,665,200
95	2,802,422	1,808,014	-7,491,986	-10,291,986	-12,291,986	-15,691,986
100	2,760,902	1,781,227	-7,518,773	-10,318,773	-12,318,773	-15,718,773
110	2,677,862	1,727,653	-7,572,347	-10,372,347	-12,372,347	-15,772,347
120	2,594,823	1,674,079	-7,625,921	-10,425,921	-12,425,921	-15,825,921
130	2,511,784	1,620,506	-7,679,494	-10,479,494	-12,479,494	-15,879,494
140	2,428,744	1,566,932	-7,733,068	-10,533,068	-12,533,068	-15,933,068
150	2,345,706	1,513,358	-7,786,642	-10,586,642	-12,586,642	-15,986,642
160	2,262,667	1,459,785	-7,840,215	-10,640,215	-12,640,215	-16,040,215
170	2,179,627	1,406,211	-7,893,789	-10,693,789	-12,693,789	-16,093,789
180	2,096,588	1,352,637	-7,947,363	-10,747,363	-12,747,363	-16,147,363

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

**Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary**

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

Site type Multi- Story - Small Industrial - 10% AW @ 25% discount

	BLV1	BLV2	BLV3	BLV4
Base Rent and Yield	#N/A	#N/A	#N/A	#N/A
Rent up £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A
Rent down by £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A
Base Rent Yield down by 0.25%	#N/A	#N/A	#N/A	#N/A
Base Rent Yield up by 0.25%	#N/A	#N/A	#N/A	#N/A

Site type Multi- Story - Medium Industrial - 10% AW @ 25% discount

	BLV1	BLV2	BLV3	BLV4
Base Rent and Yield	180	50	#N/A	#N/A
Rent up £2 psf Yield remains	180	180	160	#N/A
Rent down by £2 psf Yield remains	0	#N/A	#N/A	#N/A
Base Rent Yield down by 0.25%	180	180	100	#N/A
Base Rent Yield up by 0.25%	95	#N/A	#N/A	#N/A

Site type Multi- Story - Large Industrial - 10% AW @ 25% discount

	BLV1	BLV2	BLV3	BLV4
Base Rent and Yield	0	#N/A	#N/A	#N/A
Rent up £2 psf Yield remains	180	50	#N/A	#N/A
Rent down by £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A
Base Rent Yield down by 0.25%	160	#N/A	#N/A	#N/A
Base Rent Yield up by 0.25%	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type Multi-Story - Small Industrial - 10% AW @ 25% discount

Site area	0.4200 ha
Net to gross	100%

Base Rent and Yield Private values £7373 ps/m

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-11,802	-28,100	-9,328,100	-12,128,100	-14,128,100	-17,528,100
50	-581,391	-1,384,264	-10,684,264	-13,484,264	-15,484,264	-18,884,264
75	-866,185	-2,062,346	-11,362,346	-14,162,346	-16,162,346	-19,562,346
80	-923,144	-2,197,962	-11,497,962	-14,297,962	-16,297,962	-19,697,962
85	-980,103	-2,333,577	-11,633,577	-14,433,577	-16,433,577	-19,833,577
90	-1,037,062	-2,469,196	-11,769,196	-14,569,196	-16,569,196	-19,969,196
95	-1,094,021	-2,604,812	-11,904,812	-14,704,812	-16,704,812	-20,104,812
100	-1,150,980	-2,740,428	-12,040,428	-14,840,428	-16,840,428	-20,240,428
110	-1,264,897	-3,011,659	-12,311,659	-15,111,659	-17,111,659	-20,511,659
120	-1,378,815	-3,282,894	-12,582,894	-15,382,894	-17,382,894	-20,782,894
130	-1,492,733	-3,554,125	-12,854,125	-15,654,125	-17,654,125	-21,054,125
140	-1,606,651	-3,825,360	-13,125,360	-15,925,360	-17,925,360	-21,325,360
150	-1,720,568	-4,096,591	-13,396,591	-16,196,591	-18,196,591	-21,596,591
160	-1,834,486	-4,367,823	-13,667,823	-16,467,823	-18,467,823	-21,867,823
170	-1,948,404	-4,639,058	-13,939,058	-16,739,058	-18,739,058	-22,139,058
180	-2,062,322	-4,910,289	-14,210,289	-17,010,289	-19,010,289	-22,410,289

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

Rent up £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£2,425,775	5,775,655	-3,524,345	-6,324,345	-8,324,345	-11,724,345
50	1,864,747	4,439,874	-4,860,126	-7,660,126	-9,660,126	-13,060,126
75	1,584,232	3,771,981	-5,528,019	-8,328,019	-10,328,019	-13,728,019
80	1,528,130	3,638,405	-5,661,595	-8,461,595	-10,461,595	-13,861,595
85	1,472,027	3,504,828	-5,795,174	-8,595,174	-10,595,174	-13,995,174
90	1,415,924	3,371,247	-5,928,753	-8,728,753	-10,728,753	-14,128,753
95	1,359,821	3,237,670	-6,062,330	-8,862,330	-10,862,330	-14,262,330
100	1,303,718	3,104,091	-6,195,909	-8,995,909	-10,995,909	-14,395,909
110	1,191,513	2,836,935	-6,463,065	-9,263,065	-11,263,065	-14,663,065
120	1,079,306	2,569,777	-6,730,223	-9,530,223	-11,530,223	-14,930,223
130	967,101	2,302,621	-6,997,379	-9,797,379	-11,797,379	-15,197,379
140	854,896	2,035,466	-7,264,534	-10,064,534	-12,064,534	-15,464,534
150	742,689	1,768,308	-7,531,692	-10,331,692	-12,331,692	-15,731,692
160	630,484	1,501,152	-7,798,848	-10,598,848	-12,598,848	-15,998,848
170	518,278	1,233,996	-8,066,004	-10,866,004	-12,866,004	-16,266,004
180	406,072	966,838	-8,333,162	-11,133,162	-13,133,162	-16,533,162

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

Rent down by £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,486,391	-5,919,980	-15,219,980	-18,019,980	-20,019,980	-23,419,980
50	-3,055,980	-7,276,144	-16,576,144	-19,376,144	-21,376,144	-24,776,144
75	-3,340,775	-7,954,226	-17,254,226	-20,054,226	-22,054,226	-25,454,226
80	-3,397,734	-8,089,844	-17,389,844	-20,189,844	-22,189,844	-25,589,844
85	-3,454,693	-8,225,460	-17,525,460	-20,325,460	-22,325,460	-25,725,460
90	-3,511,652	-8,361,076	-17,661,076	-20,461,076	-22,461,076	-25,861,076
95	-3,568,610	-8,496,692	-17,796,692	-20,596,692	-22,596,692	-25,996,692
100	-3,625,569	-8,632,308	-17,932,308	-20,732,308	-22,732,308	-26,132,308
110	-3,739,488	-8,903,542	-18,203,542	-21,003,542	-23,003,542	-26,403,542
120	-3,853,405	-9,174,774	-18,474,774	-21,274,774	-23,274,774	-26,674,774
130	-3,967,323	-9,446,008	-18,746,008	-21,546,008	-23,546,008	-26,946,008
140	-4,081,241	-9,717,240	-19,017,240	-21,817,240	-23,817,240	-27,217,240
150	-4,195,158	-9,988,471	-19,288,471	-22,088,471	-24,088,471	-27,488,471
160	-4,309,076	-10,259,706	-19,559,706	-22,359,706	-24,359,706	-27,759,706
170	-4,422,994	-10,530,937	-19,830,937	-22,630,937	-24,630,937	-28,030,937
180	-4,536,912	-10,802,172	-20,102,172	-22,902,172	-24,902,172	-28,302,172

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

Base Rent Yield down by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,054,318	4,891,233	-4,408,767	-7,208,767	-9,208,767	-12,608,767
50	1,493,290	3,555,452	-5,744,548	-8,544,548	-10,544,548	-13,944,548
75	1,212,775	2,887,559	-6,412,441	-9,212,441	-11,212,441	-14,612,441
80	1,156,673	2,753,983	-6,546,017	-9,346,017	-11,346,017	-14,746,017
85	1,100,570	2,620,404	-6,679,596	-9,479,596	-11,479,596	-14,879,596
90	1,044,466	2,486,825	-6,813,175	-9,613,175	-11,613,175	-15,013,175
95	988,364	2,353,248	-6,946,752	-9,746,752	-11,746,752	-15,146,752
100	932,261	2,219,669	-7,080,331	-9,880,331	-11,880,331	-15,280,331
110	820,056	1,952,513	-7,347,487	-10,147,487	-12,147,487	-15,547,487
120	707,849	1,685,355	-7,614,645	-10,414,645	-12,414,645	-15,814,645
130	595,644	1,418,199	-7,881,801	-10,681,801	-12,681,801	-16,081,801
140	483,438	1,151,044	-8,148,956	-10,948,956	-12,948,956	-16,348,956
150	371,232	883,888	-8,416,114	-11,216,114	-13,216,114	-16,616,114
160	259,027	616,730	-8,683,270	-11,483,270	-13,483,270	-16,883,270
170	146,821	349,574	-8,950,426	-11,750,426	-13,750,426	-17,150,426
180	34,615	82,416	-9,217,584	-12,017,584	-14,017,584	-17,417,584

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

Base Rent Yield up by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,877,980	-4,471,380	-13,771,380	-16,571,380	-18,571,380	-21,971,380
50	-2,447,569	-5,827,544	-15,127,544	-17,927,544	-19,927,544	-23,327,544
75	-2,732,363	-6,505,626	-15,805,626	-18,605,626	-20,605,626	-24,005,626
80	-2,789,322	-6,641,242	-15,941,242	-18,741,242	-20,741,242	-24,141,242
85	-2,846,280	-6,776,858	-16,076,858	-18,876,858	-20,876,858	-24,276,858
90	-2,903,240	-6,912,476	-16,212,476	-19,012,476	-21,012,476	-24,412,476
95	-2,960,199	-7,048,092	-16,348,092	-19,148,092	-21,148,092	-24,548,092
100	-3,017,157	-7,183,708	-16,483,708	-19,283,708	-21,283,708	-24,683,708
110	-3,131,075	-7,454,940	-16,754,940	-19,554,940	-21,554,940	-24,954,940
120	-3,244,993	-7,726,174	-17,026,174	-19,826,174	-21,826,174	-25,226,174
130	-3,358,910	-7,997,406	-17,297,406	-20,097,406	-22,097,406	-25,497,406
140	-3,472,829	-8,268,640	-17,568,640	-20,368,640	-22,368,640	-25,768,640
150	-3,586,746	-8,539,872	-17,839,872	-20,639,872	-22,639,872	-26,039,872
160	-3,700,664	-8,811,104	-18,111,104	-20,911,104	-22,911,104	-26,311,104
170	-3,814,582	-9,082,338	-18,382,338	-21,182,338	-23,182,338	-26,582,338
180	-3,928,499	-9,353,570	-18,653,570	-21,453,570	-23,453,570	-26,853,570

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

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type Multi-Story - Medium Industrial - 10% AW @ 25% discount

Site area	0.65 ha
Net to gross	100%

Base Rent and Yield

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,538,033	13,135,436	3,835,436	1,035,436	-964,504	-4,364,564
50	8,018,054	12,335,467	3,035,467	235,467	-1,794,533	-5,164,533
75	7,758,063	11,935,482	2,635,482	-164,518	-2,164,518	-5,564,518
80	7,706,066	11,855,486	2,555,486	-244,514	-2,244,514	-5,644,514
85	7,654,068	11,775,489	2,475,489	-324,511	-2,324,511	-5,724,511
90	7,602,070	11,695,492	2,395,492	-404,508	-2,404,508	-5,804,508
95	7,550,071	11,615,494	2,315,494	-484,506	-2,484,506	-5,884,506
100	7,498,073	11,535,497	2,235,497	-564,503	-2,564,503	-5,964,503
110	7,394,078	11,375,504	2,075,504	-724,496	-2,724,496	-6,124,496
120	7,290,082	11,215,510	1,915,510	-884,490	-2,884,490	-6,284,490
130	7,186,085	11,055,516	1,755,516	-1,044,484	-3,044,484	-6,444,484
140	7,082,089	10,895,522	1,595,522	-1,204,478	-3,204,478	-6,604,478
150	6,978,094	10,735,529	1,435,529	-1,364,471	-3,364,471	-6,764,471
160	6,874,097	10,575,534	1,275,534	-1,524,466	-3,524,466	-6,924,466
170	6,770,101	10,415,541	1,115,541	-1,684,459	-3,684,459	-7,084,459
180	6,666,106	10,255,547	955,547	-1,844,453	-3,844,453	-7,244,453

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£50	#N/A	#N/A

Rent up £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,831,566	16,663,948	7,363,948	4,563,948	2,563,948	-836,052
50	10,311,587	15,863,980	6,563,980	3,763,980	1,763,980	-1,636,020
75	10,051,596	15,463,995	6,163,995	3,363,995	1,363,995	-2,036,005
80	9,999,599	15,383,998	6,083,998	3,283,998	1,283,998	-2,116,002
85	9,947,600	15,304,000	6,004,000	3,204,000	1,204,000	-2,196,000
90	9,895,602	15,224,003	5,924,003	3,124,003	1,124,003	-2,275,997
95	9,843,604	15,144,006	5,844,006	3,044,006	1,044,006	-2,355,994
100	9,791,606	15,064,010	5,764,010	2,964,010	964,010	-2,435,990
110	9,687,611	14,904,016	5,604,016	2,804,016	804,016	-2,595,984
120	9,583,614	14,744,021	5,444,021	2,644,021	644,021	-2,755,979
130	9,479,618	14,584,028	5,284,028	2,484,028	484,028	-2,915,972
140	9,375,622	14,424,035	5,124,035	2,324,035	324,035	-3,075,965
150	9,271,626	14,264,040	4,964,040	2,164,040	164,040	-3,235,960
160	9,167,630	14,104,046	4,804,046	2,004,046	4,046	-3,395,954
170	9,063,634	13,944,053	4,644,053	1,844,053	-155,947	-3,555,947
180	8,959,638	13,784,058	4,484,058	1,684,058	-315,942	-3,715,942

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	£160	#N/A

Rent down by £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,244,501	9,606,925	3,066,925	-2,493,075	-4,493,075	-7,893,075
50	5,724,521	8,806,955	-493,045	-3,293,045	-5,293,045	-8,693,045
75	5,464,530	8,406,970	-893,030	-3,693,030	-5,693,030	-9,093,030
80	5,412,533	8,326,973	-973,027	-3,773,027	-5,773,027	-9,173,027
85	5,360,535	8,246,976	-1,053,024	-3,853,024	-5,853,024	-9,253,024
90	5,308,537	8,166,980	-1,133,020	-3,933,020	-5,933,020	-9,333,020
95	5,256,539	8,086,983	-1,213,017	-4,013,017	-6,013,017	-9,413,017
100	5,204,541	8,006,986	-1,293,014	-4,093,014	-6,093,014	-9,493,014
110	5,100,544	7,846,992	-1,453,008	-4,253,008	-6,253,008	-9,653,008
120	4,996,549	7,686,998	-1,613,002	-4,413,002	-6,413,002	-9,813,002
130	4,892,553	7,527,005	-1,772,995	-4,572,995	-6,572,995	-9,972,995
140	4,788,556	7,367,010	-1,932,989	-4,732,989	-6,732,989	-10,132,989
150	4,684,561	7,207,016	-2,092,984	-4,892,984	-6,892,984	-10,292,984
160	4,580,565	7,047,023	-2,252,977	-5,052,977	-7,052,977	-10,452,977
170	4,476,568	6,887,028	-2,412,972	-5,212,972	-7,212,972	-10,612,972
180	4,372,573	6,727,035	-2,572,965	-5,372,965	-7,372,965	-10,772,965

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

Base Rent Yield down by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,220,342	15,723,603	6,423,603	3,623,603	1,623,603	-1,776,397
50	9,700,361	14,923,633	5,623,633	2,823,633	823,633	-2,576,367
75	9,440,372	14,523,650	5,223,650	2,423,650	423,650	-2,976,350
80	9,388,373	14,443,651	5,143,651	2,343,651	343,651	-3,056,349
85	9,336,376	14,363,655	5,063,655	2,263,655	263,655	-3,136,345
90	9,284,378	14,283,658	4,983,658	2,183,658	183,658	-3,216,342
95	9,232,380	14,203,661	4,903,661	2,103,661	103,661	-3,296,339
100	9,180,382	14,123,665	4,823,665	2,023,665	23,665	-3,376,335
110	9,076,385	13,963,670	4,663,670	1,863,670	-136,330	-3,536,330
120	8,972,390	13,803,676	4,503,676	1,703,676	-296,324	-3,696,324
130	8,868,394	13,643,683	4,343,683	1,543,683	-456,317	-3,856,317
140	8,764,398	13,483,690	4,183,690	1,383,690	-616,310	-4,016,310
150	8,660,402	13,323,695	4,023,695	1,223,695	-776,305	-4,176,305
160	8,556,406	13,163,701	3,863,701	1,063,701	-936,299	-4,336,299
170	8,452,410	13,003,708	3,703,708	903,708	-1,096,292	-4,496,292
180	8,348,413	12,843,713	3,543,713	743,713	-1,256,287	-4,656,287

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	£100	#N/A

Base Rent Yield up by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,041,233	10,832,666	1,532,666	-1,267,334	-3,267,334	-6,667,334
50	6,521,253	10,032,696	732,696	-2,067,304	-4,067,304	-7,467,304
75	6,261,263	9,632,713	332,713	-2,467,287	-4,467,287	-7,867,287
80	6,209,265	9,552,715	252,715	-2,547,285	-4,547,285	-7,947,285
85	6,157,267	9,472,718	172,718	-2,627,282	-4,627,282	-8,027,282
90	6,105,269	9,392,721	92,721	-2,707,279	-4,707,279	-8,107,279
95	6,053,271	9,312,725	12,725	-2,787,275	-4,787,275	-8,187,275
100	6,001,273	9,232,728	-67,272	-2,867,272	-4,867,272	-8,267,272
110	5,897,278	9,072,735	-227,265	-3,027,265	-5,027,265	-8,427,265
120	5,793,281	8,912,740	-387,260	-3,187,260	-5,187,260	-8,587,260
130	5,689,285	8,752,746	-547,254	-3,347,254	-5,347,254	-8,747,254
140	5,585,289	8,592,753	-707,247	-3,507,247	-5,507,247	-8,907,247
150	5,481,293	8,432,758	-867,242	-3,667,242	-5,667,242	-9,067,242
160	5,377,297	8,272,765	-1,027,235	-3,827,235	-5,827,235	-9,227,235
170	5,273,301	8,112,771	-1,187,229	-3,987,229	-5,987,229	-9,387,229
180	5,169,305	7,952,776	-1,347,224	-4,147,224	-6,147,224	-9,547,224

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£95	#N/A	#N/A	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type Multi-Story - Large Industrial - 10% AW @ 25% discount

Site area	1.55 ha
Net to gross	100%

Base Rent and Yield

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,916,095	9,623,287	323,287	-2,476,713	-4,476,713	-7,876,713
50	13,671,803	8,820,518	-470,482	-3,279,482	-5,279,482	-8,679,482
75	13,049,656	8,419,133	-880,867	-3,680,867	-5,680,867	-9,080,867
80	12,925,227	8,338,856	-961,144	-3,761,144	-5,761,144	-9,161,144
85	12,800,797	8,258,579	-1,041,421	-3,841,421	-5,841,421	-9,241,421
90	12,676,368	8,178,302	-1,121,698	-3,921,698	-5,921,698	-9,321,698
95	12,551,939	8,098,025	-1,201,975	-4,001,975	-6,001,975	-9,401,975
100	12,427,510	8,017,748	-1,282,252	-4,082,252	-6,082,252	-9,482,252
110	12,178,651	7,857,194	-1,442,806	-4,242,806	-6,242,806	-9,642,806
120	11,929,792	7,696,640	-1,603,360	-4,403,360	-6,403,360	-9,803,360
130	11,680,934	7,536,086	-1,763,914	-4,563,914	-6,563,914	-9,963,914
140	11,432,075	7,375,532	-1,924,468	-4,724,468	-6,724,468	-10,124,468
150	11,183,216	7,214,978	-2,085,022	-4,885,022	-6,885,022	-10,285,022
160	10,934,358	7,054,424	-2,245,576	-5,045,576	-7,045,576	-10,445,576
170	10,685,499	6,893,870	-2,406,130	-5,206,130	-7,206,130	-10,606,130
180	10,436,640	6,733,316	-2,566,684	-5,366,684	-7,366,684	-10,766,684

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

Rent up £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,514,271	13,235,014	3,935,014	1,135,014	-864,986	-4,264,986
50	19,269,978	12,432,244	3,132,244	332,244	-1,667,756	-5,067,756
75	18,647,832	12,030,859	2,730,859	-69,141	-2,069,141	-5,469,141
80	18,523,402	11,950,582	2,650,582	-149,418	-2,149,418	-5,549,418
85	18,398,973	11,870,305	2,570,305	-229,695	-2,229,695	-5,629,695
90	18,274,544	11,790,028	2,490,028	-309,972	-2,309,972	-5,709,972
95	18,150,115	11,709,751	2,409,751	-390,249	-2,390,249	-5,790,249
100	18,025,686	11,629,474	2,329,474	-470,526	-2,470,526	-5,870,526
110	17,776,826	11,468,920	2,168,920	-631,080	-2,631,080	-6,031,080
120	17,527,967	11,308,366	2,008,366	-791,634	-2,791,634	-6,191,634
130	17,279,109	11,147,812	1,847,812	-952,188	-2,952,188	-6,352,188
140	17,030,251	10,987,259	1,687,259	-1,112,741	-3,112,741	-6,512,741
150	16,781,392	10,826,705	1,526,705	-1,273,295	-3,273,295	-6,673,295
160	16,532,534	10,666,151	1,366,151	-1,433,849	-3,433,849	-6,833,849
170	16,283,675	10,505,597	1,205,597	-1,594,403	-3,594,403	-6,994,403
180	16,034,816	10,345,043	1,045,043	-1,754,957	-3,754,957	-7,154,957

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£50	#N/A	#N/A

Rent down by £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,317,920	6,011,561	-3,288,439	-6,088,439	-8,088,439	-11,488,439
50	8,073,627	5,208,792	-4,091,208	-6,891,208	-8,891,208	-12,291,208
75	7,451,481	4,807,407	-4,492,593	-7,292,593	-9,292,593	-12,692,593
80	7,327,051	4,727,130	-4,572,870	-7,372,870	-9,372,870	-12,772,870
85	7,202,622	4,646,853	-4,653,147	-7,453,147	-9,453,147	-12,853,147
90	7,078,192	4,566,576	-4,733,424	-7,533,424	-9,533,424	-12,933,424
95	6,953,764	4,486,299	-4,813,701	-7,613,701	-9,613,701	-13,013,701
100	6,829,334	4,406,022	-4,893,978	-7,693,978	-9,693,978	-13,093,978
110	6,580,475	4,245,468	-5,054,532	-7,854,532	-9,854,532	-13,254,532
120	6,331,617	4,084,914	-5,215,086	-8,015,086	-10,015,086	-13,415,086
130	6,082,759	3,924,360	-5,375,640	-8,175,640	-10,175,640	-13,575,640
140	5,833,900	3,763,807	-5,536,193	-8,336,193	-10,336,193	-13,736,193
150	5,585,041	3,603,253	-5,696,747	-8,496,747	-10,496,747	-13,896,747
160	5,336,183	3,442,699	-5,857,301	-8,657,301	-10,657,301	-14,057,301
170	5,087,324	3,282,145	-6,017,855	-8,817,855	-10,817,855	-14,217,855
180	4,838,465	3,121,591	-6,178,409	-8,978,409	-10,978,409	-14,378,409

Maximum CIL rates (per square metre)

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

Base Rent Yield down by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,497,379	11,933,793	2,633,793	-166,207	-2,166,207	-5,566,207
50	17,253,086	11,131,023	1,831,023	-968,977	-2,968,977	-6,368,977
75	16,630,940	10,729,639	1,429,639	-1,370,361	-3,370,361	-6,770,361
80	16,506,510	10,649,361	1,349,361	-1,450,639	-3,450,639	-6,850,639
85	16,382,081	10,569,085	1,269,085	-1,530,915	-3,530,915	-6,930,915
90	16,257,652	10,488,807	1,188,807	-1,611,193	-3,611,193	-7,011,193
95	16,133,223	10,408,531	1,108,531	-1,691,469	-3,691,469	-7,091,469
100	16,008,793	10,328,253	1,028,253	-1,771,747	-3,771,747	-7,171,747
110	15,759,935	10,167,700	867,700	-1,932,300	-3,932,300	-7,332,300
120	15,511,077	10,007,146	707,146	-2,092,854	-4,092,854	-7,492,854
130	15,262,219	9,846,592	546,592	-2,253,408	-4,253,408	-7,653,408
140	15,013,361	9,686,038	386,038	-2,413,962	-4,413,962	-7,813,962
150	14,764,503	9,525,484	225,484	-2,574,516	-4,574,516	-7,974,516
160	14,515,645	9,364,930	64,930	-2,735,070	-4,735,070	-8,135,070
170	14,266,787	9,204,376	-95,624	-2,895,624	-4,895,624	-8,295,624
180	14,017,929	9,043,822	-256,178	-3,056,178	-5,056,178	-8,456,178

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£160	#N/A	#N/A	#N/A

Base Rent Yield up by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,752,716	7,582,397	-1,717,603	-4,517,603	-6,517,603	-9,917,603
50	10,508,423	6,779,628	-2,520,372	-5,320,372	-7,320,372	-10,720,372
75	9,886,277	6,378,243	-2,921,757	-5,721,757	-7,721,757	-11,121,757
80	9,761,847	6,297,966	-3,002,034	-5,802,034	-7,802,034	-11,202,034
85	9,637,418	6,217,689	-3,082,311	-5,882,311	-7,882,311	-11,282,311
90	9,512,988	6,137,412	-3,162,588	-5,962,588	-7,962,588	-11,362,588
95	9,388,559	6,057,135	-3,242,865	-6,042,865	-8,042,865	-11,442,865
100	9,264,129	5,976,858	-3,323,142	-6,123,142	-8,123,142	-11,523,142
110	9,015,271	5,816,304	-3,483,696	-6,283,696	-8,283,696	-11,683,696
120	8,766,412	5,655,750	-3,644,250	-6,444,250	-8,444,250	-11,844,250
130	8,517,554	5,495,196	-3,804,804	-6,604,804	-8,604,804	-12,004,804
140	8,268,696	5,334,642	-3,965,358	-6,765,358	-8,765,358	-12,165,358
150	8,019,837	5,174,088	-4,125,912	-6,925,912	-8,925,912	-12,325,912
160	7,770,978	5,013,535	-4,286,465	-7,086,465	-9,086,465	-12,486,465
170	7,522,120	4,852,981	-4,447,019	-7,247,019	-9,247,019	-12,647,019
180	7,273,261	4,692,427	-4,607,573	-7,407,573	-9,407,573	-12,807,573

Maximum CIL rates (per square metre)

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

Appendix 10 - Data centre assessment results

Analysis of Site with Planning Permission for Data Centre Development

BNPPRE in-house Data Centre Specialist Agent Mike Umfreville advised that when acquiring sites for Data Centres the value of such uses are not really assessed on a rent and yield basis. He advised that a Data Centre operator will pay circa £10m per acre for a site with planning permission for a new build Data Centre in a tier one location such as Old Oak, Canary Wharf and Slough with height over 35 m. These are considered to be the premier locations for such uses given the availability of good high voltage power supplies and data cables.

Data Centre RLV Per Ha: **£ 24,710,000**

Analysis of CIL based

Benchmark Land Value	BLV Per Ha	Surplus/Deficit of Small scheme @ £10m per acre	CIL Charge per sq m	Surplus/Deficit Larger scheme @ £10m per acre	CIL Charge per sq m
		0.5	25,000	1.86	50,000
BLV 1 - Open Storage	£ 9,300,000	£ 7,705,000	£ 308.20	£ 28,662,600	£ 573.25
BLV 2 - Secondary industrial (low)	£ 12,100,000	£ 6,305,000	£ 252.20	£ 23,454,600	£ 469.09
BLV 3 - Secondary industrial (medium)	£ 14,100,000	£ 5,305,000	£ 212.20	£ 19,734,600	£ 394.69
BLV 4 - Secondary office and industrial (high)	£ 17,500,000	£ 3,605,000	£ 144.20	£ 13,410,600	£ 268.21

In light of the above we would suggest a maximum CIL charge of £212.20 per sq m
 Allowing for MCIL 2 of £60.55psm and 20% buffer £121.32
 say £120 per sq m

Appendix 11 - Retail appraisal results

**Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary**

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

Site type Retail foodstore >280 sq m

	BLV1	BLV2	BLV3	BLV4
Base Rent and Yield	#N/A	#N/A	#N/A	#N/A
Rent up £2 psf Yield remains	0	#N/A	#N/A	#N/A
Rent down by £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A
Base Rent Yield up by 0.25%	#N/A	#N/A	#N/A	#N/A
Base Rent Yield down by 0.25%	#N/A	#N/A	#N/A	#N/A

Site type All other Retail

	BLV1	BLV2	BLV3	BLV4
Base Rent and Yield	#N/A	#N/A	#N/A	#N/A
Rent up £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A
Rent down by £2 psf Yield remains	#N/A	#N/A	#N/A	#N/A
Base Rent Yield up by 0.25%	#N/A	#N/A	#N/A	#N/A
Base Rent Yield down by 0.25%	#N/A	#N/A	#N/A	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type Retail foodstore >280 sq m

Site area	0.0750 ha
Net to gross	100%

Rent up £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£703,470	9,379,604	79,604	-2,720,396	-4,720,396	-8,120,396
70	665,712	8,876,155	-423,845	-3,223,845	-5,223,845	-8,623,845
75	663,015	8,840,197	-459,803	-3,259,803	-5,259,803	-8,659,803
80	660,317	8,804,226	-495,774	-3,295,774	-5,295,774	-8,695,774
85	657,620	8,768,268	-531,732	-3,331,732	-5,331,732	-8,731,732
90	654,923	8,732,311	-567,689	-3,367,689	-5,367,689	-8,767,689
95	652,226	8,696,353	-603,647	-3,403,647	-5,403,647	-8,803,647
100	649,529	8,660,382	-639,618	-3,439,618	-5,439,618	-8,839,618
110	644,135	8,588,466	-711,534	-3,511,534	-5,511,534	-8,911,534
120	638,741	8,516,551	-783,449	-3,583,449	-5,583,449	-8,983,449
130	633,347	8,444,622	-855,378	-3,655,378	-5,655,378	-9,055,378
140	627,953	8,372,706	-927,294	-3,727,294	-5,727,294	-9,127,294
150	622,558	8,300,777	-999,223	-3,799,223	-5,799,223	-9,199,223
160	617,165	8,228,862	-1,071,138	-3,871,138	-5,871,138	-9,271,138
170	611,770	8,156,933	-1,143,067	-3,943,067	-5,943,067	-9,343,067
180	606,376	8,085,017	-1,214,983	-4,014,983	-6,014,983	-9,414,983

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	#N/A	#N/A	#N/A

Rent down by £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	313,790	4,183,871	-5,116,129	-7,916,129	-9,916,129	-13,316,129
70	276,032	3,680,422	-5,619,578	-8,419,578	-10,419,578	-13,819,578
75	273,335	3,644,464	-5,655,536	-8,455,536	-10,455,536	-13,855,536
80	270,638	3,608,506	-5,691,494	-8,491,494	-10,491,494	-13,891,494
85	267,941	3,572,549	-5,727,451	-8,527,451	-10,527,451	-13,927,451
90	265,243	3,536,577	-5,763,423	-8,563,423	-10,563,423	-13,963,423
95	262,546	3,500,620	-5,799,380	-8,599,380	-10,599,380	-13,999,380
100	259,850	3,464,662	-5,835,338	-8,635,338	-10,635,338	-14,035,338
110	254,456	3,392,746	-5,907,254	-8,707,254	-10,707,254	-14,107,254
120	249,061	3,320,817	-5,979,183	-8,779,183	-10,779,183	-14,179,183
130	243,668	3,248,902	-6,051,098	-8,851,098	-10,851,098	-14,251,098
140	238,273	3,176,973	-6,123,027	-8,923,027	-10,923,027	-14,323,027
150	232,879	3,105,057	-6,194,943	-8,994,943	-10,994,943	-14,394,943
160	227,485	3,033,128	-6,266,872	-9,066,872	-11,066,872	-14,466,872
170	222,091	2,961,213	-6,338,787	-9,138,787	-11,138,787	-14,538,787
180	216,697	2,889,297	-6,410,703	-9,210,703	-11,210,703	-14,610,703

Maximum CIL rates (per square metre)

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

Base Rent Yield up by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	633,484	8,446,457	-853,543	-3,653,543	-5,653,543	-9,053,543
70	595,726	7,943,008	-1,356,992	-4,156,992	-6,156,992	-9,556,992
75	593,029	7,907,051	-1,392,949	-4,192,949	-6,192,949	-9,592,949
80	590,332	7,871,093	-1,428,907	-4,228,907	-6,228,907	-9,628,907
85	587,634	7,835,122	-1,464,878	-4,264,878	-6,264,878	-9,664,878
90	584,937	7,799,164	-1,500,836	-4,300,836	-6,300,836	-9,700,836
95	582,240	7,763,206	-1,536,794	-4,336,794	-6,336,794	-9,736,794
100	579,544	7,727,248	-1,572,752	-4,372,752	-6,372,752	-9,772,752
110	574,149	7,655,319	-1,644,681	-4,444,681	-6,444,681	-9,844,681
120	568,755	7,583,404	-1,716,596	-4,516,596	-6,516,596	-9,916,596
130	563,361	7,511,475	-1,788,525	-4,588,525	-6,588,525	-9,988,525
140	557,967	7,439,559	-1,860,441	-4,660,441	-6,660,441	-10,060,441
150	552,573	7,367,644	-1,932,356	-4,732,356	-6,732,356	-10,132,356
160	547,179	7,295,715	-2,004,285	-4,804,285	-6,804,285	-10,204,285
170	541,785	7,223,799	-2,076,201	-4,876,201	-6,876,201	-10,276,201
180	536,390	7,151,870	-2,148,130	-4,948,130	-6,948,130	-10,348,130

Maximum CIL rates (per square metre)

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

Base Rent Yield down by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	397,657	5,302,090	-3,997,910	-6,797,910	-8,797,910	-12,197,910
70	359,898	4,798,641	-4,501,359	-7,301,359	-9,301,359	-12,701,359
75	357,201	4,762,683	-4,537,317	-7,337,317	-9,337,317	-12,737,317
80	354,504	4,726,725	-4,573,275	-7,373,275	-9,373,275	-12,773,275
85	351,808	4,690,767	-4,609,233	-7,409,233	-9,409,233	-12,809,233
90	349,110	4,654,796	-4,645,204	-7,445,204	-9,445,204	-12,845,204
95	346,413	4,618,838	-4,681,162	-7,481,162	-9,481,162	-12,881,162
100	343,716	4,582,881	-4,717,119	-7,517,119	-9,517,119	-12,917,119
110	338,322	4,510,965	-4,789,035	-7,589,035	-9,589,035	-12,989,035
120	332,928	4,439,036	-4,860,964	-7,660,964	-9,660,964	-13,060,964
130	327,534	4,367,120	-4,932,880	-7,732,880	-9,732,880	-13,132,880
140	322,139	4,295,192	-5,004,808	-7,804,808	-9,804,808	-13,204,808
150	316,746	4,223,276	-5,076,724	-7,876,724	-9,876,724	-13,276,724
160	311,351	4,151,347	-5,148,653	-7,948,653	-9,948,653	-13,348,653
170	305,957	4,079,431	-5,220,569	-8,020,569	-10,020,569	-13,420,569
180	300,563	4,007,502	-5,292,498	-8,092,498	-10,092,498	-13,492,498

Maximum CIL rates (per square metre)

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

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2- Secondary industrial (low) £12,100,000	Benchmark land value 3- Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type All other Retail

Site area	0.05 ha
Net to gross	100%

Base Rent and Yield

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-399,282	-7,985,648	-17,285,648	-20,085,648	-22,085,648	-25,485,648
70	-424,839	-8,496,773	-17,796,773	-20,596,773	-22,596,773	-25,996,773
75	-426,664	-8,533,286	-17,833,286	-20,633,286	-22,633,286	-26,033,286
80	-428,490	-8,569,800	-17,869,800	-20,669,800	-22,669,800	-26,069,800
85	-430,316	-8,606,313	-17,906,313	-20,706,313	-22,706,313	-26,106,313
90	-432,140	-8,642,806	-17,942,806	-20,742,806	-22,742,806	-26,142,806
95	-433,966	-8,679,319	-17,979,319	-20,779,319	-22,779,319	-26,179,319
100	-435,792	-8,715,832	-18,015,832	-20,815,832	-22,815,832	-26,215,832
110	-439,443	-8,788,859	-18,088,859	-20,888,859	-22,888,859	-26,288,859
120	-443,093	-8,861,885	-18,161,885	-20,961,885	-22,961,885	-26,361,885
130	-446,745	-8,934,892	-18,234,892	-21,034,892	-23,034,892	-26,434,892
140	-450,396	-9,007,918	-18,307,918	-21,107,918	-23,107,918	-26,507,918
150	-454,046	-9,080,924	-18,380,924	-21,180,924	-23,180,924	-26,580,924
160	-457,698	-9,153,951	-18,453,951	-21,253,951	-23,253,951	-26,653,951
170	-461,348	-9,226,957	-18,526,957	-21,326,957	-23,326,957	-26,726,957
180	-464,999	-9,299,983	-18,599,983	-21,399,983	-23,399,983	-26,799,983

Maximum CIL rates (per square metre)

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

Rent up £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-321,920	-6,438,401	-15,738,401	-18,538,401	-20,538,401	-23,938,401
70	-347,477	-6,949,545	-16,249,545	-19,049,545	-21,049,545	-24,449,545
75	-349,302	-6,986,039	-16,286,039	-19,086,039	-21,086,039	-24,486,039
80	-351,128	-7,022,552	-16,322,552	-19,122,552	-21,122,552	-24,522,552
85	-352,953	-7,059,065	-16,359,065	-19,159,065	-21,159,065	-24,559,065
90	-354,779	-7,095,578	-16,395,578	-19,195,578	-21,195,578	-24,595,578
95	-356,605	-7,132,091	-16,432,091	-19,232,091	-21,232,091	-24,632,091
100	-358,429	-7,168,584	-16,468,584	-19,268,584	-21,268,584	-24,668,584
110	-362,081	-7,241,611	-16,541,611	-19,341,611	-21,341,611	-24,741,611
120	-365,732	-7,314,637	-16,614,637	-19,414,637	-21,414,637	-24,814,637
130	-369,382	-7,387,644	-16,687,644	-19,487,644	-21,487,644	-24,887,644
140	-373,034	-7,460,670	-16,760,670	-19,560,670	-21,560,670	-24,960,670
150	-376,685	-7,533,696	-16,833,696	-19,633,696	-21,633,696	-25,033,696
160	-380,335	-7,606,703	-16,906,703	-19,706,703	-21,706,703	-25,106,703
170	-383,986	-7,679,729	-16,979,729	-19,779,729	-21,779,729	-25,179,729
180	-387,637	-7,752,736	-17,052,736	-19,852,736	-21,852,736	-25,252,736

Maximum CIL rates (per square metre)

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

Rent down by £2 psf Yield remains

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-476,644	-9,532,876	-18,832,876	-21,632,876	-23,632,876	-27,032,876
70	-502,201	-10,044,021	-19,344,021	-22,144,021	-24,144,021	-27,544,021
75	-504,027	-10,080,534	-19,380,534	-22,180,534	-24,180,534	-27,580,534
80	-505,851	-10,117,027	-19,417,027	-22,217,027	-24,217,027	-27,617,027
85	-507,677	-10,153,541	-19,453,541	-22,253,541	-24,253,541	-27,653,541
90	-509,503	-10,190,054	-19,490,054	-22,290,054	-24,290,054	-27,690,054
95	-511,328	-10,226,567	-19,526,567	-22,326,567	-24,326,567	-27,726,567
100	-513,154	-10,263,080	-19,563,080	-22,363,080	-24,363,080	-27,763,080
110	-516,804	-10,336,087	-19,636,087	-22,436,087	-24,436,087	-27,836,087
120	-520,456	-10,409,113	-19,709,113	-22,509,113	-24,509,113	-27,909,113
130	-524,106	-10,482,119	-19,782,119	-22,582,119	-24,582,119	-27,982,119
140	-527,757	-10,555,146	-19,855,146	-22,655,146	-24,655,146	-28,055,146
150	-531,409	-10,628,172	-19,928,172	-22,728,172	-24,728,172	-28,128,172
160	-535,059	-10,701,179	-20,001,179	-22,801,179	-24,801,179	-28,201,179
170	-538,710	-10,774,205	-20,074,205	-22,874,205	-24,874,205	-28,274,205
180	-542,362	-10,847,231	-20,147,231	-22,947,231	-24,947,231	-28,347,231

Maximum CIL rates (per square metre)

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

Base Rent Yield up by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-355,510	-7,110,192	-16,410,192	-19,210,192	-21,210,192	-24,610,192
70	-381,067	-7,621,336	-16,921,336	-19,721,336	-21,721,336	-25,121,336
75	-382,892	-7,657,850	-16,957,850	-19,757,850	-21,757,850	-25,157,850
80	-384,717	-7,694,343	-16,994,343	-19,794,343	-21,794,343	-25,194,343
85	-386,543	-7,730,856	-17,030,856	-19,830,856	-21,830,856	-25,230,856
90	-388,368	-7,767,369	-17,067,369	-19,867,369	-21,867,369	-25,267,369
95	-390,194	-7,803,882	-17,103,882	-19,903,882	-21,903,882	-25,303,882
100	-392,020	-7,840,396	-17,140,396	-19,940,396	-21,940,396	-25,340,396
110	-395,670	-7,913,402	-17,213,402	-20,013,402	-22,013,402	-25,413,402
120	-399,321	-7,986,428	-17,286,428	-20,086,428	-22,086,428	-25,486,428
130	-402,973	-8,059,455	-17,359,455	-20,159,455	-22,159,455	-25,559,455
140	-406,623	-8,132,461	-17,432,461	-20,232,461	-22,232,461	-25,632,461
150	-410,274	-8,205,488	-17,505,488	-20,305,488	-22,305,488	-25,705,488
160	-413,925	-8,278,494	-17,578,494	-20,378,494	-22,378,494	-25,778,494
170	-417,576	-8,351,520	-17,651,520	-20,451,520	-22,451,520	-25,851,520
180	-421,227	-8,424,547	-17,724,547	-20,524,547	-22,524,547	-25,924,547

Maximum CIL rates (per square metre)

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

Base Rent Yield down by 0.25%

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-439,781	-8,795,620	-18,095,620	-20,895,620	-22,895,620	-26,295,620
70	-465,337	-9,306,745	-18,606,745	-21,406,745	-23,406,745	-26,806,745
75	-467,163	-9,343,258	-18,643,258	-21,443,258	-23,443,258	-26,843,258
80	-468,989	-9,379,771	-18,679,771	-21,479,771	-23,479,771	-26,879,771
85	-470,814	-9,416,284	-18,716,284	-21,516,284	-23,516,284	-26,916,284
90	-472,640	-9,452,798	-18,752,798	-21,552,798	-23,552,798	-26,952,798
95	-474,465	-9,489,291	-18,789,291	-21,589,291	-23,589,291	-26,989,291
100	-476,290	-9,525,804	-18,825,804	-21,625,804	-23,625,804	-27,025,804
110	-479,942	-9,598,830	-18,898,830	-21,698,830	-23,698,830	-27,098,830
120	-483,592	-9,671,837	-18,971,837	-21,771,837	-23,771,837	-27,171,837
130	-487,243	-9,744,863	-19,044,863	-21,844,863	-23,844,863	-27,244,863
140	-490,894	-9,817,890	-19,117,890	-21,917,890	-23,917,890	-27,317,890
150	-494,545	-9,890,896	-19,190,896	-21,990,896	-23,990,896	-27,390,896
160	-498,196	-9,963,922	-19,263,922	-22,063,922	-24,063,922	-27,463,922
170	-501,847	-10,036,949	-19,336,949	-22,136,949	-24,136,949	-27,536,949
180	-505,498	-10,109,955	-19,409,955	-22,209,955	-24,209,955	-27,609,955

Maximum CIL rates (per square metre)

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

Appendix 12 - Hotel appraisal results

**Community Infrastructure Levy Viability
Old Oak & Park Royal Development Corporation
Results summary**

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

Site type	Hotel			
	BLV1	BLV2	BLV3	BLV4
Budget Hotel - High Value	180	180	180	0
Budget Hotel - Medium Value	180	170	#N/A	#N/A
Budget Hotel - Low Value	90	#N/A	#N/A	#N/A

Community Infrastructure Levy
Old Oak & Park Royal Development Corporation

Benchmark Land Values (per gross ha)

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Open Storage £9,300,000	Benchmark land value 2 - Secondary industrial (low) £12,100,000	Benchmark land value 3 - Secondary industrial (medium) £14,100,000	Benchmark land value 4 - Secondary office and industrial (high) £17,500,000

Site type Hotel

Site area 0.4000 ha
Net to gross 100%

Budget Hotel - High Value

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,128,133	17,820,333	8,520,333	5,720,333	3,720,333	320,333
70	6,801,528	17,003,821	7,703,821	4,903,821	2,903,821	-496,179
75	6,778,199	16,945,499	7,645,499	4,845,499	2,845,499	-554,501
80	6,754,870	16,887,176	7,587,176	4,787,176	2,787,176	-612,824
85	6,731,541	16,828,854	7,528,854	4,728,854	2,728,854	-671,146
90	6,708,213	16,770,534	7,470,534	4,670,534	2,670,534	-729,468
95	6,684,885	16,712,211	7,412,211	4,612,211	2,612,211	-787,789
100	6,661,556	16,653,889	7,353,889	4,553,889	2,553,889	-846,111
110	6,614,898	16,537,244	7,237,244	4,437,244	2,437,244	-962,756
120	6,568,240	16,420,599	7,120,599	4,320,599	2,320,599	-1,079,401
130	6,521,582	16,303,954	7,003,954	4,203,954	2,203,954	-1,196,046
140	6,474,925	16,187,312	6,887,312	4,087,312	2,087,312	-1,312,691
150	6,428,267	16,070,667	6,770,667	3,970,667	1,970,667	-1,429,333
160	6,381,609	15,954,022	6,654,022	3,854,022	1,854,022	-1,545,978
170	6,334,951	15,837,377	6,537,377	3,737,377	1,737,377	-1,662,623
180	6,288,293	15,720,732	6,420,732	3,620,732	1,620,732	-1,779,268

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£180	£180	£0

Budget Hotel - Medium Value

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£5,637,115	14,092,786	4,792,786	1,992,786	-7,214	-3,407,214
70	5,310,511	13,276,277	3,976,277	1,176,277	-823,723	-4,223,723
75	5,287,182	13,217,955	3,917,955	1,117,955	-882,045	-4,282,045
80	5,263,853	13,159,632	3,859,632	1,059,632	-940,368	-4,340,368
85	5,240,524	13,101,310	3,801,310	1,001,310	-998,690	-4,398,690
90	5,217,195	13,042,987	3,742,987	942,987	-1,057,013	-4,457,013
95	5,193,866	12,984,665	3,684,665	884,665	-1,115,335	-4,515,335
100	5,170,537	12,926,343	3,626,343	826,343	-1,173,657	-4,573,657
110	5,123,880	12,809,700	3,509,700	709,700	-1,290,300	-4,690,300
120	5,077,222	12,693,055	3,393,055	593,055	-1,406,945	-4,806,945
130	5,030,564	12,576,410	3,276,410	476,410	-1,523,590	-4,923,590
140	4,983,906	12,459,766	3,159,766	359,766	-1,640,234	-5,040,234
150	4,937,249	12,343,123	3,043,123	243,123	-1,756,877	-5,156,877
160	4,890,591	12,226,478	2,926,478	126,478	-1,873,522	-5,273,522
170	4,843,933	12,109,833	2,809,833	9,833	-1,990,167	-5,390,167
180	4,797,275	11,993,189	2,693,189	-106,811	-2,106,811	-5,506,811

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£180	£170	#N/A	#N/A

Budget Hotel - Low Value

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,146,097	10,365,242	1,065,242	-1,734,758	-3,734,758	-7,134,758
70	3,819,493	9,548,733	248,733	-2,551,267	-4,551,267	-7,951,267
75	3,796,164	9,490,411	190,411	-2,609,589	-4,609,589	-8,009,589
80	3,772,835	9,432,089	132,089	-2,667,911	-4,667,911	-8,067,911
85	3,749,506	9,373,766	73,766	-2,726,234	-4,726,234	-8,126,234
90	3,726,177	9,315,444	15,444	-2,784,556	-4,784,556	-8,184,556
95	3,702,848	9,257,121	-42,879	-2,842,879	-4,842,879	-8,242,879
100	3,679,520	9,198,799	-101,201	-2,901,201	-4,901,201	-8,301,201
110	3,632,862	9,082,154	-217,846	-3,017,846	-5,017,846	-8,417,846
120	3,586,205	8,965,512	-334,488	-3,134,488	-5,134,488	-8,534,488
130	3,539,547	8,848,867	-451,133	-3,251,133	-5,251,133	-8,651,133
140	3,492,889	8,732,222	-567,778	-3,367,778	-5,367,778	-8,767,778
150	3,446,231	8,615,577	-684,423	-3,484,423	-5,484,423	-8,884,423
160	3,399,573	8,498,932	-801,068	-3,601,068	-5,601,068	-9,001,068
170	3,352,916	8,382,290	-917,710	-3,717,710	-5,717,710	-9,117,710
180	3,306,258	8,265,645	-1,034,355	-3,834,355	-5,834,355	-9,234,355

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£90	#N/A	#N/A	#N/A